

Principal Author: Howard Moutrie	Issue.	Revision	Date
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report

Statement of Compliance Access for People with a Disability

Toronto Swim Centre Awaba Rd Toronto West

Accessible Building Solutions
124 Upper Washington Drive
Bonnet Bay NSW 2226

P 9528 0276

E howard@absaccess.com.au

Accredited Access Consultant
Howard Moutrie ACAA No 177

Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: Toronto Swim centre

Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Facility Design Group:

A010	Site Plan
A020	Demolition Plan
A100	Floor Plan

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
- Council's DCP relating to Access for People with a Disability

Assessment

The building work comprises of alterations and additions to an existing swim centre.

Under the BCA the building is classified as follows,

- Class 4 (managers flat)
- Class 7a (car park)
- Class 9b (assembly building, school)

Where the building is existing, the new work and the affected part must comply with the BCA. The affected part will be assessed in detail at the CC stage.

The affected part is the part of the building from the main entry which forms an accessible path to any new work which is required to be accessible.

There are no requirements for access to the managers flat.

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 7a
<i>Compliance</i>	To and within any level containing accessible carparking spaces.
<i>Comments</i>	Complies. Access has been provided to the accessible car parking spaces. Details to be verified at CC stage of works.
<i>Requirement</i>	Class 9b- Assembly building not being a schools and early childhood centres
<i>Compliance</i>	To wheelchair seating spaces (numbers assessed further on in the report) To all areas except tiers that do not contain wheelchair seating spaces.
<i>Comments</i>	Complies. Details to be verified at CC stage of works.
<i>Requirement</i>	<u>In areas required to be accessible, the following is to be provided:</u> <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.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Only applies to the new work and the affected part. All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.
<i>Requirement</i>	BCA Part D3.2 Access to buildings Accessway is required from; <ul style="list-style-type: none"> • Main pedestrian entry at the site boundary for new buildings • Main pedestrian entry door for existing buildings • Any other accessible building connected by a pedestrian link • Accessible car parking spaces
<i>Compliance</i>	Complies.
<i>Comments</i>	As this is an existing building, access is only required from the main entry to the new work. Details to be verified at CC stage of works.
<i>Requirement</i>	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.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	The development has only 1 main entry which has been designed to be accessible. 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	N/A
Comments	
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	N/A
Comments	No ramps have been identified in the development.
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	Capable of compliance.
Comments	Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
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	N/A
Comments	Only applies to new stairs leading to areas required to be accessible.
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	N/A
Comments	
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	Small building concession In a Class 5, 6, 7b or 8 building containing not more than 3 storeys, a lift / ramp is not required to provide access to levels other than the entrance level if the floor area of the levels other than the entrance level is not more than 200m ² .
Compliance	
Comments	N/A
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	Only applies to carpets provided in the common use areas. 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. The staff change and shower facilities are considered exempt under this clause
Requirement	BCA Part D3.5 Accessible Carparking Parking Service Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
Compliance	N/A
Comments	
Requirement	Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.
Compliance	Complies.
Comments	Note: the pavement marking shall have the appropriate slip resistance for the location.
Requirement	In situations where not more than 5 carparking spaces have been provided The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
Compliance	N/A
Comments	

Requirement	Class 9b
	School - 1 space per 100 spaces provided
	Other assembly building - 1 space per 50 spaces provided and then additional 1 space per additional 100 spaces provided
Compliance	Complies.
Comments	Total number of spaces provided = 42 Total number of Accessible car parking spaces required=1 Total number of Accessible car parking spaces provided=2 Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.
Requirement	BCA Part D3.6 Signage
	Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets
Compliance	Capable of compliance.
Comments	
Requirement	BCA Part D3.7 Hearing Augmentation
	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.
Compliance	Capable of compliance.
Comments	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 a screen is proposed in the development, then it is to be capable of compliance.

	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	In the proposal, TGSIs are required in the following locations: <ul style="list-style-type: none">• Where accessway meets a vehicular way, 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 single+<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 single+<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 single+<5groups of 2, ≥10 in a group											
Compliance	Complies												
Comments	No fixed individual seating has been provided but 9 wheelchair places have been allocated												
	BCA Part D3.10 Swimming pools												
Requirement	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												
Compliance	Capable of compliance.												
Comments	Details to be verified at CC stage of works.												
Requirement	Access to a pool with a perimeter >70M cannot choose to use a sling style pool lift as the sole means of entry.												
Compliance	Capable of compliance.												
Comments	Details to be verified at CC stage of works.												

