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Exhibition Draft



Statement of Compliance Access for People with a Disability

Gap Bluff, Watsons Bay

Accessible Building Solutions

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Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: Gap Bluff Facilities at Watsons Bay

Introduction:

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

PD-A-01-1000 Officers Mess Existing Ground Floor Plan
PD-A-01-1001 Officers Mess Existing First Floor Plan
PD-A-01-1005 Officers Mess Proposed Ground Floor Plan
PD-A-01-1006 Officers Mess Proposed First Floor Plan
PD-A-02-1010 Gap Bluff Existing Ground Floor Plan
PD-A-02-1015 Gap Bluff Proposed Ground Floor Plan
PD-A-03-1020 Armoury Existing Ground Floor Plan
PD-A-03-1025 Armoury Proposed Ground Floor Plan
PD-A-03-1026 Armoury Proposed First Floor Plan
PD-A-04-1030 33 Cliff Street Existing Ground Floor Plan
PD-A-04-1035 33 Cliff Street Proposed Ground Floor Plan
PD-A-05-1040 Constables Cottage Existing Ground Floor Plan
PD-A-05-1045 Constables Cottage Proposed Ground Floor Plan
PD-A-06-1050 Green Point Cottage Existing Ground Floor Plan
PD-A-06-1055 Green Point Cottage Proposed Ground Floor Plan

Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

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

This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

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

Assessment:

Assessment Criteria

This assessment has been undertaken to the extent necessary to issue a 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

Assessment

The proposal consists of alterations and additions to 6 buildings within the Gap Bluff area. The following description of the proposed work is taken from the Review of Environmental Matters prepared by JBA Urban Planning.

Gap Bluff Precinct	<p>Officers Mess</p> <ul style="list-style-type: none">• Continued use as a function/reception centre.• Refurbishment, internal alterations, replacement of roof and external landscaping.• Including reception areas, kitchen, office and store, chapel, bridal rooms and amenities and a lift.• Capacity for 115 for banquet-type functions, or 140 for cocktail functions. <p>Armoury</p> <ul style="list-style-type: none">• Continued use as a function/reception centre.• Refurbishment, internal alterations, addition of a second storey and side wing, and external landscaping.• Including reception areas, bar, external lounge and terrace, kitchen, storage, amenities and a lift.• Capacity for 140 persons for banquet-type functions, or 160 for cocktail functions on the Ground Floor and 110 persons for banquet-type functions, or 120 for cocktail functions on the First Floor. <p>Gap Bluff Cottage</p> <ul style="list-style-type: none">• New use as short stay accommodation.• Refurbishment, minor alterations and reconfiguration, and external landscaping.
Camp Cove Precinct	<p>Constables Cottage</p> <ul style="list-style-type: none">• New use as a café/restaurant.• Refurbishment, internal alterations addition of an external dining area and rear extension, and external landscaping.• Including dining areas, reception and bar, kitchen and amenities.• Capacity for 72 diners, including 37 internal and 35 external seats. <p>33 Cliff Street</p> <ul style="list-style-type: none">• New use as short stay accommodation.• Refurbishment, minor alterations and reconfiguration, including excavation for a new garage, and external landscaping. <p>Green Point Cottage</p> <ul style="list-style-type: none">• Continued use as short stay accommodation.• Refurbishment, minor alterations and reconfiguration, and external landscaping

All new work is required to comply with the access provisions of the BCA and as the buildings are existing, the Access To Premises standard will also apply.

Under the BCA the buildings are classified as follows,

- Class 1b (boarding house, guest house, hostel or similar)
- Class 6 (shops, sale of goods and services by retail)
- Class 9b (assembly building, school)

The cottages at 33 Cliff St, Gap Cottage and Green Point Cottage are all deemed to be Class 1b buildings and there are no access requirements as there are less than 4 dwellings on each site.

The Armoury and Officers Mess are function centres and are deemed to be Class 9b, while the Constable Cottage will have a change in use to a café and is deemed to be a Class 6 building.

