

Report Type: DA Access Report
Reference Number: 19010
Client: Hills AWRAF Pty Ltd c/o IConfirm Australia Pty Ltd
Site Address: Corner of Glenhaven Road and 1 Larapinta Place,
Glenhaven NSW



ACCESS REPORT

Vista Access Architects

**Company Details**

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Project Summary:

This Access Compliance Report is to accompany a Development Application for the development proposed at Corner of 1 Larapinta Pace and Glenhaven Road, Glenhaven NSW.

This development proposes a New Building for use as a place of worship. The development is within The Hills Shire Council LGA. A total of 6 Accessible parking spaces has been provided in the development.

The development has building classification as detailed below;

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

This Access report is based on the relevant components of;

- Building Code of Australia (BCA) 2016, Volume 1- Performance requirements of DP1, DP2, DP8, DP9, EP3.4, FP2.1 and Parts D2, D3, E3 and F2 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS1735 Lifts types included in the BCA including Part 12: Facilities for persons with disabilities

The assessment of the proposed development has been undertaken to the extent necessary to issue DA (Development application) consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010, and the Disability Access relevant sections of Building Code of Australia 2016.

ASSESSED BY



Vanessa Griffin

Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 500
LHA Assessor Licence number 20035

Vista Access Architects Pty. Ltd.

PEER REVIEWED BY



Farah Madon

Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 281
LHA Assessor Licence number 10032

Relevant dates:

Fee proposal, number FP-9009 dated 13-01-2019. Fee proposal was accepted by Client on 14-01-2019.

Assessed Drawings:

The following drawings by I Confirm Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
1003		18-01-2019	Site Plan
1004		18-01-2019	Basement
1005		18-01-2019	Sub Floor, Ground and First Floor

Document Issue:

Issue	Date	Details
Draft 1	18-01-2019	Issued for Architect's review
A	19-01-2019	Issued for DA

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this project.

This assessment is based on the provided drawings and not based on constructed works, hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction. Assessment is based on 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.

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not 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. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder is to allow for construction tolerances. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

This report and all its contents are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this particular project. This document may also contain Standards Australia Ltd copyrighted material that is distributed by SAI Global on Standards Australia Ltd.'s behalf. It may be reproduced in accordance with the terms of SAI Global Ltd.'s Licence 1901c001. Standards Australia Ltd.'s material is not for resale, reproduction or distribution in whole or in part without written permission from SAI Global Ltd.

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 AS other than those directly referenced in this report. VAA 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 will use our best judgement in regards to the LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification or allocation of a particular Quality mark to us as a number of items are subject to interpretation.

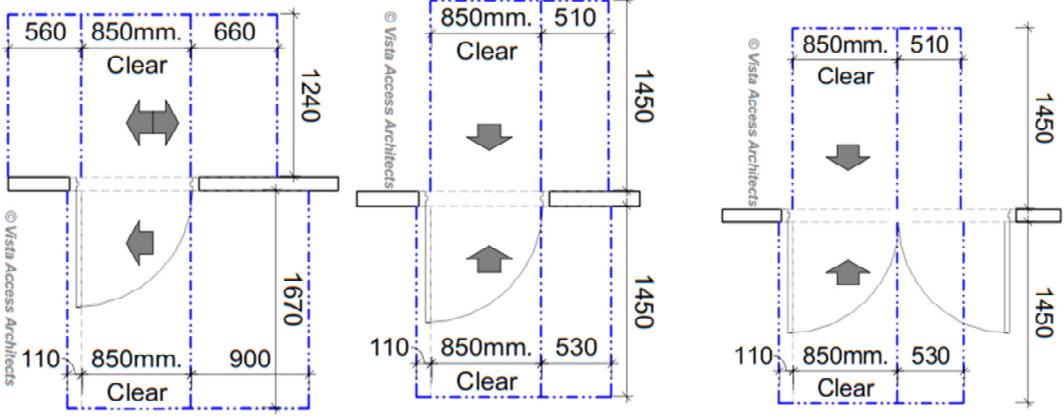
We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that the requirements listed in this report are met and the construction to be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586

