

Principal Author: Farah Madon	Issue.	Revision	Date
	-	Draft	22-08-2016
		Original	23-08-2016
	A	Changes to unit numbers	31-08-2016
	B	Changes to unit numbers	16-11-2016



report

Statement of Compliance Access for People with a Disability

**2 – 8 Twin Creeks Drive,
Luddenham**

Accessible Building Solutions

124 Upper Washington Drive
Bonnet Bay NSW 2226

P 9528 0276

E hmoutrie@optusnet.com.au

Accredited Access Consultant
Howard Moutrie ACAA No 177



Report

Report Type: Statement of Compliance
Development: 2 – 8 Twin Creeks Drive, Luddenham

Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Tony Owen Partners:

A100	Ground floor plan
A080	Basement 2
A090	Basement 1
A101-A111	Level 1 to Level 11

Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

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This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

ABS gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

Assessment:

Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Compliance is required with the following:

- The Access provisions of the BCA
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- Council's DCP relating to Access for People with a Disability

Assessment

The building comprises of a total of 407 hotel rooms and 479 parking spaces.

Under the BCA the building is classified as follows,

- Class 3 (residential boarding house, hostel, accommodation or similar)
- Class 5 (office building for professional or commercial use)
- Class 6 (shops, sale of goods and services by retail)
- Class 7a (car park)
- Class 9b (assembly building)
- Class 10b (swimming pool)

The following tables assess compliance with the relevant parts of the BCA and Standards
BCA Assessment

BCA Part D3 Access for People with a Disability
BCA D3.1 Requirements for Access for people with a disability
 SOU refers to Sole Occupancy Unit

<i>Requirement</i>	Class 3 From pedestrian entrance to 1 floor with SOUs, till the entry of doors of those SOUs. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 compliant ramp or lift, all SOUs on that level till their entry doors and to and within all common use areas on that level. SOU requirements Not more than 2 SOUs adjacent to each other. SOUs to represent a range of available rooms. <ul style="list-style-type: none"> • 1 to 10 SOUs - 1 accessible SOU • 11 to 40 SOUs - 2 accessible SOUs • 41 to 60 SOUs - 3 accessible SOUs • 61 to 80 SOUs - 4 accessible SOUs • 81 to 100 SOUs - 5 accessible SOUs • 101 to 200 SOUs - 5 accessible SOUs + 1 per 25 (in excess of 100) • 201 to 500 SOUs - 9 accessible SOUs + 1 per 30 (in excess of 200) • More than 500 SOUs- 19 accessible SOUs + 1 per 50 (in excess of 500)
<i>Compliance</i>	Complies.
<i>Comments</i>	Total number of SOUs in the development = 257 Total number of required Accessible SOUs= 12 Total number of provided Accessible SOUs= 12 Access has been provided to common use areas such as common swimming pool, common gym and spa facilities. Details to be verified at CC stage of works.
<i>Requirement</i>	Class 5, 6, 9b To and within all areas that are normally used by the occupants.
<i>Compliance</i>	Complies.
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	Class 7a To and within any level containing accessible carparking spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided to the Basement levels containing the accessible car parking spaces by means of lifts. Details to be verified at CC stage of works.
<i>Requirement</i>	Class 10b Swimming pool associated with Class 1b, 2, 3, 5, 6, 7, 8 or 9 (except for a pool for the exclusive use of a SOU) with perimeter more than 40M.
<i>Compliance</i>	Complies.
<i>Comments</i>	Perimeter of the proposed swimming pool is over 70M and access is provided by means of a 1:14 ramp and wheelchair Details to be verified at CC stage of works.

