

**Report Type:** DA Access Report  
**Reference Number:** 18283  
**Client:** St Dominics College c/o PMDL  
**Site Address:** 54-94 Gascoigne Street, Kingswood 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 54-94 Gascoigne Street, Kingswood NSW.

This development proposes a New Building identified as Block E within an existing High School (St Dominics College). The development is within Penrith Council LGA. A total of 1 Accessible parking space has been provided within the new section of 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) 2019, 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 2019.

### ASSESSED BY



**Vanessa Griffin**

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

### PEER REVIEWED BY



**Farah Madon**

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

**Vista Access Architects Pty. Ltd.**

## Relevant dates:

Fee proposal, number FP 8423 dated 01-11-2018. Fee proposal was accepted by Client on 03-12-2018.

## Assessed Drawings:

The following drawings by PMDL Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
DA120	P2	16-07-2019	Block E proposed plans LO and L1
DA121	P2	16-07-2019	Block E proposed plans L2 and roof

## Document Issue:

Issue	Date	Details
Draft 1	03-07-2019	Issued for Architect's review
A	17-07-2019	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.**

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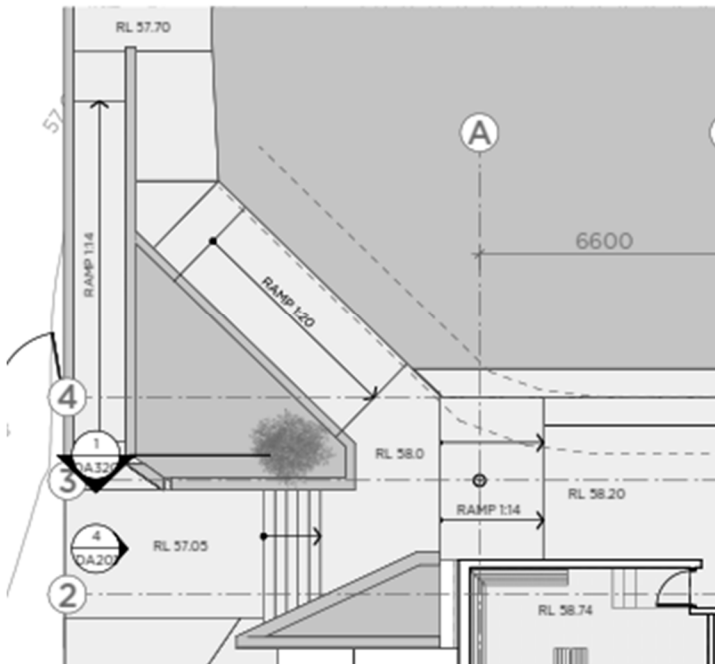
*This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete 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.*

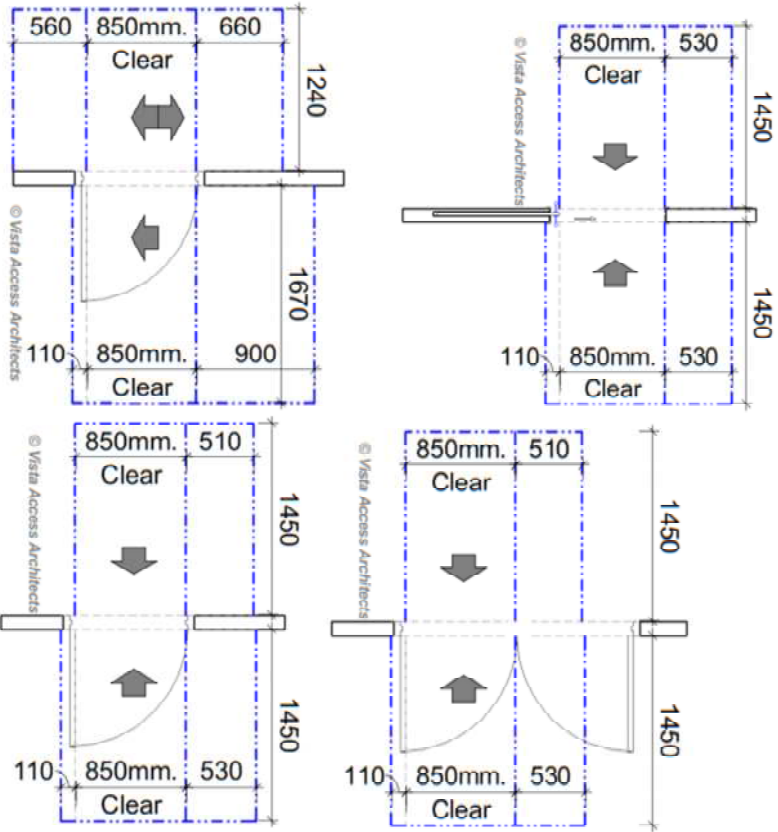
*We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full 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

