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	-	Draft	18-02-2016
		Original	24-02-2016



report

Statement of Compliance Access for People with a Disability

263, Queen St, Campbelltown

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Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: 263, Queen St, Campbelltown

Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Marchese Partners International Pty Ltd:

DA1.06	Basement 1 floor plan, Issue B, Dated 23-02-2016
DA1.07	Basement 2 floor plan, Issue B, Dated 23-02-2016
DA1.08	Basement 3 floor plan, Issue B, Dated 23-02-2016
DA1.00	Ground floor plan, Issue B, Dated 23-02-2016
DA1.02	Level 1 floor plan, Issue B, Dated 23-02-2016
DA1.02	Level 2 floor plan, Issue B, Dated 23-02-2016
DA1.03	Levels 3 to 8 floor plan, Issue B, Dated 23-02-2016
DA1.04	Levels 9 to 15 floor plan, Issue B, Dated 23-02-2016
DA1.05	Levels 16 to 17 floor plan, Issue B, Dated 23-02-2016

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.

This report and the drawings in this report are a copyright of Accessible Building Solutions and can only be used for the purposes of this particular project. This document may also contain Standards Australia Ltd copyrighted material which may not be reproduced.

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.

We are not to be held responsible if LHA comes to a different conclusion about compliance and certification to us. 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:

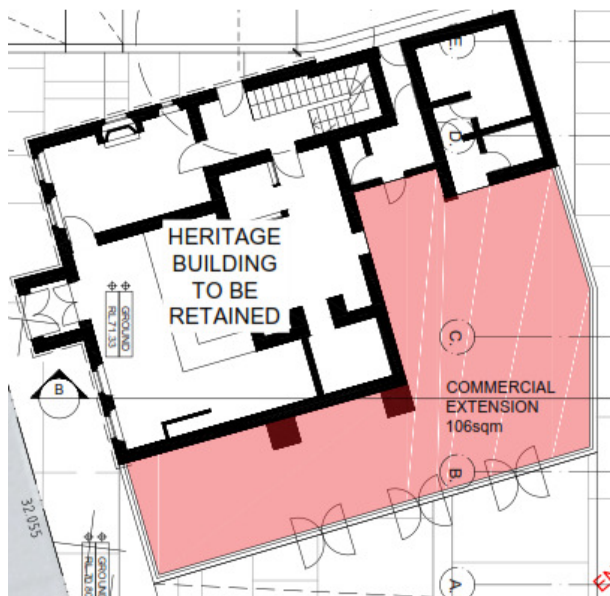
- The Access provisions of the BCA
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- AS4299 Adaptable Housing
- Council's DCP relating to Access for People with a Disability

Assessment

The building comprises of 107 residential SOUs with associated parking.

The development also consists of an existing double storey heritage listed house. No changes proposed to the internal layout same and there is no change in use of the heritage house (commercial use). There is a new external outdoor area proposed with direct entry to the same by means of a series of double doors.

Access requirements will therefore only apply to the new area and access to the new area by means of the double doors. Ensure that the doorway circulation space is at a max of 1:40 grade. This is achievable and to be verified at the CC stage of works.



Under the BCA the building is classified as follows,

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 7a (car park)