Requirement	<p>In areas required to be accessible, the following is to be provided:</p> <ul style="list-style-type: none"> • Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1 • Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1 • The separation of doors in airlocks shall comply with AS 1428.1 • Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 • In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.
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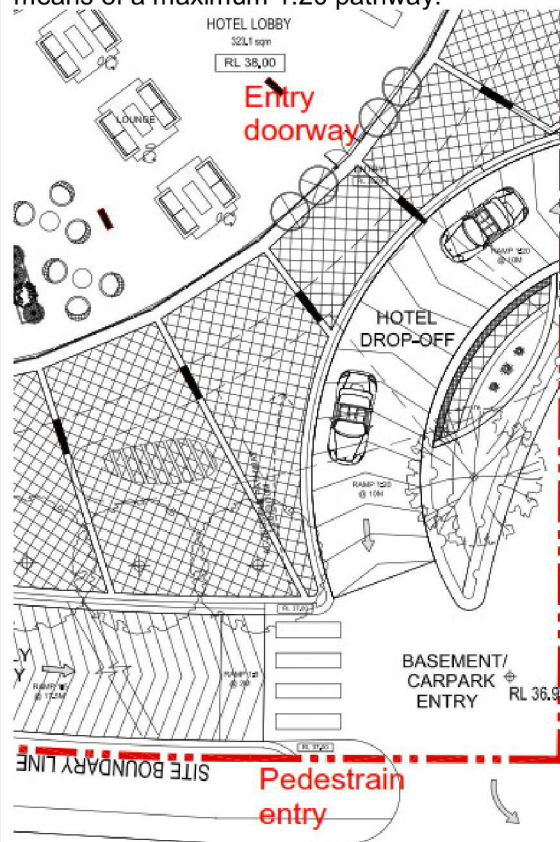
Compliance Capable of compliance.

Comments All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.

Requirement	<p>BCA Part D3.2 Access to buildings</p> <p>Accessway is required from;</p> <ul style="list-style-type: none"> • Main pedestrian entry at the site boundary for new buildings • Any other accessible building connected by a pedestrian link • Accessible car parking spaces
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Compliance Complies.

Comments Access has been provided from the main pedestrian entry at the site boundary by means of a maximum 1:20 pathway.



Access has been provided from accessible car parking spaces by means of lifts
Details to be verified at CC stage of works.

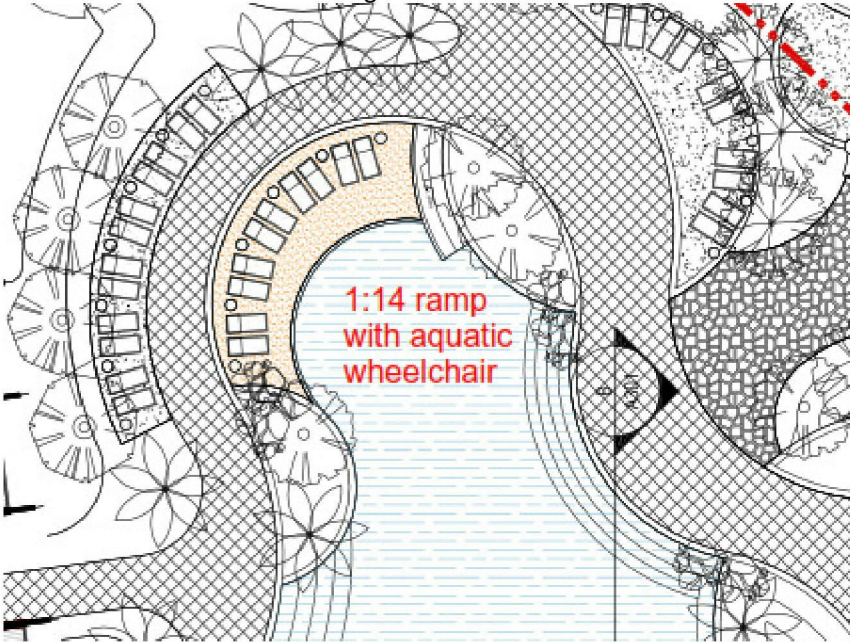
Requirement	Accessway is required through: <ul style="list-style-type: none"> • Main entry and • Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
Compliance	Capable of compliance.
Comments	Details to be verified at CC stage of works.
Requirement	Where Accessible pedestrian entry has multiple doorways <ul style="list-style-type: none"> • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
Compliance	Capable of compliance.
Comments	Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. This is achievable and the door selections are to be verified at CC stage of works.
Requirement	BCA Part D3.3 Parts of buildings required to be accessible Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
Compliance	Capable of compliance.
Comments	1:4 ramp has been provided to swimming pool. Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
Requirement	Every Walkway to be compliant with AS1428.1
Compliance	Capable of compliance.
Comments	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works. Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
Requirement	Step / Kerb ramp if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
Compliance	N/A
Comments	No step / kerb ramps have been identified in the development.
Requirement	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
Compliance	Capable of compliance.
Comments	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
Requirement	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
Compliance	Capable of compliance.
Comments	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.