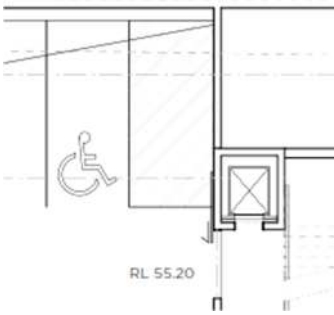
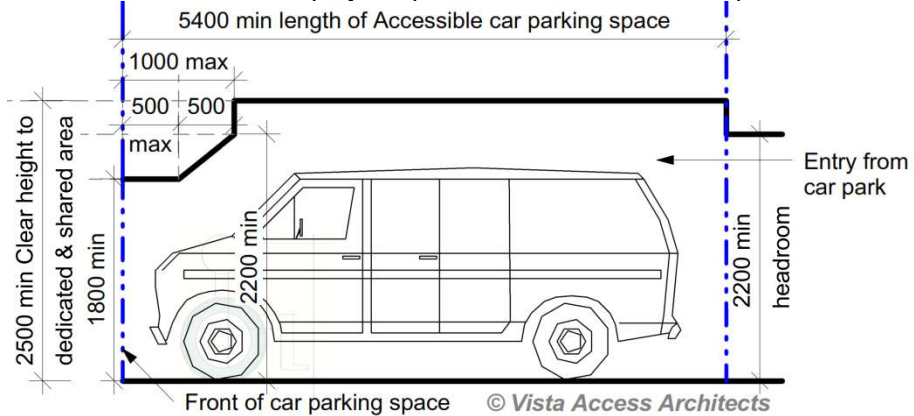
	BCA D3.1 General building Access requirements SOU refers to a Sole Occupancy Unit
<b>Requirement</b>	<b>Class 7a- Covered car park.</b> - To and within any level containing accessible carparking spaces.
<b>Compliance Comments</b>	Complies. Access has been provided to all levels including the undercroft/basement level containing the Accessible carparking spaces. Details to be verified at CC stage of works.
<b>Requirement</b>	<b>Class 9b- Schools and early childhood centres.</b> - To and within all areas that are normally used by the occupants.
<b>Compliance Comments</b>	Complies. Access has been provided to and within all areas required to be accessible. Access has been provided the outdoor field area RL57.7 to 57.6 via the 1:14 ramp and 1:20 grade walkway to the West of the building. Details to be verified at CC stage of works.
	
	BCA Part D3.2 Access to buildings
<b>Requirement</b>	<b>Accessway is required from;</b> - Main pedestrian entry at the site boundary for new buildings. - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
<b>Compliance Comments</b>	Complies. - Level Access has been provided from the main pedestrian entry at the site boundary. - Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<b>Requirement</b>	<b>External Walkway / Pedestrian Access-</b> to be as per requirements of AS1428-2009.
<b>Compliance Comments</b>	Capable of compliance. Details to be verified at CC stage of works.

<b>Requirement</b>	<b>Accessway</b> is required through: <ul style="list-style-type: none"> <li>- Main entry; and</li> <li>- Not less than 50% of all pedestrian entrances; and</li> <li>- In building with floor area over 500m<sup>2</sup>, non-accessible entry and accessible entry to be not more than 50M apart.</li> </ul>
<b>Compliance Comments</b>	Complies. All pedestrian entry points have been designed to be accessible. Details to be verified at CC stage of works.
<b>Requirement</b>	Where accessible pedestrian entry has <b>Multiple doorways</b> : <ul style="list-style-type: none"> <li>- At least 1 to be accessible if 3 provided</li> <li>- At least 50% to be accessible, if more than 3 provided</li> <li>- Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)</li> </ul>
<b>Compliance Comments</b>	<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>
<b>BCA Part D3.3 Parts of buildings required to be accessible</b>	
<b>Requirement</b>	Every <b>Ramp</b> with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with: <ul style="list-style-type: none"> <li>- 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).</li> <li>- 1M clear width to be provided between handrails / kerb / kerbrails.</li> <li>- Handrails and kerbs to be provided on both sides with appropriate handrails extensions.</li> <li>- Slip resistance of ramp and landings to comply with BCA Table D2.14</li> </ul>
<b>Compliance Comments</b>	Complies. Details to be verified at the CC stage of works.