The following tables assess compliance with the relevant parts of the BCA and Standards

BCA Part D3 Access for People with a Disability
BCA D3.1 Requirements for Access for people with a disability

<i>Requirement</i>	Class 9b- Assembly building not being a schools and early childhood centres To wheelchair seating spaces (numbers assessed further on in the report) To all areas except tiers that do not contain wheelchair seating spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	
<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>	A new lift provides access to the main floor. It is recommended that accessible parking be provided in close proximity to the main entry
<i>Requirement</i>	Accessway is required through: <ul style="list-style-type: none"> • Main entry and • Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
<i>Compliance</i>	Complies
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	Where Accessible pedestrian entry has multiple doorways <ul style="list-style-type: none"> • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Multiple leaf doors have been used. At least 1 operable leaf of the double hinged door is required to provide a clear opening of 850mm with the required door circulations spaces. This is achievable and the door selections are to be verified at CC stage of works.

BCA Part D3.3 Parts of buildings required to be accessible

<i>Requirement</i>	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Step / Kerb ramp if provided is to be compliant with AS1428.1
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1.
<i>Compliance</i>	Complies with the width and landing space requirements.
<i>Comments</i>	Applies to all new stairs.
<i>Requirement</i>	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	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).
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	Turning spaces requirement
	It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2 M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mmx2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
<i>Requirement</i>	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.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Selection of carpets in accordance with the requirements above will lead to compliance.
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<i>Requirement</i>	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
<i>Compliance</i>	For information only.
<i>Comments</i>	Areas such as kitchens, lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.

	BCA Part D3.5 Accessible Carparking
<i>Requirement</i>	Class 9b
	School - 1 space per 100 spaces provided
	Other assembly building - 1 space per 50 spaces provided and then additional 1 space per additional 100 spaces provided
<i>Compliance</i>	Complies.
<i>Comments</i>	
	BCA Part D3.6 Signage
<i>Requirement</i>	Braille and Tactile signage is required to identify Accessible Sanitary facilities
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	
<i>Requirement</i>	Braille and Tactile signage is required to identify Ambulant Sanitary facilities
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	
<i>Requirement</i>	Braille and Tactile signage is required to identify Hearing Augmentation
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	
<i>Requirement</i>	Braille and Tactile signage is required to identify a Fire exit
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	
<i>Requirement</i>	Signage is required to a non-accessible pedestrian entrance
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	
	BCA Part D3.7 Hearing Augmentation
<i>Requirement</i>	Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.

BCA Part F Accessible Sanitary Facilities
BCA F2.4 Accessible sanitary facilities

<i>Requirement</i>	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> • It can be entered without crossing an area reserved for 1 sex only • Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations • Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	
<i>Requirement</i>	Accessible unisex toilet are to be designed in accordance with AS1428.1
<i>Compliance</i>	Complies with the width and length requirements, depending on selected fixtures.
<i>Comments</i>	
<i>Requirement</i>	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	Complies
<i>Comments</i>	The following Ambulant facilities have been provided Male Ambulant use toilets Female Ambulant use toilets
<i>Requirement</i>	Ambulant use toilets are to be designed in accordance with AS1428.1.
<i>Compliance</i>	Complies with the width and length requirements
<i>Comments</i>	
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<i>Requirement</i>	BCA F2.4(a) Accessible unisex sanitary compartments Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care) 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
<i>Compliance</i>	Complies.
<i>Comments</i>	Note each facility must be of a different handing
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<i>Compliance</i>	Complies.
<i>Comments</i>	
<hr/>	
<i>Requirement</i>	Application of Access to Premises Standards to existing buildings Toilet Concession <ul style="list-style-type: none"> • Where an existing sanitary compartment complies with the circulation and fit out requirements of AS 1428.1–2001, it would be not be required to upgrade it to meet the requirements of AS 1428.1–2009 • Also where existing accessible toilet is required to be upgraded to comply with AS 1428.1-2009 this would not trigger the need for an upgrade of the other male and female toilets at the bank to provide for ambulant accessible toilets unless those other toilets were the subject of new work
<i>Compliance</i>	N/A.
<i>Comments</i>	

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
<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>	N/A
<i>Comments</i>	
	Application of Access to Premises Standards (APS) to existing buildings Affected part upgrades
<i>Requirement</i>	<ul style="list-style-type: none"> In general, APS covers new building work to existing buildings, such as an extension or upgrade APS only apply to that part of the building that is the subject of the building approval application and the 'affected part' Application of the APS to new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step
<i>Compliance</i>	N/A
<i>Comments</i>	

BCA Part D3 Access for People with a Disability
BCA D3.1 Requirements for Access for people with a disability