Requirement	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance	N/A
Comments	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
Requirement	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
Compliance	Complies.
Comments	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance	Capable of compliance
Comments	Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
Requirement	BCA Part D3.4 Exemption Access is not required to be provided in the following areas : <ul style="list-style-type: none"> • where access would be inappropriate because of the use of the area • where area would pose a health and safety risk • any path which exclusively provides access to an exempted area
Compliance	For information only.
Comments	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns. Where a care taker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause. Where exclusive staff only use areas like commercial kitchen can be excluded from providing access based on the provisions in this clause.

	BCA Part D3.5 Accessible Carparking
<i>Requirement</i>	Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Note: the pavement marking shall have the appropriate slip resistance for the location. This requirement is to be added to the project specifications to ensure compliance.
<i>Requirement</i>	Class 3
	<p>For boarding house, guest house, hostel etc. Multiply total number of carparking spaces provided by the % of</p> <ul style="list-style-type: none"> • accessible SOUs to the total number of SOUs or • accessible bedrooms to the total number of bedrooms <p>Calculated to the next whole number</p> <p>For residential part of school, accommodation for the aged, disabled or children, residential part of health care building etc.</p> <ul style="list-style-type: none"> • 1 space per 100 carparking spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Total number of car parking spaces provided = 514. Spaces allocated to areas other than the Hotel = 34 Spaces allocated to the Hotel = 480 Total number of SOUs = 257 Total number of required Accessible SOUs = 12 Total number of Accessible car parking spaces required = 23 Total number of Accessible car parking spaces provided = 23 Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.</p> <p>Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.</p>
<i>Requirement</i>	Class 5,
	- 1 space per 100 carparking spaces
	Class 9b
<i>Compliance</i>	Other assembly building - 1 space per 50 spaces provided and then
<i>Comments</i>	Complies.
	<p>Spaces allocated to areas other than the Hotel = 34 An additional 1 Accessible car parking space is provided for commercial component and function room component which satisfies the requirements. Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.</p>
	BCA Part D3.6 Signage
<i>Requirement</i>	Braille and Tactile signage is required to identify Accessible Sanitary facilities
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Selected signage is to be checked for compliance at the CC stage of works.
<i>Requirement</i>	Braille and Tactile signage is required to identify Ambulant Sanitary facilities
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Selected signage is to be checked for compliance at the CC stage of works.