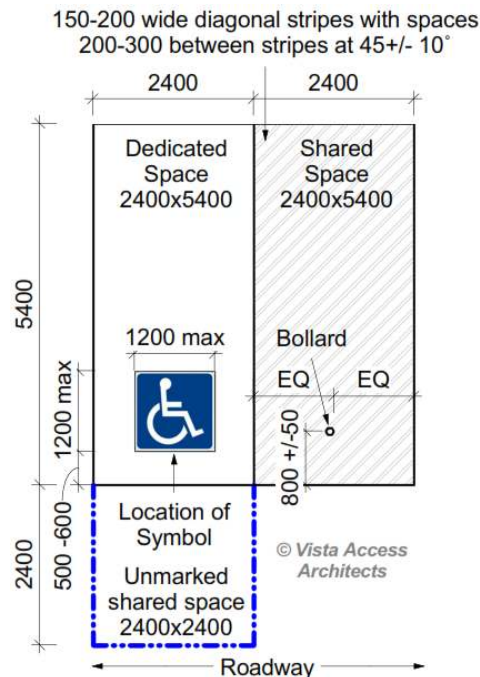


<b>Requirement</b>	<b>Step ramp</b> if provided is to be compliant with: <ul style="list-style-type: none"> <li>- AS1428.1-2009 including max grade of 1:10, max height of 190mm, max length of 1.9M</li> <li>- Slip resistance of ramp and landings to comply with BCA Table D2.14.</li> </ul>																		
<b>Compliance Comments</b>	N/A No step ramps have been identified in the development.																		
<b>Requirement</b>	<b>Kerb ramp</b> if provided is to be compliant with: <ul style="list-style-type: none"> <li>- AS1428.1-2009 including max grade of 1:8, max height of 190mm, max length of 1.52M</li> <li>- Slip resistance of ramp and landings to comply with BCA Table D2.14.</li> </ul>																		
<b>Compliance Comments</b>	N/A No kerb ramps have been identified in the development.																		
<b>Requirement</b>	Every <b>Stairway</b> (excluding fire-isolated stairway) is to be compliant with: <ul style="list-style-type: none"> <li>- 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).</li> <li>- Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.</li> </ul>																		
<b>Compliance Comments</b>	Capable of compliance <ul style="list-style-type: none"> <li>- Double handrail may be required based on the age group of the students</li> <li>- Handrail to at least one side of the 2 stairways within the stepped auditorium will be required.</li> </ul> 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.																		
<b>Requirement</b>	<b>Handrail cross-section</b> – for stairways and ramps to comply with AS1428.1-2009. <ul style="list-style-type: none"> <li>- Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc.</li> </ul>																		
<b>Compliance Comments</b>	Capable of compliance. Details to be verified at CC stage of works.																		
<b>Requirement</b>	Every <b>Fire-isolated Stairway</b> is to be compliant with AS1428.1-2009 in the following aspects: <ul style="list-style-type: none"> <li>- 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.</li> <li>- Nosing strips 50mm-75mm wide with minimum of 30% luminance contrast and</li> <li>- Slip resistance to comply with BCA Table D2.14.</li> </ul>																		
<b>Compliance Comments</b>	N/A No fire isolated stairs have been identified within the development.																		
<b>Requirement</b>	<b>Slip resistance requirements as per BCA</b> BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586: <table border="1" data-bbox="347 1547 1455 1742"> <thead> <tr> <th rowspan="2">Application</th><th colspan="2">Surface conditions</th></tr> <tr> <th>Dry</th><th>Wet</th></tr> </thead> <tbody> <tr> <td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr> </tbody> </table> <b>HB 197/ HB198</b> An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces		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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Tread or landing surface	P3 or R10	P4 or R11																	
Nosing or landing edge strip	P3	P4																	
<b>Compliance Comments</b>	Capable of compliance. 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.																		
<b>Requirement</b>	Every <b>Passenger lift</b> is to comply with the requirements of BCA E3.6.																		
<b>Compliance Comments</b>	This has been assessed further in the report in the Lifts section. Refer to Lifts section.																		