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

Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

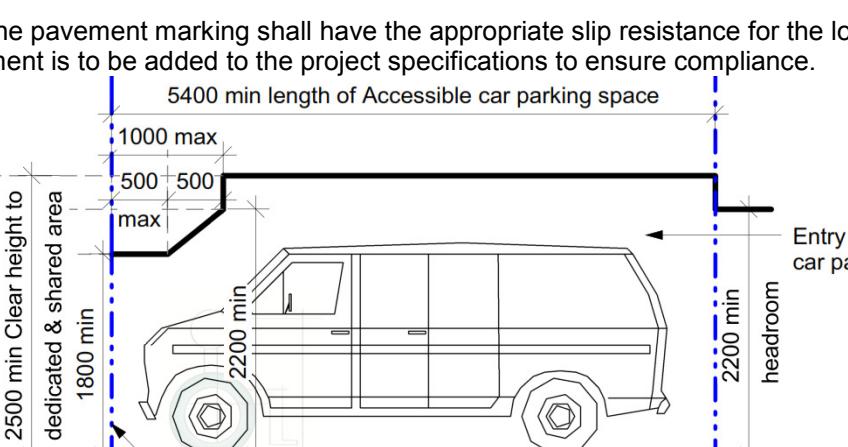
BCA Part D3 Access for People with a Disability

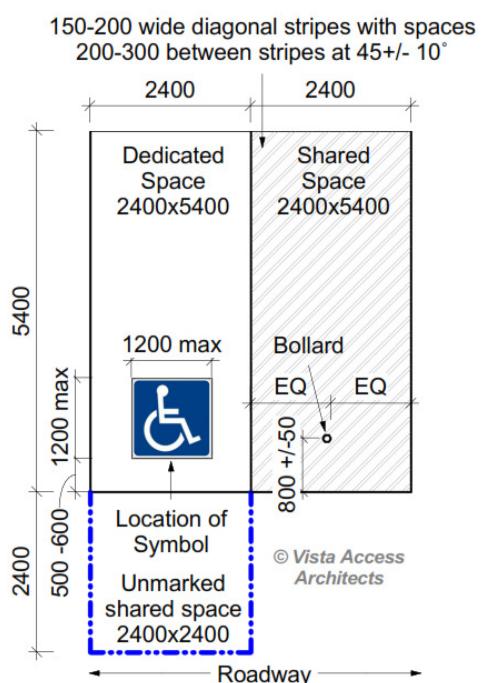
	BCA D3.1 General building Access requirements SOU refers to a Sole Occupancy Unit
Requirement	Class 7a- Covered car park. - To and within any level containing accessible carparking spaces.
Compliance Comments	Complies. Access has been provided to the Basement level containing Accessible carparking spaces. Details to be verified at CC stage of works.
Requirement	Class 9b- Assembly building not being a schools and early childhood centres. - To wheelchair seating spaces (if applicable have been assessed further on in the report). - To all areas except tiers that do not contain wheelchair seating spaces.
Compliance Comments	Complies. Access has been provided to and within all areas required to be accessible. Details to be verified at CC stage of works.
	BCA Part D3.2 Access to buildings
Requirement	Accessway is required from; - Main pedestrian entry at the site boundary for new buildings. - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Complies. - Level Access has been provided from the main pedestrian entry at the site boundary on Glenhaven Road at pedestrian entry point no.1. - Level Access has been provided from the main pedestrian entry at the site boundary on Larapinta Place at pedestrian entry point no.2 - Access has been provided from accessible car parking spaces by means of lifts. Details to be verified at CC stage of works.
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Accessway is required through: - Main entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m ² , non-accessible entry and accessible entry to be not more than 50M apart.
Compliance Comments	Complies. Both pedestrian entries are designed to be accessible as the distance between the entry points is more than 50M. Details to be verified at CC stage of works.