<i>Requirement</i>	Braille and Tactile signage is required to identify Hearing Augmentation
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Selected signage is to be checked for compliance at the CC stage of works.
<i>Requirement</i>	Braille and Tactile signage is required to identify a Fire exit by stating the 'Exit' and 'Level', followed by either: <ul style="list-style-type: none"> - the floor level number, - floor level descriptor or - a combination of both
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	All doors required for fire exit are to be provided with signage. Selected signage is to be checked for compliance at the CC stage of works.
<i>Requirement</i>	Signage is required to a non-accessible pedestrian entrance to direct to the nearest accessible pedestrian entry.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Selected signage is to be checked for compliance at the CC stage of works.
<i>Requirement</i>	Signage is required to advise location of accessible toilet to direct a person to the location of the nearest accessible unisex sanitary facility.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Selected signage is to be checked for compliance at the CC stage of works.
<i>Requirement</i>	All signage is required to be as per Specification D3.6 Braille and Tactile Signs This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.
<i>Compliance</i>	Capable of Compliance
<i>Comments</i>	Details of selected signage to be verified at CC stage of works.
BCA Part D3.7 Hearing Augmentation	
<i>Requirement</i>	Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.
<i>Requirement</i>	Where Hearing Augmentation is provided in form of an induction loop, it must be provided to not less than 80% of the floor area.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.
<i>Requirement</i>	Where Hearing Augmentation is provided in form of a system that uses receivers, it must be provided to not less than 95% of the floor area. The number of receivers- <ul style="list-style-type: none"> • For 500 persons, 1 receiver per 25 persons or minimum of 2 • For under 1000 persons, 20 receivers + 1 per 33 persons over 500 persons • For under 2000 persons, 35 receivers + 1 per 50 persons over 1000 persons • For over 2000 persons, 55 receivers + 1 per 100 persons over 2000
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.

Requirement	A screen or scoreboard associated in Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning only.												
Compliance	Capable of compliance.												
Comments	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.												
BCA Part D3.8 Tactile indicators (TGSIs)													
Requirement	TGSIs are required when approaching; <ul style="list-style-type: none">- Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building- Escalators / passenger conveyor / moving walk- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)- Under an overhead obstruction of <2M if no barrier is provided- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location) Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.												
Compliance	Capable of compliance.												
Comments	TGSIs are generally required in the following locations: <ul style="list-style-type: none">• At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard• At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M• Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.• Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard Details to be verified at CC stage of works.												
BCA Part D3.9													
Wheelchair seating spaces in Class 9b assembly buildings													
Requirement	Wheelchair seating spaces to be as below; <table><tr><td>Up to 150</td><td>3 spaces</td><td>1single+1group of 2</td></tr><tr><td>151-800</td><td>3 spaces+1/50 over 150</td><td>1single+1group of 2, ≥5 in a group</td></tr><tr><td>801-10000</td><td>16 spaces+1/100 over 800</td><td>< 2 single+<2groups of 2, ≥5 in a group</td></tr><tr><td>>10000</td><td>108spaces+1/200over 10000</td><td>< 5 singe+<5groups of 2, ≥10 in a group</td></tr></table> <ul style="list-style-type: none">• When <300 seats, wheelchair spaces are not to be in the front row• When >300, 75%, wheelchair spaces are not to be in the front row• Locations to represent the range of seating options available	Up to 150	3 spaces	1single+1group of 2	151-800	3 spaces+1/50 over 150	1single+1group of 2, ≥5 in a group	801-10000	16 spaces+1/100 over 800	< 2 single+<2groups of 2, ≥5 in a group	>10000	108spaces+1/200over 10000	< 5 singe+<5groups of 2, ≥10 in a group
Up to 150	3 spaces	1single+1group of 2											
151-800	3 spaces+1/50 over 150	1single+1group of 2, ≥5 in a group											
801-10000	16 spaces+1/100 over 800	< 2 single+<2groups of 2, ≥5 in a group											
>10000	108spaces+1/200over 10000	< 5 singe+<5groups of 2, ≥10 in a group											
Compliance	N/A												
Comments	No fixed seating spaces are proposed.												

	BCA Part D3.10 Swimming pools
<i>Requirement</i>	Access to a pool with a perimeter >40M to be by one of the following means; <ul style="list-style-type: none"> • fixed or movable ramp and an aquatic wheelchair • zero depth entry with 1:14 grade and an aquatic wheelchair • platform swimming pool lift and an aquatic wheelchair • a sling style pool lift
<i>Compliance</i>	Complies
<i>Comments</i>	A fixed ramp and an aquatic wheelchair is proposed Details to be verified at CC stage of works.
	