Requirement	Latching devices on gates and doors of the swimming pool safety barrier are not required to comply with AS1428.1.
Compliance	N/A
Comments	
BCA Part D3.11 Limitations on Ramps	
Requirement	<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
Compliance	N/A
Comments	No ramps have been provided in the development.
BCA Part D3.12 Glazing on Accessways	
Requirement	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
Compliance	Capable of compliance
Comments	Applies to full length glazing used in common use areas such as the entry Glazing strip selections are to be verified at CC stage of works.
BCA Part F Accessible Sanitary Facilities	
BCA F2.4 Accessible sanitary facilities	
Requirement	Accessible unisex toilet is to be provided in accessible part of building such that; <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 If no lift is required to be provided to a level, then accessible facility is not required on that level.
Compliance	Complies.
Comments	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
Requirement	Accessible unisex toilet are to be designed in accordance with AS1428.1
Compliance	Capable of compliance
Comments	The width and length requirements depend on selected fixtures. Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
Compliance	Complies
Comments	The following Ambulant facilities have been provided X Male Ambulant use toilets + X Female Ambulant use toilets

<i>Requirement</i>	Ambulant use toilets are to be designed in accordance with AS1428.1.
<i>Compliance</i>	Complies with the width and length requirements
<i>Comments</i>	Minimum size of an accessible toilet is required to be 900mm to 920mm width x 1.62M (dependent on WC pan and location of door to the cubicle) To be verified at CC stage of works.
<i>Requirement</i>	BCA F2.4(a) Accessible unisex sanitary compartments Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care) 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
<i>Compliance</i>	Complies.
<i>Comments</i>	1 existing and 1 new facility provided plus an additional changing places facility The changing places facility will need to be separately assessed at CC and OC stage.
<i>Requirement</i>	BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009 Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care) When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
<i>Compliance</i>	Complies
<i>Comments</i>	1 existing and 1 new facility provided plus an additional changing places facility The changing places facility will need to be separately assessed at CC and OC stage.

Application of Access to Premises Standards (APS) to existing buildings
Affected part upgrades

<i>Requirement</i>	<ul style="list-style-type: none"> • In general, APS covers new building work to existing buildings, such as an extension or upgrade • APS only apply to that part of the building that is the subject of the building approval application and the 'affected part' • Application of the APS to new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application • The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work • When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel • Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	<p>Application of Access to Premises Standards to existing buildings Lessees Concession from Affected part upgrades</p> <ul style="list-style-type: none"> • Where a building is occupied by a number of lessees, i.e., by 2 or more lessees, and • an application for approval of building work is made by one of the lessees for work on the area of the building that they lease, there is no requirement to upgrade the affected part • The concession will not apply if the building is leased to only one person or entity or if the application for building approval is made by the owner of the building.
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	<p>Application of Access to Premises Standards to existing buildings Lift Concession</p> <ul style="list-style-type: none"> • Where an existing lift travels more than 12M and has a lift floor of not less than 1100mmx1400mm, i.e., if it complies with access requirements imposed by the BCA prior to the commencement of APS it does not have to meet the usual Access Code requirements of floor size 1400mmx1600mm • Other access features on a lift undergoing upgrade required by BCA Table E3.6 (b), such as requirements for accessible lift controls and provision of audible information must be provided
<i>Compliance</i>	N/A
<i>Comments</i>	

	Application of Access to Premises Standards to existing buildings Toilet Concession
Requirement	<ul style="list-style-type: none"> Where an existing sanitary compartment complies with the circulation and fit out requirements of AS 1428.1–2001, it would be not be required to upgrade it to meet the requirements of AS 1428.1–2009 Also where existing accessible toilet is required to be upgraded to comply with AS 1428.1-2009 this would not trigger the need for an upgrade of the other male and female toilets at the bank to provide for ambulant accessible toilets unless those other toilets were the subject of new work
Compliance	Capable of compliance
Comments	Existing facility to be verified for compliance

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 and the Access to Premises Standard.



Howard Moutrie

ACAA Accredited Access Consultant No 177

Statement of experience

Howard Moutrie

Qualifications:

B. Arch (Hons) Registered Architect ARB Reg. No 4550
ACAA Accredited Access Consultant Reg. No. 177
OHS Induction Training, OHS – Monitoring a Safe Workplace
Registered Assessor of Livable Housing Australia (License no 10054)



Howard has been or is a member of the following:

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

Howard Moutrie is an architect with over 30 years of experience. 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 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.



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



Michael Moutrie is an access consultant. Combined with his training as a travel agent he has reviewed the accessibility of popular tourist areas around the world. Michael has:

- a Certificate IV in Access Consulting,
- completed the Livable Housing Assessor course
- completed the OHS Construction Induction Training Certificate.
- is an associate member of ACAA (No 581).