<i>Requirement</i>	Class 9b- Assembly building not being a schools and early childhood centres To wheelchair seating spaces (numbers assessed further on in the report) To all areas except tiers that do not contain wheelchair seating spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access is only required to the new work required to be accessible. It is noted that some existing areas are not accessible and are not required to be upgraded.
<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>	A new lift provides access to each floor. It is recommended that accessible parking be provided in close proximity to the main entry
<i>Requirement</i>	Accessway is required through: <ul style="list-style-type: none"> • Main entry and • Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
<i>Compliance</i>	Complies
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	Where Accessible pedestrian entry has multiple doorways <ul style="list-style-type: none"> • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Multiple leaf doors have been used. At least 1 operable leaf of the double hinged door is required to provide a clear opening of 850mm with the required door circulations spaces. This is achievable and the door selections are to be verified at CC stage of works.

BCA Part D3.3 Parts of buildings required to be accessible

<i>Requirement</i>	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Step / Kerb ramp if provided is to be compliant with AS1428.1
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1.
<i>Compliance</i>	N/A.
<i>Comments</i>	Stairs are existing and not on the affected part.
<i>Requirement</i>	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	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).
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2 M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mmx2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
<i>Requirement</i>	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.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Selection of carpets in accordance with the requirements above will lead to compliance.
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<i>Requirement</i>	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
<i>Compliance</i>	For information only.
<i>Comments</i>	Areas such as kitchens, lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.

BCA Part D3.5 Accessible Carparking
Class 9b
 School - 1 space per 100 spaces provided
 Other assembly building - 1 space per 50 spaces provided and then additional 1 space per additional 100 spaces provided

Requirement

Compliance Complies.

Comments

BCA Part D3.6 Signage
 Braille and Tactile signage is required to identify Accessible Sanitary facilities

Requirement

Compliance Capable of compliance.

Comments

Braille and Tactile signage is required to identify Ambulant Sanitary facilities

Requirement

Compliance Capable of compliance

Comments

Braille and Tactile signage is required to identify Hearing Augmentation

Requirement

Compliance Capable of compliance

Comments

Braille and Tactile signage is required to identify a Fire exit

Requirement

Compliance Capable of compliance

Comments

Signage is required to a non-accessible pedestrian entrance

Requirement

Compliance Capable of compliance

Comments

BCA Part D3.7 Hearing Augmentation
 Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.

Requirement

Compliance Capable of compliance.

Comments If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.

BCA Part D3.8 Tactile indicators (TGSIs)

<i>Requirement</i>	TGSIs are required when approaching; <ul style="list-style-type: none">• Stairways other than fire-isolated stairways• Escalators / passenger conveyor / moving walk• Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)• Under an overhead obstruction of <2M if no barrier is provided• When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Although the stairs are existing it is recommended that TGSIs are provided. 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, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard

BCA Part D3.9 Wheelchair seating spaces in Class 9b assembly buildings

<i>Requirement</i>	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+1/200over 10000 < 5 single+<5groups of 2, >10 in a group <ul style="list-style-type: none">• When <300 seats, wheelchair spaces are not to be in the front row• When >300, 75%, wheelchair spaces are not to be in the front row• Locations to represent the range of seating options available
<i>Compliance</i>	N/A
<i>Comments</i>	

BCA Part D3.11 Limitations on Ramps

<i>Requirement</i>	<ul style="list-style-type: none">• A series of connecting ramps cannot have a vertical height of 3.6M• A landing for a step ramp cannot overlap a landing for another ramp
<i>Compliance</i>	N/A
<i>Comments</i>	

BCA Part D3.12 Glazing on Accessways

<i>Requirement</i>	Glazing requirements- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
<i>Compliance</i>	Capable of compliance,
<i>Comments</i>	

BCA Part F Accessible Sanitary Facilities
BCA F2.4 Accessible sanitary facilities