<i>Requirement</i>	Access to a pool with a perimeter >70M cannot choose to use a sling style pool lift as the sole means of entry.
<i>Compliance</i>	Complies
<i>Comments</i>	A fixed ramp and an aquatic wheelchair is proposed Details to be verified at CC stage of works.
<i>Requirement</i>	Latching devices on gates and doors of the swimming pool safety barrier are not required to comply with AS1428.1.
<i>Compliance</i>	For information only.
<i>Comments</i>	
	BCA Part D3.11 Limitations on Ramps
<i>Requirement</i>	<ul style="list-style-type: none"> • A series of connecting ramps cannot have a vertical height of 3.6M • A landing for a step ramp cannot overlap a landing for another ramp
<i>Compliance</i>	Complies
<i>Comments</i>	

BCA Part D3.12 Glazing on Accessways	
<i>Requirement</i>	Glazing requirements- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	<p>Applies to full length glazing for doors and windows.</p> <p>Glazing strip selections generally take place at CC stage of works.</p> <p>Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p> <p>Note the strip must achieve 30% luminance contrast with the floor surface on each side and must be a solid, not translucent, strip with no other graphical representation or cut-outs.</p>
BCA Part F Accessible Sanitary Facilities	
BCA F2.4 Accessible sanitary facilities	
<i>Requirement</i>	<p>Accessible unisex toilet is to be provided in accessible part of building such that;</p> <ul style="list-style-type: none"> • It can be entered without crossing an area reserved for 1 sex only • Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations • Even distribution of LH and RH facilities <p>If no lift is required to be provided to a level, then accessible facility is not required on that level.</p>
<i>Compliance</i>	Complies.
<i>Comments</i>	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
<i>Requirement</i>	Accessible unisex toilet are to be designed in accordance with AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	Complies
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	Ambulant use toilets are to be designed in accordance with AS1428.1.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	To be verified at CC stage of works.

<i>Requirement</i>	BCA F2.4(a) Accessible unisex sanitary compartments
	Class 3
	1 within every accessible SOU provided with sanitary compartments. At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	Class 5, 9
	1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
	Complies.
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009
	Class 3
	1 within every accessible SOU provided with showers and At least 1 for every 10 showers provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	Class 5, 9
	When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the commercial use component of the development.

