

Principal Author:	Issue.	Revision	Date
Michael Moutrie	-	Draft	14-03-2019
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Howard Moutrie			



report

Statement of Compliance Access for People with a Disability

Proposed Residential Development

12-16 Francis St & 21 Minto St Minto

Accessible Building Solutions

124 Upper Washington Drive
Bonnet Bay NSW 2226

P 0415 255 163

E howard@absaccess.com.au

Accredited Access Consultant
Howard Moutrie ACAA No 177

Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: 12-16 Francis St & 21 Minto St Minto

Introduction:

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

DA 2001	Basement Plan
DA 1002	Ground Floor Plan
DA 1003	First Floor Plan
DA 1004	Roof 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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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.

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 these requirements are met as a part of construction being 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).

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 a series of townhouses over basement carparking

Under the BCA the building is classified as follows,

- Class 1a (townhouses)
- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 7a (car park)

Note: Although essentially these are a series of Class 1a buildings, the townhouses over the basement carpark are treated as Class 2 under the BCA

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 SOUs on all levels by means of a lift. Access has been provided to communal open space on Ground Level. 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 level containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	In areas required to be accessible, the following is to be provided: <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 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>	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>	Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp. Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.

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

Requirement	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance	N/A
Comments	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
Requirement	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
Compliance	Complies.
Comments	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance	Capable of compliance
Comments	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.
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 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	N/A
Comments	The parking for the adaptable units is assessed later in this report.
Requirement	BCA Part D3.6 Signage Braille and Tactile signage is required to identify Accessible Sanitary facilities, Fire Exits and the location of accessible entrances and toilets
Compliance	Capable of compliance.
Comments	Verify at CC.
Requirement	BCA Part D3.8 Tactile indicators (TGSIs) 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"> • 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
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		Complies
Comments		The series of connecting ramps do not exceed a vertical height of 3.6M Details to be verified at CC stage of works.
		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 lift lobbies and common passageways. 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.
		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		N/A
Comments		No common use sanitary facilities have been proposed in the development. 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		N/A.
Comments		No sanitary facilities in addition to the accessible toilet have been provided in the development.
		BCA F2.4(a) Accessible unisex sanitary compartments
Requirement		Class 2 At least 1 when sanitary compartments are provided in common areas.
Compliance		N/A
Comments		No common use sanitary facilities have been proposed in the development.

BCA Part E Lift Installations

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

DCP Requirements

Adaptable Housing

Three adaptable units are required by the Council's DCP. The units designated as adaptable are Townhouses 8, 9 & 10.

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

<i>The Site</i>	<i>Requirement</i>	An accessible path of travel from the street, letterboxes, car park and to common facilities is provided
	<i>Compliance Comment</i>	Complies Details to be verified at CC stage of works.
<i>Carparking</i>	<i>Requirement</i>	A car space 6m x 3.8m is provided
	<i>Compliance Comment</i>	Complies The layout includes spaces based on AS2890.6 which is acceptable. Details to be verified at CC stage of works.
<i>Unit Entry</i>	<i>Requirement</i>	The entry is accessible, covered, level, has a low threshold, permits wheelchair maneuverability and has an 850 clear door with lever handles
	<i>Compliance Comment</i>	Capable of Compliance Details to be verified at CC stage of works.
<i>Interior - General</i>	<i>Requirement</i>	Access to bathroom, kitchen, laundry and living areas is provided.
	<i>Compliance Comment</i>	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.
	<i>Requirement</i>	Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1
	<i>Compliance Comment</i>	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.
<i>Living/ Dining Rms</i>	<i>Requirement</i>	Provision for circulation space of min 2250 dia,
	<i>Compliance Comment</i>	Complies Details to be verified at CC stage of works.
	<i>Requirement</i>	Provision of, a telephone point adjacent to GPO and lighting which can achieve min 300 lux
	<i>Compliance Comment</i>	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.
	Compliance	Capable of Compliance
	Comment	Details to be verified at CC stage of works.
	Requirement	Provision for work benches, appliances and other services including tap type and location, GPO locations in accordance with AS 4299.
	Compliance	Capable of Compliance
	Comment	Details to be verified at CC stage of works.
Main Bedroom	Requirement	Can accommodate a queen size bed, wardrobe and circulation to allow a 180deg turn at the foot of the bed or in front of the robe
	Compliance	Complies
	Comment	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 and an accessible path of travel to clothes line if provided.
	Compliance	Complies
	Comment	Details to be verified at CC stage of works.
Door Hardware	Requirement	Provide a double GPO and the floor is to be slip resistant.
	Compliance	Capable of compliance
	Comment	Details to be verified at CC stage of works.
	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.

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 essential requirements of AS4299 – Adaptable Housing.



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)
Registered Changing Places assessor (No 007)



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.



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).