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 2 <ul style="list-style-type: none"> From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of doors of each SOU on that level. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level till the entry door and to and within all common use areas on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided from the main pedestrian entry to the entry doors of all residential SOUs on all levels by means of lifts. Access has been provided to communal open space on the ground floor Level. Details to be verified at CC stage of works.
<i>Requirement</i>	Class 5 / 6 To and within all areas that are normally used by the occupants.
<i>Compliance</i>	Complies.
<i>Comments</i>	<ul style="list-style-type: none"> Entry doors to all commercial units are required to be provided with door circulation spaces as per AS1428.1 for compliance. This applies to both ground and first floor levels. All bathrooms within the commercial units are required to be accessible. All internal stairways to commercial units are considered to be non-fire-isolated and therefore will require full compliance with AS1428.1 which includes, compliant handrail with extensions, offset of tread at mid lands and TGSIs. All kitchens within the Commercial units require a space of 1550mm clear in front of the benches and in between benchtops. 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>	<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 Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 In 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>	All of the above listed requirements are achievable and to be assessed for compliance 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>	Capable of compliance.
<i>Comments</i>	Access by means of a 1:20 grade walkway has been provided from the main pedestrian entry at the site boundary. Access has been provided from accessible car parking spaces by means of lifts. 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>	Details to be verified at CC stage of works.
<i>Requirement</i>	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).
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	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.
<i>Requirement</i>	BCA Part D3.3 Parts of buildings required to be accessible
<i>Requirement</i>	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
<i>Compliance</i>	N/A
<i>Comments</i>	No ramps have been identified in the development.
<i>Requirement</i>	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
<i>Compliance</i>	N/A
<i>Comments</i>	No step / kerb ramps have been identified in the development.
<i>Requirement</i>	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
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	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.
<i>Requirement</i>	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
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	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, the common use passageways being over 1.54M wide. 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 if carpets are provided in the common use areas and commercial use areas.
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.
Requirement	BCA Part D3.5 Accessible Carparking Class 2 There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing
Compliance	Complies.
Comments	Total number of Adaptable units provided = 10% = 11 Total number of Adaptable / Accessible parking spaces required / provided = 11 Each adaptable unit is to be allocated with 1 accessible/ adaptable parking space. Car parking spaces are to comply with the requirements of AS4299 or AS2890.6 as required by Council's DCP. This is to be verified at the CC stage of works.

<i>Requirement</i>	Class 5, 7, 8 or 9c - 1 space per 100 carparking spaces Class 6 - 1 space per 50 carparking spaces (up to 1000 spaces) and additional 1 space per additional 100 spaces provided
<i>Compliance</i>	Complies.
<i>Comments</i>	Total number of Accessible car parking spaces required= 1 Total number of Accessible car parking spaces provided= 1 Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.
<i>Requirement</i>	BCA Part D3.6 Signage
<i>Compliance</i>	Braille and Tactile signage is required to identify Accessible Sanitary facilities
<i>Comments</i>	Capable of compliance. 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>	N/A
<i>Comments</i>	No common use ambulant sanitary facilities have been identified in the development.
<i>Requirement</i>	Braille and Tactile signage is required to identify Hearing Augmentation
<i>Compliance</i>	N/A
<i>Comments</i>	No hearing augmentation has been identified in the development.
<i>Requirement</i>	Braille and Tactile signage is required to identify a Fire exit
<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
<i>Compliance</i>	N/A
<i>Comments</i>	There is only 1 pedestrian entrance which has been designed to be accessible.
<i>Requirement</i>	BCA Part D3.8 Tactile indicators (TGSIs) TGSIs are required when approaching; <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways - 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.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	TGSIs are 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 D3.11 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>	N/A
<i>Comments</i>	No ramps have been provided in the development.
	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, to doors and windows where full length glazing is used in common use areas such as lift lobbies and common passageways and in all commercial use areas.
<i>Comments</i>	<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>
	BCA Part F Accessible Sanitary Facilities
	BCA F2.4 Accessible sanitary facilities
<i>Requirement</i>	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 <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>	All bathrooms within commercial units accessible. Spatial requirements are met and the internal design is 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>	N/A.
<i>Comments</i>	No sanitary facilities in addition to the accessible toilet have been provided in the development.
<i>Requirement</i>	Ambulant use toilets are to be designed in accordance with AS1428.1.
<i>Compliance</i>	N/A
<i>Comments</i>	

<i>Requirement</i>	BCA F2.4(a) Accessible unisex sanitary compartments
	Class 2
	At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use sanitary facilities have been proposed for the residential component of the development.
<i>Requirement</i>	Class 5 / 6
	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>	All bathrooms within commercial units accessible. To be verified at CC stage of works.
<i>Requirement</i>	BCA F2.4(b) Requirements for Accessible unisex showers
	Class 2
	At least 1 when showers are provided in common areas.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the development.
<i>Requirement</i>	Class 5 / 6
	When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
	Complies
<i>Compliance</i>	Complies
<i>Comments</i>	All bathrooms within commercial units accessible. To be verified at CC stage of works.
<i>Requirement</i>	Accessible Showers are to be designed in accordance with AS1428.1
	Capable of compliance.
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
<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.
	Capable of compliance
	Details to be verified at CC stage of works.