BCA Part E Lift Installations

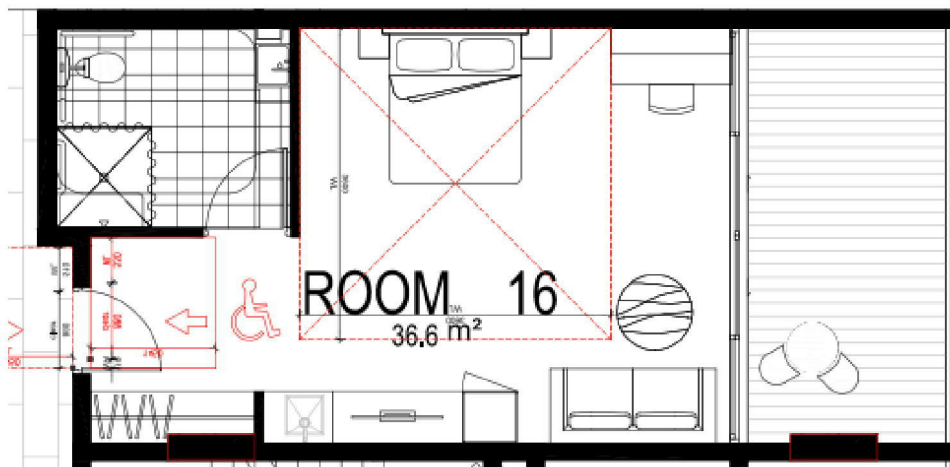
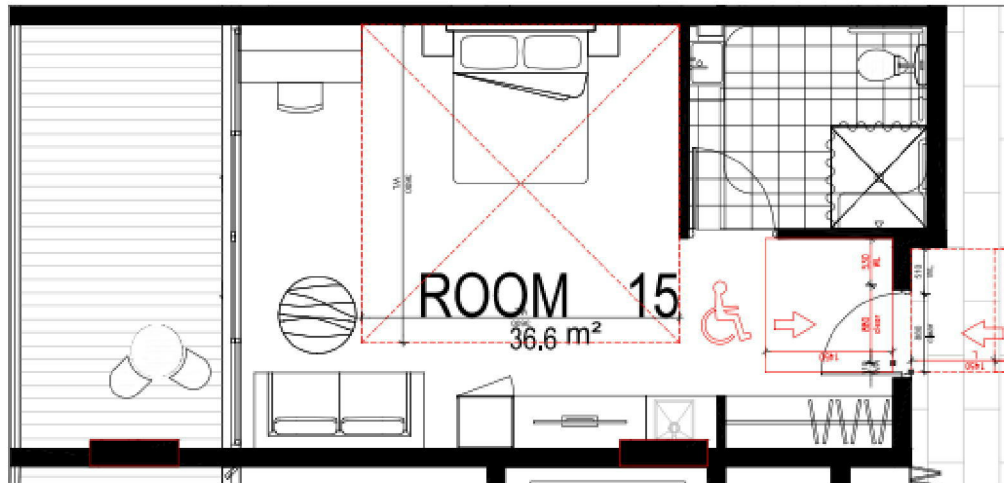
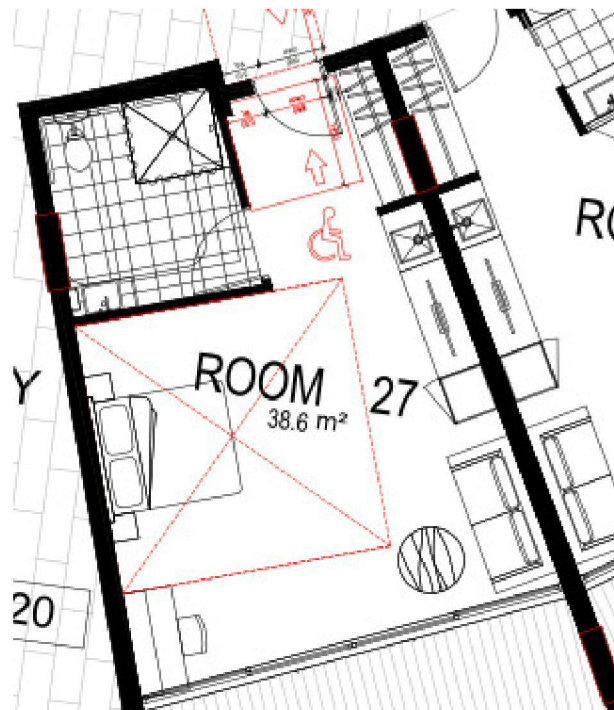
<i>Requirement</i>	In an accessible building, every passenger lift must comply with Tables E3.6(a) and E3.6(b).
<i>Compliance</i>	Capable of compliance Subject to lift supplier certification.
<i>Comments</i>	Lift floor dimensions (excluding stairway platform lift) are listed below. <ul style="list-style-type: none"> • Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep • Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep Details to be verified at CC stage of works.
<i>Requirement</i>	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
<i>Compliance</i>	Capable of compliance Subject to lift supplier certification.
<i>Comments</i>	Details to be verified at CC stage of works.

Accessible SOU requirements

12 Accessible SOUs have been provided.

PROPOSED ACCESSIBLE UNIT				
ACCESSIBLE ROOM	115	215	315	415
ACCESSIBLE ROOM	116	216	316	416
ACCESSIBLE ROOM	127	227	327	427
TOTAL	= 12 ROOMS			

The 3 typical room designs have been shown.
An even number of LH and RH transfer bathrooms will be required for compliance.