<b>Requirement</b>	<b>Passing spaces requirement</b> 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.
<b>Compliance Comments</b>	N/A There are no accessways over 20M lengths in the development where a direct line of sight is not available.
<b>Requirement</b>	<b>Turning spaces requirement</b> 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 1540mm x 2070mm in the direction of travel (measured from skirting to skirting).
<b>Compliance Comments</b>	Complies. - 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 x 2070mm is also required / provided in front of all passenger lift doors. Details to be verified at CC stage of works.
<b>Requirement</b>	<b>Carpet specifications</b> 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.
<b>Compliance Comments</b>	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.
<b>BCA Part D3.4 Exemption</b>	
<b>Requirement</b>	<b>Access is not required to be provided in the following areas:</b> <ul style="list-style-type: none"> <li>- Where access would be inappropriate because of the use of the area</li> <li>- Where area would pose a health and safety risk</li> <li>- Any path which exclusively provides access to an exempted area</li> </ul>
<b>Compliance Comments</b>	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
<b>Requirement</b>	<p><b>Class 9b</b></p> <p>School - 1 Accessible car parking space per 100 spaces provided</p> <p>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</p>
<b>Compliance Comments</b>	<p>Complies.</p> <p>Car park numbers are:</p> <p>Existing = 56 (inclusive 2 accessible and 3 bus bays)</p> <p>Proposed = 65 (inclusive 2 accessible and 3 bus bays)</p> <p>•1 existing accessible parking removed and 1 new accessible parking provided to Block E</p> <p>•11 new standard parking spaces provided to Block E</p> <p>•2 existing external parking spaces removed for planting</p> <div style="display: flex; align-items: flex-start;">  <div style="margin-left: 20px;"> <p>Total number of Accessible parking spaces required as per the BCA in the development = 1</p> <p>Total number of Accessible parking spaces provided in the development = 2</p> <p>Detailed features of the accessible parking space to be verified at CC stage of works.</p> <p>Note that the sliding door connecting the accessible parking space to the lift lobby to be either automated or be provided with 530mm latch side space.</p> </div> </div>
	AS2890.6-2009 requirements for Accessible car parking space
<b>Requirement</b>	<ul style="list-style-type: none"> <li>- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level</li> <li>- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.</li> <li>- Central Bollard in shared space at 800+/-50mm from entry point .</li> <li>- 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).</li> <li>- Minimum headroom of 2.2M at entrances and 2.5M is required over shared zones as well as dedicated spaces.</li> <li>- 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)</li> </ul>
<b>Compliance Comments</b>	<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><b>Note:</b> 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> <div style="text-align: center;">  </div> <p>Head heights for both dedicated accessible parking space and the shared zone to be as shown above. No beams, pipes, sprinklers or any other encroachments are permissible for the entire 5.4M width of the dedicated and shared zone as per Section shown above.</p>





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

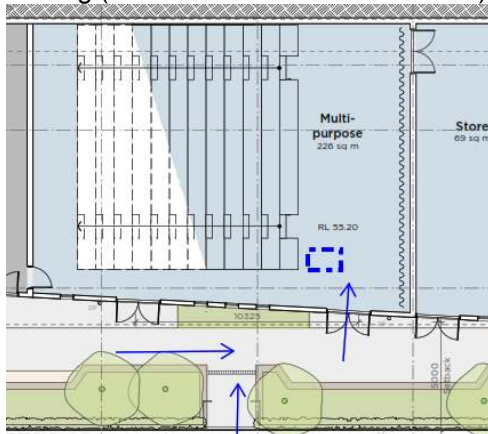
BCA Part D3.6 Signage	
<b>Requirement</b>	<b>Braille and Tactile signage is required to identify Accessible Sanitary facilities</b> <div>    </div> <p>Signage must incorporate the international symbol of access in accordance with AS 1428.1 and identify each sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a SOU unit in a Class 3 or Class 9c building. Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use.</p>
<b>Compliance Comments</b>	<p>Capable of compliance.</p> <p>Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance.</p> <p>Details of selected signage to be verified at CC stage of works.</p>
<b>Requirement</b>	<div>   </div> <b>Braille and Tactile signage is required to identify Ambulant Sanitary facilities</b> <p>Place sign on ambulant toilet cubicle door.</p>
<b>Compliance Comments</b>	<p>Capable of compliance</p> <p>Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance.</p> <p>Details of selected signage to be verified at CC stage of works.</p>
<b>Requirement</b>	<div>  </div> <b>Braille and Tactile signage is required to identify Hearing Augmentation</b> <p>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>
<b>Compliance Comments</b>	<p>Capable of compliance.</p> <p>If Hearing augmentation is provided, the signage for the same will be required.</p> <p>Details of selected signage to be verified at CC stage of works.</p>