DCP Requirements

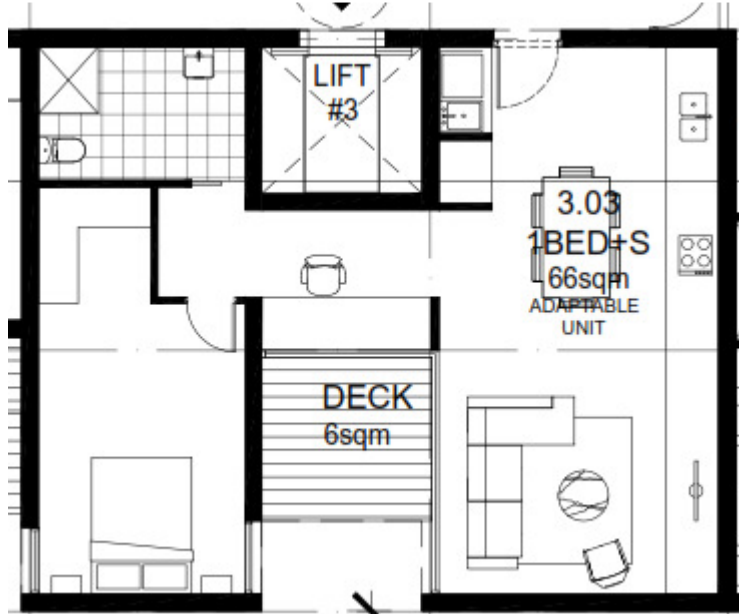
Adaptable Housing

11 adaptable units are required by the Council's DCP. The units designated as adaptable are;