At DA stage there is insufficient information to certify compliance with AS1428.1, however, in accordance with the table below, the units can comply with the spatial requirements of AS1428.1

Accessible SOU requirements as per AS 1428.1

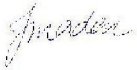
Doors	Requirement	All doors including entry door to provide 850mm clear opening space with the necessary door circulation spaces and fixtures as specified under AS1428.1
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Bathroom	Requirement	At least 1 Bathroom to accommodate, WC pan, Shower and handwash basin with the necessary fixtures and circulation spaces as specified under AS1428.1
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Laundry	Requirement	Where internal laundry provided, provide for a space of 1550mm space in front of laundry appliances. Consideration to be given to accessibility of taps, fixtures and GPO points.
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Bedroom	Requirement	At least 1 bedroom to have circulation space of 1540mm x 2070mm near base or side of the bed and at least 1M on the other sides.
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Living/ Dining rooms	Requirement	Adequate circulation space is to be available after the placement of furniture.
	Compliance	Capable of Compliance. Circulation space of min. 2250mm diameter is considered to be appropriate.
	Comment	Details to be verified at CC stage of works.
Circulation spaces	Requirement	Adequate circulation space is to be available at doorways where passageways have been provided.
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Kitchen	Requirement	Where internal kitchenette provided, accessibility of taps, fixtures and GPO points will be required. Consideration to be given to provision of an 850mm section without base cabinetry to allow for access to benchtop.
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Balconies and outdoor areas	Requirement	Where access is available from the unit to the outdoor areas such as balconies, an accessible threshold is required, with door tracks if any to be flush with the internal floor level.
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Flooring	Requirement	All flooring is required to be step free and slip resistant
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.

Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with:

- The Access provisions of the BCA
- The Access To Premises Standard

Yours sincerely,



Farah Madon

ACAA Accredited Access Consultant & Architect
ARN 6940, ACAA 281, 0412051876

On behalf of Accessible Building Solutions

Statement of experience

Name: **Howard Moutrie**

Qualifications: B. Arch (Hons)
Registered Architect ARB Reg. No 4550 Registered 1988
OHS Induction Training
OHS – Monitoring a Safe Workplace
QA Assessor/Auditor
Registered Assessor of Livable Housing Australia (License no 10054)

Memberships: ACAA Accredited Access Consultant Reg. No. 177
Past & Current RAIA A+ Member Level 1
Standards Australia ME/64 Committee (Access Standards)
Sutherland Council Design Review Panel
Sutherland Council Access Committee
City of Sydney Access Panel 2010
Building Professionals Board Access Advisory Panel
ACAA NSW Network of Access Consultants Management Committee

Experience: Howard Moutrie is an architect with over 30 years of experience and an accredited Access Consultant with the Association of Consultants in Access Australia (ACAA). Howard has worked both in Australia and internationally.

Howard is an experienced practicing access consultant and has previously spent 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard. Howard has provided comment to numerous Councils on their Access Policy and acted as an expert witness in the Land & Environment Court.



Howard specializes in access consultancy services within the built environment. Services include design advice, access auditing of buildings, reports for building and development approval, alternative solutions, expert witness and luminance contrast testing.



Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including:

- ACAA National Conference
- ACAA State Network Seminars
- RAIA Network Seminars
- Building Designers Association Seminars
- Sutherland Council Assessment Staff



Farah Madon, is an experienced practicing access consultant and a Sub-Consultant of Accessible Building Solutions. Farah is a:

- Registered Architect (ARB Reg. No 6940) with 17 years of experience
- ACAA Accredited Access Consultant (Reg. No. 281)
- Registered Assessor of Livable Housing Australia (License no 10032)

Farah has attained Certificate IV in Property (Access Consulting) in Units PRDAC401A/403A/503A and OHS Construction Induction Training Certificate



Farah also participates on the following committees:

- Penrith City Council's Access Committee Member
- National Management Committee member of ACAA
- Management Committee member of ACAA NSW Network of Access Consultants
- Member of the RAIA's National Access Work Group