Requirement	<p>Where accessible pedestrian entry has Multiple doorways:</p> <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 Comments	<p>Capable of compliance.</p> <p>In common use areas, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009.</p>  <p>Note that the circulation spaces (other than doorway threshold ramp) to have a maximum floor grade of 1:40. Where there is a level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp. This is achievable and the door selections are to be verified at CC stage of works.</p>
Requirement	<p>BCA Part D3.3 Parts of buildings required to be accessible</p> <p>Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at a maximum of 9M of a flight of ramp). - 1M clear width to be provided between handrails / kerb / kerbrails. - Handrails and kerbs to be provided on both sides with appropriate handrails extensions. - Slip resistance of ramp and landings to comply with BCA Table D2.14
Compliance Comments	<p>Capable of compliance</p> <p>Detailed features of the ramp will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p>
Requirement	<p>Step ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:10, max height of 190mm, max length of 1.9M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
Compliance Comments	<p>N/A</p> <p>No step ramps have been identified in the development.</p>
Requirement	<p>Kerb ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:8, max height of 190mm, max length of 1.52M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
Compliance Comments	<p>N/A</p> <p>No kerb ramps have been identified in the development.</p>

Requirement	<p>Every Stairway (excluding fire-isolated stairway) is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips). - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586. 																		
Compliance Comments	<p>Capable of compliance – refer to the markups.</p> <p>Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p> <div data-bbox="362 451 779 826"> </div> <p>Note: In some cases, the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1-2009. Verify with the BCA consultant.</p> <p>Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.</p>																		
Requirement	<p>Handrail cross-section – for stairways and ramps to comply with AS1428.1-2009.</p> <ul style="list-style-type: none"> - Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc. 																		
Compliance Comments	<p>Capable of compliance.</p> <p>Details to be verified at CC stage of works.</p>																		
Requirement	<p>Every Fire-isolated Stairway is to be compliant with AS1428.1-2009 in the following aspects:</p> <ul style="list-style-type: none"> - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90° to 180° turns. - Nosing strips 50mm-75mm wide with minimum of 30% luminance contrast and - Slip resistance to comply with BCA Table D2.14. 																		
Compliance Comments	<p>Capable of compliance</p> <p>Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p>																		
Requirement	<p>Slip resistance requirements as per BCA</p> <p>BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586:</p> <table border="1" data-bbox="350 1545 1446 1742"> <thead> <tr> <th data-bbox="350 1545 970 1578">Application</th> <th colspan="2" data-bbox="970 1545 1446 1578">Surface conditions</th> </tr> <tr> <th data-bbox="350 1578 970 1612"></th> <th data-bbox="970 1578 1113 1612">Dry</th> <th data-bbox="1113 1578 1446 1612">Wet</th> </tr> </thead> <tbody> <tr> <td data-bbox="350 1612 970 1646">Ramp steeper than 1:14</td> <td data-bbox="970 1612 1113 1646">P4 or R11</td> <td data-bbox="1113 1612 1446 1646">P5 or R12</td> </tr> <tr> <td data-bbox="350 1646 970 1680">Ramp steeper than 1:20 but not steeper than 1:14</td> <td data-bbox="970 1646 1113 1680">P3 or R10</td> <td data-bbox="1113 1646 1446 1680">P4 or R11</td> </tr> <tr> <td data-bbox="350 1680 970 1713">Tread or landing surface</td> <td data-bbox="970 1680 1113 1713">P3 or R10</td> <td data-bbox="1113 1680 1446 1713">P4 or R11</td> </tr> <tr> <td data-bbox="350 1713 970 1742">Nosing or landing edge strip</td> <td data-bbox="970 1713 1113 1742">P3</td> <td data-bbox="1113 1713 1446 1742">P4</td> </tr> </tbody> </table> <p>HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces</p>	Application	Surface conditions			Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4
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Nosing or landing edge strip	P3	P4																	
Compliance Comments	<p>Capable of compliance.</p> <p>For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586. Details to be provided at the CC stage of works.</p>																		