<b>Requirement</b>	 <p><b>Braille and Tactile signage is required to identify a Fire exit door</b> required by E4.5 by stating the 'Exit' and 'Level', followed by either:</p> <ul style="list-style-type: none"> <li>- The floor level number or</li> <li>- Floor level descriptor or</li> <li>- A combination of both of the above.</li> </ul> <p>Sign must be located on the side that faces a person seeking egress</p> <p>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>								
<b>Compliance Comments</b>	<p>Capable of compliance.</p> <p>All doors nominated as Exit doors require signage as described above.</p> <p>Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance.</p> <p>Details of selected signage to be verified at CC stage of works.</p>								
<b>Requirement</b>	<b>Signage is required to a non-accessible pedestrian entrance</b>								
<b>Compliance Comments</b>	<p>N/A</p> <p>All pedestrian entrances have been designed to be accessible.</p>								
<b>Requirement</b>	<b>Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.</b>								
<b>Compliance Comments</b>	N/A								
<b>Requirement</b>	<b>All signage is required to be as per Specification D3.6 Braille and Tactile Signs</b> This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.								
<b>Compliance Comments</b>	<p>Capable of compliance.</p> <p>Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance.</p> <p>Details of selected signage to be verified at CC stage of works.</p>								
<b>BCA Part D3.7 Hearing Augmentation</b>									
<b>Requirement</b>	<b>Hearing Augmentation</b> 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.								
<b>Compliance Comments</b>	<p>Capable of compliance.</p> <p>If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided. This is to be verified at the CC stage of works.</p>								
<b>Requirement</b>	Where Hearing Augmentation is provided in form of an <b>induction loop</b> , it must be provided to not less than 80% of the floor area.								
<b>Compliance Comments</b>	<p>Capable of compliance.</p> <p>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.</p>								
<b>Requirement</b>	<p>Where Hearing Augmentation is provided in form of a <b>system that uses receivers</b>, it must be provided to not less than 95% of the floor area. The number of receivers-</p> <table border="1"> <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								
<b>Compliance Comments</b>	<p>Capable of compliance.</p> <p>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.</p>								
<b>Requirement</b>	<b>A screen or scoreboard</b> 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.								
<b>Compliance Comments</b>	<p>N/A</p> <p>No screen or score board have been identified.</p>								

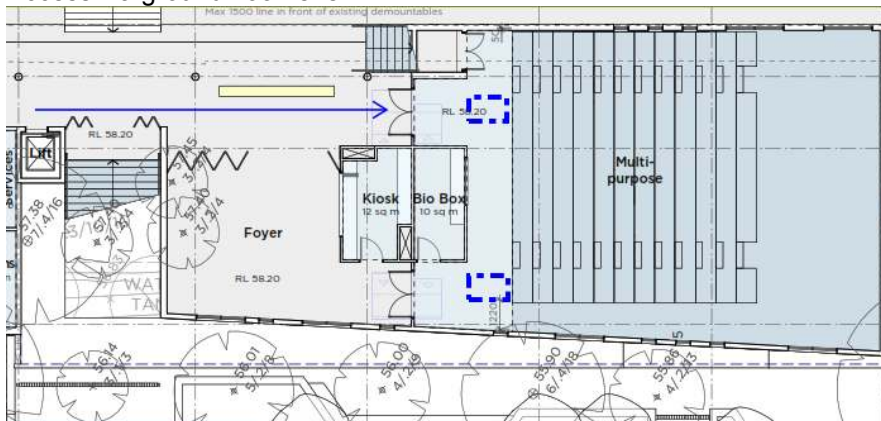
	BCA Part D3.8 Tactile indicators (TGSIs)
<b>Requirement</b>	<b>TGSIs are required when approaching:</b> <ul style="list-style-type: none"> <li>- Stairways other than fire-isolated stairways.</li> <li>- Escalators / passenger conveyor / moving walk.</li> <li>- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps).</li> <li>- Under an overhead obstruction of &lt;2M if no barrier is provided.</li> <li>- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location).</li> </ul> Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
<b>Compliance Comments</b>	Capable of compliance. TSGI 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.

	BCA Part D3.9 Wheelchair seating spaces in Class 9b assembly buildings		
Requirement	Wheelchair seating spaces to be as below;		
	Up to 150	3 spaces	1single+1group of 2
	151-800	3 spaces+1/50 over 150	1single+1group of 2, ≥5 in a group
	801-10000	16 spaces+1/100 over 800	< 2 single+<2groups of 2, ≥5 in a group
	>10000	108spaces+1/200 over 10000	< 5 singe+<5groups of 2, ≥10 in a group
	<ul style="list-style-type: none"><li>- When &lt;300 seats, wheelchair spaces are not to be in the front row</li><li>- When &gt;300 seats, 75%, wheelchair spaces are not to be in the front row</li><li>- Locations to represent the range of seating options available</li></ul>		

<b>Compliance Comments</b>	Complies. The auditorium has been designed as tiers of seating and not individual seats. In this case wheelchair users are able to choose their locations at the base of the tiers (accessed via the ground level) as shown below. Or alternatively at the top of the tiered seating ( accessible via a lift to first floor) as shown below.
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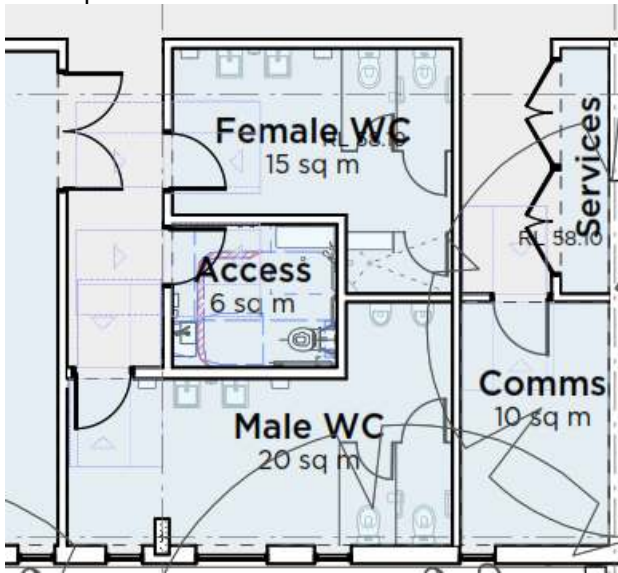


Access via ground floor level

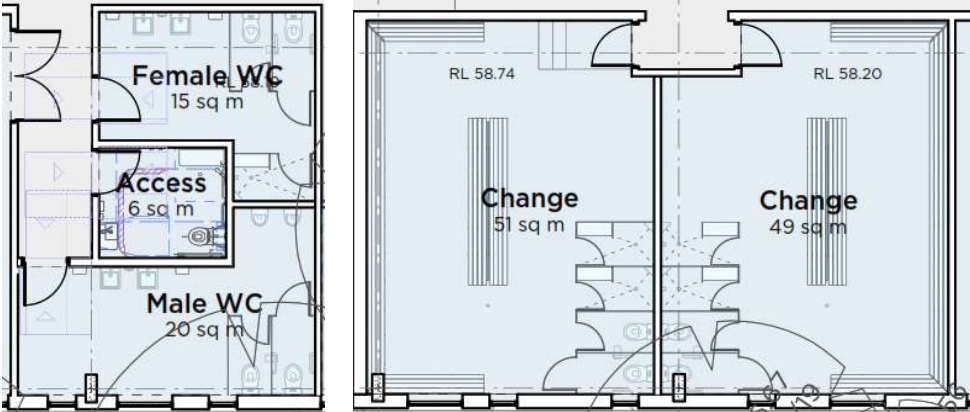
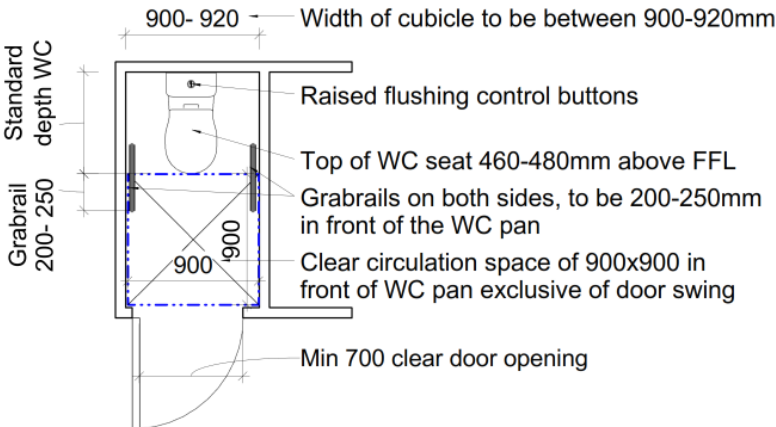