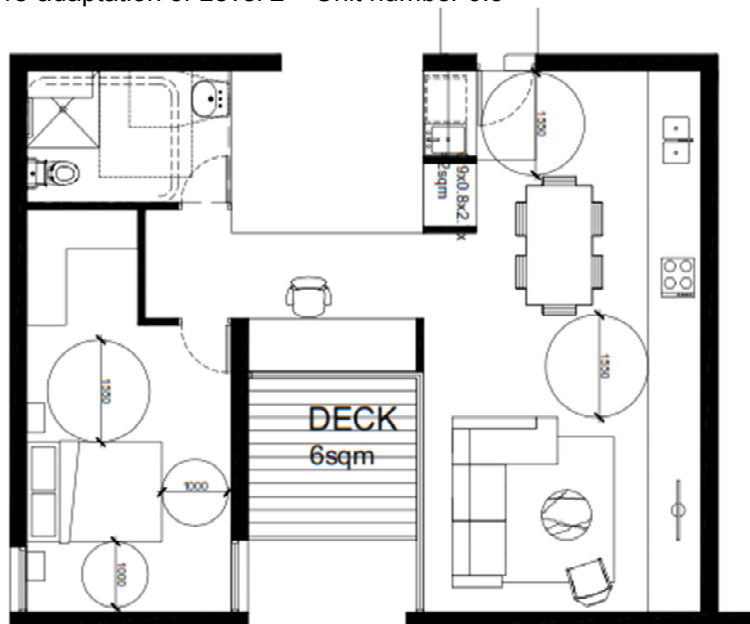
Level 2 – Unit numbers 0.3 and 0.5

Levels 9 to 15, - Unit number 0.4

Levels 16 and 17 – Unit number 0.3



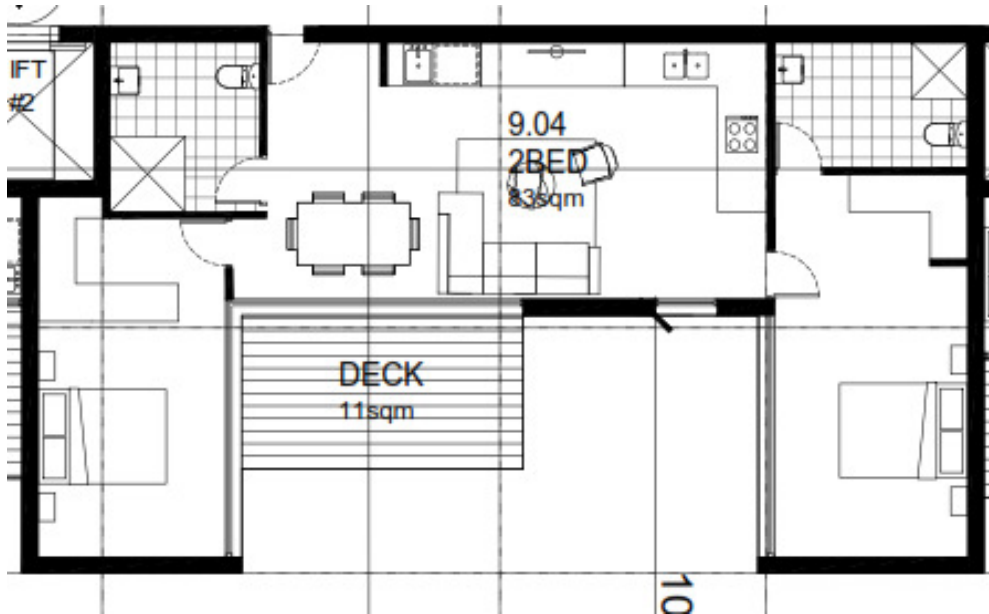
Pre-adaptation of Level 2 – Unit number 0.3



Post-adaptation of Level 2 – Unit number 0.3



Pre-adaptation of Level 2 – Unit number 0.5



Pre-adaptation of Levels 9 to 15, - Unit number 0.4 and Levels 16 and 17 – Unit number 0.3



Post-adaptation of Levels 9 to 15, - Unit number 0.4 and Levels 16 and 17 – Unit number 0.3

At DA stage there is insufficient information to certify compliance with the Standard, however, in accordance with the table below, the units can comply with the spatial requirements of AS4299 for Adaptable Housing.

AS 4299 Adaptable Housing Class C requirements

The Site	Requirement	An accessible path of travel from the street, letterboxes, car park and to common facilities is provided
	Compliance Comment	Complies Details to be verified at CC stage of works.
Carparking	Requirement	A car space 6m x 3.8m is provided
	Compliance Comment	Complies Can also be provided as per AS2890.6 which is permissible. Details to be verified at CC stage of works.
Unit Entry	Requirement	The entry is accessible, covered, level, has a low threshold, permits wheelchair maneuverability and has an 850 clear door with lever handles
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Interior - General	Requirement	Access to bathroom, kitchen, laundry, living areas and outside areas is provided.
	Compliance Comment	Complies Threshold ramps may be required in adapted state for wheelchair unless the floor of wet areas have been recessed. Details to be verified at CC stage of works.
	Requirement	Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1
	Compliance Comment	Capable of Compliance It is recommended that the door to adaptable bedroom and adaptable bathroom be 850mm clear opening. Details to be verified at CC stage of works.
Living/ Dining Rms	Requirement	Provision for circulation space of min 2250 dia, a telephone point adjacent to GPO and lighting which can achieve min 300 lux
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Kitchen	Requirement	Floor surface to be non-slip with 1550 clear between benches and circulation space at door to comply with AS1428.1. Work benches can be set out to provide requirements of AS 4299 including tap type and location, GPO locations.
	Compliance Comment	Capable of Compliance Details to be verified at CC stage of works.
Main Bedroom	Requirement	Can accommodate a queen size bed, wardrobe and circulation to AS 1428.2
	Compliance Comment	Complies Details to be verified at CC stage of works.