Requirement	Every Passenger lift is to comply with the requirements of BCA E3.6.
Compliance Comments	This has been assessed further in the report in the Lifts section. Refer to Lifts section.
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 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance Comments	N/A There are no accessways over 20M 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 AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).
Compliance Comments	Complies. <ul style="list-style-type: none"> - Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mm x 2070mm provided at or within 2M of the end of the passageway. - A space of 1540mm x2070mm is also required / provided in front of all passenger lift doors. 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 Comments	Capable of compliance if carpets are provided. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance. Details to be verified at CC stage of works.
	BCA Part D3.4 Exemption
Requirement	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 Comments	For information only. Areas such as lift machine rooms, fire services room, commercial kitchens etc. 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.
	BCA Part D3.5 Accessible Carparking
Requirement	Class 9b School - 1 Accessible car parking space per 100 spaces provided Other assembly building - 1 Accessible car parking space per 50 spaces provided and then additional 1 Accessible car parking space per additional 100 spaces provided
Compliance Comments	Complies. Total number of Accessible parking spaces required / provided in the development = 6 Detailed features of the accessible parking space to be verified at CC stage of works.

AS2890.6-2009 requirements for Accessible car parking space	
Requirement	<ul style="list-style-type: none"> - Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level - Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors. - Central Bollard in shared space at 800+/-50mm from entry point . - Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit). - Minimum headroom of 2.2M at entrances and 2.5M is required over shared zones as well as dedicated spaces. - Non-trafficked area of the shared space to have marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
Compliance Comments	<p>Capable of compliance.</p> <p>Details to be verified at the CC stage of works.</p> <p>Refer to diagrams below for requirements, especially in regards to head height requirements.</p> <p>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.</p>  <p>Front of car parking space © Vista Access Architects</p>

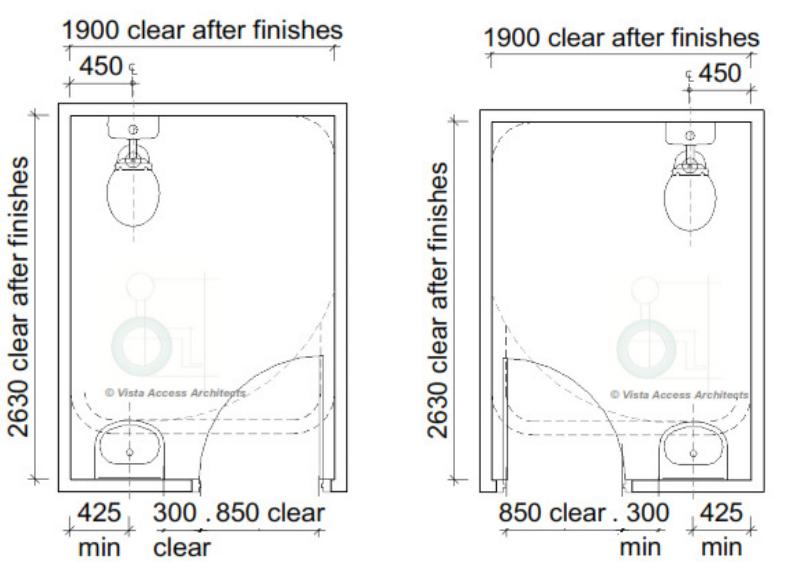
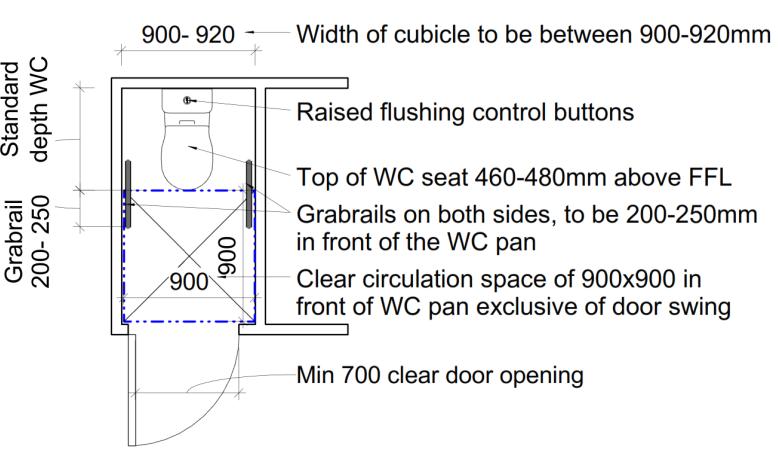


The Accessible parking, shared zones, linemarking and bollards to be as shown above.