Access via first floor level

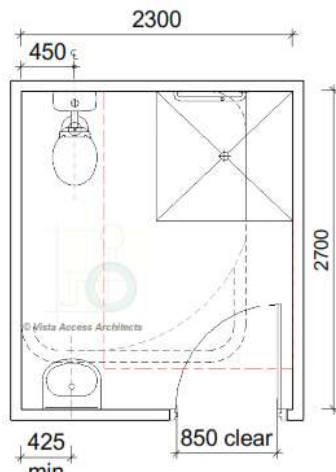
Details to be verified at CC stage of works.

	<b>BCA Part D3.11 Limitations on Ramps</b>
<b>Requirement</b>	<b>On an accessway:</b> <ul style="list-style-type: none"> <li>- A series of connected ramps must not have a combined vertical rise of more than 3.6M;</li> <li>- And a landing for a step ramp must not overlap a landing for another step ramp or ramp.</li> </ul>
<b>Compliance Comments</b>	Complies.
	<b>BCA Part D3.12 Glazing on Accessways</b>
<b>Requirement</b>	<b>Glazing requirements:</b> 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
<b>Compliance Comments</b>	Capable of compliance Glazing strips are required to be provided to full length glazed areas (doors and windows) 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.
	<b>BCA Part F Accessible Sanitary Facilities</b>
	<b>BCA F2.4 Accessible sanitary facilities</b>
<b>Requirement</b>	<b>Accessible unisex toilet</b> is to be provided in accessible part of building such that; <ul style="list-style-type: none"> <li>- It can be entered without crossing an area reserved for 1 sex only</li> <li>- Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations</li> <li>- Even distribution of LH and RH facilities</li> <li>- An accessible facility is not required on a level with no lift / ramp access.</li> </ul>
<b>Compliance Comments</b>	Complies. 1 unisex accessible LH transfer toilet and accessible shower has been provided in the development.
	
<b>Requirement</b>	<b>Accessible unisex toilet are to be designed in accordance with AS1428.1-2009</b>
<b>Compliance Comments</b>	Complies. Detailed features of the Accessible unisex toilet will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.



<b>Requirement</b>	<b>Ambulant use male / female toilets</b> are to be provided if an additional toilet to the Accessible unisex toilet is provided
<b>Compliance Comments</b>	<p>Complies.</p> <p>The following Ambulant facilities have been provided</p> <p>3 Male Ambulant use toilets</p> <p>1 Female Ambulant use toilets</p> <p>Note that access to one of the change rooms is via steps which is acceptable as the accessible bathroom can easily be used as a change room for a wheelchair user.</p> <p>Details to be verified at CC stage of works.</p>
	
<b>Requirement</b>	<b>Ambulant use toilets are to be designed in accordance with AS1428.1-2009</b>
<b>Compliance Comments</b>	<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>
	