<i>Requirement</i>	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> • It can be entered without crossing an area reserved for 1 sex only • Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations • Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	
<i>Requirement</i>	Accessible unisex toilet are to be designed in accordance with AS1428.1
<i>Compliance</i>	Complies with the width and length requirements, depending on selected fixtures.
<i>Comments</i>	
<i>Requirement</i>	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	Complies
<i>Comments</i>	The following Ambulant facilities have been provided Male Ambulant use toilets Female Ambulant use toilets
<i>Requirement</i>	Ambulant use toilets are to be designed in accordance with AS1428.1.
<i>Compliance</i>	Complies with the width and length requirements
<i>Comments</i>	
BCA F2.4(a) Accessible unisex sanitary compartments	
<i>Requirement</i>	Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care) 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
<i>Compliance</i>	Complies.
<i>Comments</i>	New accessible facility required on each level or can be addressed under an alternative solution. Note each facility must be of a different handing.
<i>Compliance</i>	Complies.
<i>Comments</i>	
Application of Access to Premises Standards to existing buildings	
Toilet Concession	
<i>Requirement</i>	<ul style="list-style-type: none"> • Where an existing sanitary compartment complies with the circulation and fit out requirements of AS 1428.1–2001, it would be not be required to upgrade it to meet the requirements of AS 1428.1–2009 • Also where existing accessible toilet is required to be upgraded to comply with AS 1428.1-2009 this would not trigger the need for an upgrade of the other male and female toilets at the bank to provide for ambulant accessible toilets unless those other toilets were the subject of new work
<i>Compliance</i>	N/A.
<i>Comments</i>	

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
<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>	N/A
<i>Comments</i>	
	Application of Access to Premises Standards (APS) to existing buildings Affected part upgrades
<i>Requirement</i>	<ul style="list-style-type: none"> In general, APS covers new building work to existing buildings, such as an extension or upgrade APS only apply to that part of the building that is the subject of the building approval application and the 'affected part' Application of the APS to new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step
<i>Compliance</i>	N/A
<i>Comments</i>	

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 5, 6, 7b, 8, 9a, 9b- Schools and early childhood centres
<i>Compliance</i>	To and within all areas that are normally used by the occupants.
<i>Comments</i>	Complies.
<i>Requirement</i>	Class 7a
<i>Compliance</i>	To and within any level containing accessible carparking spaces.
<i>Comments</i>	Complies.
BCA Part D3.2 Access to buildings	
<i>Requirement</i>	Accessway is required from;
<i>Compliance</i>	<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>Comments</i>	Complies.
<i>Requirement</i>	Accessway is required through:
<i>Compliance</i>	<ul style="list-style-type: none"> • Main entry and • Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
<i>Comments</i>	Capable of compliance.
<i>Requirement</i>	Details to be verified at CC stage of works. Due to the heritage significance of the existing building, access is via the new addition.
<i>Requirement</i>	Where Accessible pedestrian entry has multiple doorways <ul style="list-style-type: none"> • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Multiple leaf doors have been used. At least 1 operable leaf of the double hinged door is required to provide a clear opening of 850mm with the required door circulations spaces. This is achievable and the door selections are to be verified at CC stage of works.

BCA Part D3.3 Parts of buildings required to be accessible

<i>Requirement</i>	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1
<i>Compliance</i>	N/A
<i>Comments</i>	The existing driveway/ramp is not on the affected part
<i>Requirement</i>	Step / Kerb ramp if provided is to be compliant with AS1428.1
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1.
<i>Compliance</i>	N/A.
<i>Comments</i>	
<i>Requirement</i>	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	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).
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	Turning spaces requirement
	It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2 M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mmx2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
<i>Requirement</i>	Small building concession
	In a Class 5, 6, 7b or 8 building containing not more than 3 storeys, a lift / ramp is not required to provide access to levels other than the entrance level if the floor area of the levels other than the entrance level is not more than 200m ² .
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	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.
<i>Compliance</i>	Capable of compliance if carpets are provided in the common use areas.
<i>Comments</i>	Selection of carpets as specified above will lead to compliance.

BCA Part D3.4 Exemption

<i>Requirement</i>	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
<i>Compliance</i>	For information only.
<i>Comments</i>	The kitchen and similar areas within the development are exempted from providing access under this clause due to WHS concerns.
<hr/>	
<i>Requirement</i>	BCA Part D3.5 Accessible Carparking Class 6 <ul style="list-style-type: none">• 1 space per 50 carparking spaces (up to 1000 spaces) and• additional 1 space per additional 100 spaces provided
<i>Compliance</i>	N/A
<i>Comments</i>	
<hr/>	
<i>Requirement</i>	BCA Part D3.6 Signage Braille and Tactile signage is required to identify Accessible Sanitary facilities
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	
<i>Requirement</i>	Braille and Tactile signage is required to identify Ambulant Sanitary facilities
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	
<i>Requirement</i>	Braille and Tactile signage is required to identify Hearing Augmentation
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Braille and Tactile signage is required to identify a Fire exit
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Signage is required to a non-accessible pedestrian entrance
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Signage required to indicate location of lift and the accessible entry door. Verify at CC

BCA Part D3.8 Tactile indicators (TGSIs)

Requirement TGSIs are required when approaching;

- Stairways other than fire-isolated stairways
- Escalators / passenger conveyor / moving walk
- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)
- Under an overhead obstruction of <2M if no barrier is provided
- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)

Compliance Capable of compliance.

Comments Consideration could be given to providing TGSIs on the existing ramp

BCA Part D3.11 Limitations on Ramps

Requirement

- A series of connecting ramps cannot have a vertical height of 3.6M
- A landing for a step ramp cannot overlap a landing for another ramp

Compliance N/A

Comments

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, where provided in common use areas such as lift lobbies, common passageways and in all commercial use areas.

Comments

BCA Part F Accessible Sanitary Facilities
BCA F2.4 Accessible sanitary facilities

<i>Requirement</i>	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> It can be entered without crossing an area reserved for 1 sex only Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	
<i>Requirement</i>	Accessible unisex toilet are to be designed in accordance with AS1428.1
<i>Compliance</i>	Complies with the width and length requirements, depending on selected fixtures.
<i>Comments</i>	Refer to Appendix for details
<i>Requirement</i>	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	Complies
<i>Comments</i>	The following Ambulant facilities have been provided Male Ambulant use toilets Female Ambulant use toilets
<i>Requirement</i>	Ambulant use toilets are to be designed in accordance with AS1428.1.
<i>Compliance</i>	Complies with the width and length requirements
<i>Comments</i>	
<i>Requirement</i>	BCA F2.4(a) Accessible unisex sanitary compartments Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care) 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
<i>Compliance</i>	Complies.
<i>Comments</i>	
<i>Requirement</i>	Application of Access to Premises Standards to existing buildings Toilet Concession <ul style="list-style-type: none"> Where an existing sanitary compartment complies with the circulation and fit out requirements of AS 1428.1–2001, it would be not be required to upgrade it to meet the requirements of AS 1428.1–2009 Also where existing accessible toilet is required to be upgraded to comply with AS 1428.1-2009 this would not trigger the need for an upgrade of the other male and female toilets at the bank to provide for ambulant accessible toilets unless those other toilets were the subject of new work
<i>Compliance</i>	N/A.
<i>Comments</i>	

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>	

Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA and the Access To Premises Standard.



Howard Moutrie

ACAA Accredited Access Consultant No 177

Statement of experience

Name: **Howard Moutrie**

Qualifications: B. Arch (Hons)
Registered Architect ARB Reg. No 4550 Registered 1988
OHS Induction Training
OHS – Monitoring a Safe Workplace
QA Assessor/Auditor
Registered Assessor of Livable Housing Australia (License no 10054)

Memberships:
Past & Current ACAA Accredited Access Consultant Reg. No. 177
RAIA A+ Member Level 1
Standards Australia ME/64 Committee (Access Standards)
Sutherland Council Design Review Panel
Sutherland Council Access Committee
City of Sydney Access Panel 2010
Building Professionals Board Access Advisory Panel
ACAA NSW Management Committee

Experience: Howard Moutrie is an architect with over 30 years of experience and an accredited Access Consultant with the Association of Consultants in Access Australia (ACAA). Howard has worked both in Australia and internationally.



Howard is an experienced practicing access consultant and has previously spent 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard. Howard has provided comment to numerous Councils on their Access Policy and acted as an expert witness in the Land & Environment Court.



Howard specializes in access consultancy services within the built environment. Services include design advice, access auditing of buildings, reports for building and development approval, alternative solutions, expert witness and luminance contrast testing.

Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including:

- ACAA National Conference
- ACAA State Network Seminars
- RAIA Network Seminars
- Building Designers Association Seminars
- Sutherland Council Assessment Staff



Farah Madon is a Sub-Consultant of Accessible Building Solutions.

- Farah is a
- Registered Architect (ARB Reg. No 6940) with 16 years of experience
 - ACAA Accredited Access Consultant (Reg. No. 281) with ACAA
 - Registered Assessor of Livable Housing Australia (License no 10032)

Farah is an experienced practicing access consultant is also a member of:

- Penrith City Council's Access Committee
- Management Committee member of ACAA
- Secretary of NSW Network of Access Consultants
- Member of the Australian Institute of Architects (RAIA) National Access Work Group