BCA Part D3.6 Signage	
Requirement	<p>Braille and Tactile signage is required to identify Accessible Sanitary facilities</p>  <p>International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)</p>
Compliance Comments	<p>Capable of compliance. Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
Requirement	 <p>Braille and Tactile signage is required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.</p>
Compliance Comments	<p>Capable of compliance. Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
Requirement	 <p>Braille and Tactile signage is required to identify Ambulant Sanitary facilities Place sign on ambulant toilet cubicle door.</p>
Compliance Comments	<p>Capable of compliance Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
Requirement	 <p>Braille and Tactile signage is required to identify Hearing Augmentation International sign of deafness is required to signage to identify a space with hearing augmentation, also identify the type of hearing augmentation, area covered and location of receivers if used.</p>
Compliance Comments	<p>Capable of compliance. If Hearing augmentation is provided, the signage for the same will be required. Details of selected signage to be verified at CC stage of works.</p>
Requirement	 <p>Braille and Tactile signage is required to identify a Fire exit door required by E4.5 by stating the 'Exit' and 'Level', followed by either: <ul style="list-style-type: none"> - The floor level number or - Floor level descriptor or - A combination of both of the above. Sign must be located on the side that faces a person seeking egress The "?" shown in image above is to be replaced with the floor level where the door is located. Image of the running person is optional.</p>
Compliance Comments	<p>Capable of compliance. All doors nominated as Exit doors require signage as described above. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>

Requirement	Signage is required to a non-accessible pedestrian entrance								
Compliance Comments	N/A All pedestrian entrances have been designed to be accessible.								
Requirement	Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.								
Compliance Comments	N/A								
Requirement	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.								
Compliance Comments	Capable of compliance. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.								
	BCA Part D3.7 Hearing Augmentation								
Requirement	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 a reception area where a screen is used.								
Compliance Comments	Capable of compliance to be confirmed by the PCA. If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided. This is to be detailed at the CC stage of works.								
Requirement	Where Hearing Augmentation is provided in form of an induction loop , it must be provided to not less than 80% of the floor area.								
Compliance Comments	Capable of compliance to be confirmed by the PCA. If induction loop is provided, the Certification from the Hearing augmentation manufacturer / installer that the BCA requirements under BCA D3.7 will be required at the CC stage of works. This is to be detailed at the CC stage of works.								
Requirement	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- <table border="1" data-bbox="357 1235 1341 1358"> <tr> <td>For 500 persons</td> <td>1 receiver per 25 persons or minimum of 2</td> </tr> <tr> <td>For under 1000 persons</td> <td>20 receivers + 1 per 33 persons over 500 persons</td> </tr> <tr> <td>For under 2000 persons</td> <td>35 receivers + 1 per 50 persons over 1000 persons</td> </tr> <tr> <td>For over 2000 persons</td> <td>55 receivers + 1 per 100 persons over 2000 persons</td> </tr> </table>	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 persons
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 persons								
Compliance Comments	Capable of compliance to be confirmed by the PCA. If receiver system is provided, the Certification from the Hearing augmentation manufacturer / installer that the BCA requirements under BCA D3.7 will be required at the CC stage of works. This is to be detailed at the CC stage of works.								
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 Comments	Capable of compliance to be confirmed by the PCA. If a screen or scoreboard is provided which is capable of displaying public announcements, the Certification from the Hearing augmentation manufacturer / installer that the BCA requirements under BCA D3.7 will be required at the CC stage of works.								