Bathroom	Requirement	Provision to allow bathroom to be converted to complying with AS 1428.1. The floor is slip resistant and the shower recess is hobless and can provide a compliant shower area with provision for grabrails, mirror, GPO etc.
	Compliance	Complies
	Comment	Details to be verified at CC stage of works.
Toilet	Requirement	An accessible toilet or an enlarged toilet with an area 1250x900w in front of pan is provided which is capable of modification to comply with AS 1428.1. The floor is slip resistant and the wall is capable of installing grabrails.
	Compliance	Complies
	Comment	Details to be verified at CC stage of works.
Laundry	Requirement	Circulation at doors to comply with AS 1428.1 is provided with adequate circulation in front of appliances (min 1550mm). Provision for washing machine and drier is available with a double GPO and an accessible path of travel to clothes line if provided. The floor is slip resistant.
	Compliance	Complies
	Comment	Details to be verified at CC stage of works.
Door Hardware	Requirement	Lever door handles are provided, located 900-1100mm above floor
	Compliance	Capable of Compliance
	Comment	Details to be verified at CC stage of works.

SEPP 65 – Part 4Q1

Objective 4Q1, of SEPP 65, requires that 20% of the units are to incorporate the features of the Livable Housing Guidelines Silver level.

Since 10% of the units already comply with the Adaptable unit requirements, these units are also capable of satisfying the intent of Silver level of Livable Housing Guidelines
The following units are capable of providing compliance with the features of Silver level of Livable Housing Guidelines as tabled below.

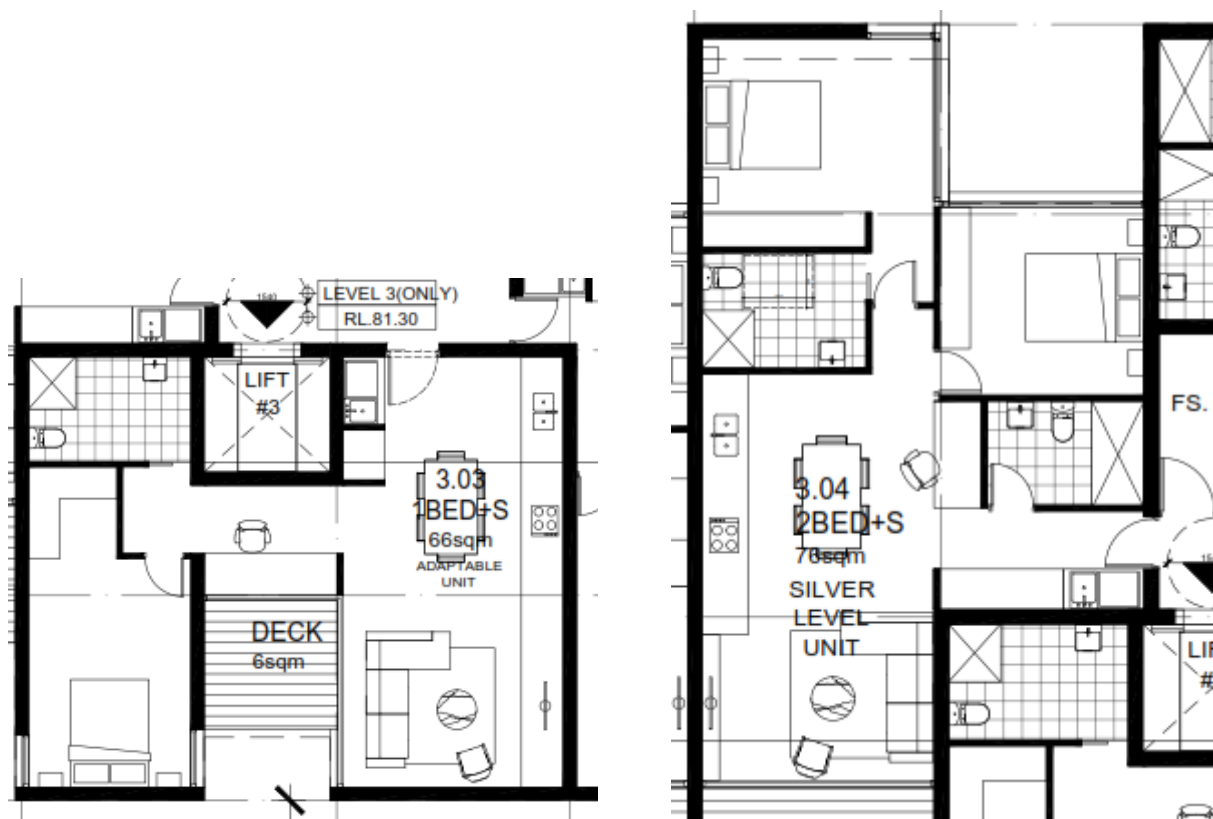
L2 X.03 (adaptable as well)

L3-8 X.03

L3-8 X.04

L9-15 X.04 (adaptable as well)

L16-17 X.03 (adaptable as well)



Design Element	Requirements	Compliance / Comments
1 Dwelling Access	(a) Provide a safe and continuous pathway from: (i) front site boundary or (ii) associated carparking space, if provided, which may include the driveway on the site, to a step-free entrance (not applicable to sites steeper than 1:14)	Complies Verify at CC
	(b) The path to be 1M clear, step-free, even, firm, slip-resistant with a crossfall of not more than 1:40. Landings of 1.2M to be every 9M for 1:14 and every 15M for 1:20	Complies Verify at CC
	(c) Step ramp can be provided for max height of 190mm, max grade of 1:10, min width of 1M and max length of 1900mm.	N/A

	Note: Level landings of 1200mm required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
2 Dwelling entry	(a) Dwelling Entry should provide an entrance door with (i) min clear opening width of door to be 820mm (ii) Step free threshold of max 5mm with rounded or bevelled lip (iii) Sheltered	Capable of compliance. Verify at CC
	(b) Level landing of 1200x1200mm at step-free entrance door	Complies
	(c) Max permissible threshold is 56mm where provided with a threshold ramp.	Complies
	(d) Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies Verify at CC
3 Car parking	(a) Where the parking forms part of the dwelling access, the space to be (i) Min 3.2m wide and 5.4m long (ii) even, firm and a slip resistant surface and (iii) level with 1:40 max gradient (1:33 for bitumen)	N/A
	Note: Does not apply to Class 2 buildings.	
4 Internal doors and corridors	(a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and bathroom to be (i) 820mm clear opening and (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip	Capable of compliance. Verify at CC
	(b) Internal corridors and passageways to doorway to be min 1M clear.	Complies
5 Toilet	(a) Toilet to be provided on the ground or entry level with (i) Min 900mm between walls if located in separate room (ii) Min 1200mm clear space in front of the WC pan exclusive of door swing.	Complies Verify at CC
	(b) If toilet is located in bathroom, toilet pan should be located in corner of the room to enable installation of grabrails.	Complies Verify at CC
6 Shower	(a) One bathroom to have a slip resistant hobless (step free) shower. Shower screens are permitted as long as they can be easily removed at a later date.	Complies Verify at CC
	(b) Shower to be located in the corner of the room	Complies
7 Reinforce ment of toilet & bathroom walls	(a) Bathroom walls shall be constructed of masonry or provided with wall reinforcement to allow the later fixing of grabrails around the shower, bath (if provided) and toilet.	Capable of compliance. Verify at CC
	(b) The fastenings, wall reinforcement and grabrails combined must be able to withstand at least 1100N of force applied in any position and in any direction. Builder to photograph the wall before the sheeting	Capable of compliance. Verify at CC
	(c), (d) and (e) The walls around toilet / bath and shower to be via: (i) noggings with a thickness of at least 25mm (ii) sheeting with a thickness of at least 12mm	Capable of compliance. Verify at CC
	Refer to reinforcement diagrams as demonstrated in the Livable Housing Guidelines Document by LHA	

8 Internal Stairways	(a) Where an internal stair rises more than 1M, a continuous handrail must be provided on 1 side.	N/A No internal stairway in units.
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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 and the essential requirements of AS4299 – Adaptable Housing.

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