	<b>BCA F2.4(a) Accessible unisex sanitary compartments</b>
<b>Requirement</b>	<p><b>Class 9</b></p> <ul style="list-style-type: none"> <li>- 1 unisex Accessible toilet on every storey containing sanitary compartments.</li> <li>- Where more than 1 bank of sanitary compartments on a level, at 50% of banks</li> </ul>
<b>Compliance Comments</b>	<p>Complies.</p> <p>1 unisex accessible LH unisex accessible transfer toilet has been provided.</p>
	<b>BCA F2.4(b) Requirements for Accessible unisex showers</b>
<b>Requirement</b>	<p><b>Class 9</b></p> <p>When BCA requires provision of 1 or more showers, then 1 for every 10 showers.</p>
<b>Compliance Comments</b>	<p>Complies.</p> <p>1 unisex accessible LH unisex accessible transfer toilet has been provided with an accessible shower.</p>



Requirement	Showers for Accessible use are to be designed in accordance with AS1428.1.	
Compliance Comments	<p>Capable of compliance</p>  <p>Detailed features of the Accessible shower will be assessed with the requirements of AS1428.1 at the CC stage of works.</p> <p>Dimensions can change based on selected fixtures such as size of basin. Mirror image will also provide compliance with circulation space requirements. Location of the door is indicative only.</p>	
BCA Part E Lift Installations		
BCA E3.2 Stretcher facility in lifts		
Requirement	A <b>Stretcher lift</b> 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	For information only. Check requirement with PCA.	
BCA E3.6 Passenger lift		
Requirement	In an accessible building, <b>Every Passenger Lift</b> (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with <b>Tables E3.6a and E3.6b</b>	
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	<b>Handrail requirements for passenger lifts.</b> 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	<b>Lift floor dimensions</b> (excluding stairway platform lift) - Lifts traveling <b>12M</b> or under, floor size, <b>1100mm wide x 1400mm deep</b> - 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 <b>Door opening size</b> 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.	

<b>Requirement</b>	All lifts with a power operated door are required to have a <b>Passenger protection system</b> complying with AS1735.12.
<b>Compliance Comments</b>	Capable of compliance Details to be verified at CC stage of works.
<b>Requirement</b>	<b>Lift landing doors</b> to be provided at upper landing (excluding stairway platform lift).
<b>Compliance Comments</b>	Capable of compliance Details to be verified at CC stage of works.
<b>Requirement</b>	<b>Lift car and landing control buttons</b> to comply with AS1735.12 (excluding stairway platform lift and low-rise platform lift).
<b>Compliance Comments</b>	Capable of compliance Details to be verified at CC stage of works.
<b>Requirement</b>	<b>Lighting</b> (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.
<b>Compliance Comments</b>	Capable of compliance Details to be verified at CC stage of works.
<b>Requirement</b>	<b>To all lifts serving more than 2 levels</b> , audible and visual indication to be provided as per AS1735.12.
<b>Compliance Comments</b>	Capable of compliance. Details to be verified at CC stage of works.
<b>Requirement</b>	<b>Emergency hands free communication</b> (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.
<b>Compliance Comments</b>	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.

	<b>The following accessibility requirements apply only to:</b> <ul style="list-style-type: none"> <li>- To all areas within the commercial use components</li> </ul>
<b>Requirement</b>	<b>Accessway width requirements</b> <ul style="list-style-type: none"> <li>- All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M</li> </ul>
<b>Compliance Comments</b>	Complies. Details to be verified at CC stage of works.
<b>Requirement</b>	<b>Doorway requirements</b> <ul style="list-style-type: none"> <li>- All common use doorways in the development to be in accordance with AS1428.1</li> <li>- 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.</li> <li>- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.</li> </ul>
<b>Compliance Comments</b>	Capable of compliance. Details to be verified at CC stage of works.
<b>Requirement</b>	<b>Door hardware requirements</b> <ul style="list-style-type: none"> <li>- 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.</li> </ul>
<b>Compliance Comments</b>	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.
<b>Requirement</b>	<b>Luminance contrast requirements for doorways.</b> <ul style="list-style-type: none"> <li>- 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.</li> </ul>
<b>Compliance Comments</b>	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.
<b>Requirement</b>	<b>Floor or ground surfaces</b> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Abutment of surfaces is to have a smooth transition. Construction tolerances to be as per AS1428.1</li> <li>- Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1</li> </ul>
<b>Compliance Comments</b>	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.
	<b>Switches, Controls and Lighting requirements</b> <ul style="list-style-type: none"> <li>- 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</li> </ul>
<b>Compliance Comments</b>	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.

## 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.

# 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 advice 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