	BCA Part D3.8 Tactile indicators (TGSIs)												
Requirement	<p>TGSIs are required when approaching:</p> <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). <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p>												
Compliance Comments	<p>Capable of compliance.</p> <p>TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.</p>												
	BCA Part D3.9 Wheelchair seating spaces in Class 9b assembly buildings												
Requirement	<p>Wheelchair seating spaces to be as below;</p> <table border="1"> <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 singe+<2groups of 2, >5 in a group</td> </tr> <tr> <td>>10000</td> <td>108spaces+1/200 over 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 seats, 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 singe+<2groups of 2, >5 in a group	>10000	108spaces+1/200 over 10000	< 5 singe+<5groups of 2, >10 in a group
Up to 150	3 spaces	1single+1group of 2											
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>10000	108spaces+1/200 over 10000	< 5 singe+<5groups of 2, >10 in a group											
Compliance Comments	<p>N/A</p> <p>No fixed seating spaces have been provided.</p>												
	BCA Part D3.11 Limitations on Ramps												
Requirement	<p>On an accessway:</p> <ul style="list-style-type: none"> - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - And a landing for a step ramp must not overlap a landing for another step ramp or ramp. 												
Compliance Comments	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>												
	BCA Part D3.12 Glazing on Accessways												
Requirement	<p>Glazing requirements:</p> <p>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</p>												
Compliance Comments	<p>Capable of compliance</p> <p>Glazing strips are required to be provided to full length glazed areas (doors and windows)</p> <p>Glazing strip selections generally take place at CC stage of works. 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												
Requirement	<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 - An accessible facility is not required on a level with no lift / ramp access. 												
Compliance Comments	<p>Complies</p> <p>3 unisex accessible facilities have been provided in the development.</p> <p>2 x LH transfer facilities and 1 x RH transfer facility has been provided</p>												

Requirement	Accessible unisex toilet are to be designed in accordance with AS1428.1-2009
Compliance Comments	<p>Capable of compliance</p> <p>Detailed features of the Accessible unisex toilet will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p>  <p><i>RH transfer toilet shown above</i> <i>Note: Location of door is indicative only.</i></p> <p><i>LH transfer toilet shown above</i></p>
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	<p>Complies</p> <p>The following Ambulant facilities have been provided</p> <p>2 x Male Ambulant use toilets</p> <p>2 x Female Ambulant use toilets</p> <p>Details to be verified at CC stage of works.</p>
Requirement	Ambulant use toilets are to be designed in accordance with AS1428.1-2009
Compliance Comments	<p>Capable of compliance.</p> <p>Detailed features of the Ambulant use toilets will be assessed with the requirements of AS1428.1 at the CC stage of works.</p> 
	BCA F2.4(a) Accessible unisex sanitary compartments
Requirement	Class 9
	<ul style="list-style-type: none"> - 1 unisex Accessible toilet on every storey containing sanitary compartments. - Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	<p>Complies.</p> <p>3 unisex accessible (1 x RH and 2 x LH unisex accessible transfer) toilets have been provided in the common use areas.</p>

	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	Class 9 - When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	N/A No common use shower facilities have been identified in the development.
BCA Part E Lift Installations	
BCA E3.2 Stretcher facility in lifts	
Requirement	A Stretcher lift is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.
Compliance Comments	Capable of compliance if required by BCA consultant. Details to be verified at CC stage of works.
BCA E3.6 Passenger lift	
Requirement	In an accessible building, Every Passenger Lift (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with Tables E3.6a and E3.6b
Compliance Comments	Capable of compliance. A certificate of compliance from the lift supplier will be required at the CC stage of works stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations.
Requirement	Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift
Compliance Comments	N/A Not identified in the development.
Requirement	Handrail requirements for passenger lifts. Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Lift floor dimensions (excluding stairway platform lift) - Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep - Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep
Compliance Comments	Capable of compliance Details to be verified at CC stage of works. Additional lift car size may apply if stretcher lift is required under the BCA.
Requirement	Minimum Door opening size complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	All lifts with a power operated door are required to have a Passenger protection system complying with AS1735.12.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lift landing doors to be provided at upper landing (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lift car and landing control buttons to comply with AS1735.12 (excluding stairway platform lift and low-rise platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.

Requirement	Lighting (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	To all lifts serving more than 2 levels , audible and visual indication to be provided as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Emergency hands free communication (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.

Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

	<p>The following accessibility requirements apply only to:</p> <ul style="list-style-type: none"> - To all areas within the commercial use components
Requirement	<p>Accessway width requirements</p> <ul style="list-style-type: none"> - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
Compliance Comments	<p>Complies. Details to be verified at CC stage of works.</p>
Requirement	<p>Doorway requirements</p> <ul style="list-style-type: none"> - All common use doorways in the development to be in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a Threshold ramp as per AS1428.1 i.e. max 1:8 grade, max height of 35mm and located within 20mm of door leaf. - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
Compliance Comments	<p>Capable of compliance. Details to be verified at CC stage of works.</p>
Requirement	<p>Door hardware requirements</p> <ul style="list-style-type: none"> - Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1.
Compliance Comments	<p>Capable of compliance. Door hardware selections generally take place at CC stage of works. Selection of door hardware as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
Requirement	<p>Luminance contrast requirements for doorways.</p> <ul style="list-style-type: none"> - All doorways to have a minimum luminance contrast of 30% provided as per AS1428.1 with the minimum width of the luminance contrast to be 50mm.
Compliance Comments	<p>Capable of compliance. Painting schedule is generally developed at the CC stage of works. The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Generally a light colour door with a dark colour frame will satisfy requirements. Selection details are to be verified at CC stage of works.</p>
Requirement	<p>Floor or ground surfaces</p> <ul style="list-style-type: none"> - Use slip-resistant surfaces. The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. Construction tolerances to be as per AS1428.1 - Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1
Compliance Comments	<p>Capable of compliance. Floor surface selections generally take place at CC stage of works. Selection of floor surfaces as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
	<p>Switches, Controls and Lighting requirements</p> <ul style="list-style-type: none"> - All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, Accessible SOUs and Accessible sanitary facilities to be located as per requirements of AS1428.1
Compliance Comments	<p>Capable of compliance. Lighting fixture selections and locations generally take place at CC stage of works. Selection of lighting fixtures and locating them as specified above will lead to compliance. These selection/location details are to be verified at CC stage of works.</p>

Disability Discrimination Act

Advisory Only

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

Some recommendations to address common furniture and fittings have been listed below. Non-provision of the below recommendations may not affect compliance under the BCA but may leave the building owner vulnerable to a claim under the DDA.

For new reception tables/bar areas or counter serveries in restaurants/cafes etc., it is recommended that a lower section for a width of 900mm could be provided to be able to be used by a person in a wheelchair. Height of the FFL (finished floor level) to the top of the table to be 850+/-20mm and height of clearance beneath the unit from the FFL to be 820+/-20mm.

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Statement of Experience

Farah Madon- Director

ACAA Accredited Access Consultant, Livable Housing & Changing Places Registered Assessor

- Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 281
- Architect, registered with the NSW Architects Registration Board. Registration number 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice member, 49397
- Registered Assessor of Livable Housing Australia. License no 10032
- Registered Assessor of Changing Places Australia. Registration no CP006



Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- OHS Construction Induction Training Certificate
- Units PRDAC401A/403A/503A & CPP40811 from Certificate IV in Access Consulting
- Unit CPP50711 from the Diploma in Access Consulting
- Successful completion of ACAA's Access Consultant's testing process
- Changing Places Australia Training Course

Farah has 20 years of experience of working in the field of Architecture and Access. Farah specialises in access consultancy services, including design for access, access related advise and auditing services and performance solution assessment for access related issues under the BCA by means of Expert Judgement. Farah has been invited as an expert witness for Access related matters in the Land and Environment Court.



Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Vice President of Association of Consultants in Access Australia
- Convener of the ACAA's Access related Practice and Advisory Notes
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's (RAIA) National Access Work Group (NAWG)
- Management Committee member of NSW Network of Access Consultants
- Livable Housing Australia's Industry Reference Group (IRG) Member
- Committee member of ME-064 Committee of Standards Australia responsible for the AS4299 and AS1428 suite of standards.



Meet our team

Vanessa Griffin- Access Consultant

ACAA Accredited Access Consultant & Livable Housing Assessor

- Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 500
- Member of AIBS – Australian Institute of Building Surveyors

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying
- Certificate IV in Access Consulting



Jenny Desai- Access Consultant

ACAA Associate Access Consultant

- Associate member of Association of Consultants in Access Australia (ACAA) Membership no 572

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting