

Report Type:

DA Access Report

Reference Number:

21330

Client:

Revelop Building and Developments

Site Address:

Chisholm Shopping Centre
Heritage Drive, Chisholm, NSW



ACCESS REPORT

Vista Access Architects



Company Details

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Executive Summary and Design Certificate

This Access Compliance Report is to accompany a Development Application for the development proposed at Chisholm Shopping Centre, Heritage Drive, Chisholm, NSW.

This development proposes New Buildings with Commercial use units, Medical Centre, Cafe and a Childcare center. The development is within Maitland City Council LGA. A total of 14 Accessible parking spaces has been provided in the development.

The development has building classification as detailed below;

- Class 5 (office building for professional or commercial use) - Business use component
- Class 6 (shops, sale of goods and services by retail) - Retail and Medical use component
- Class 7a (car park)- Under cover carparking
- Class 9b (assembly building, school)- Childcare, Gym component
- Class 10b (non-habitable building)- Commercial use Swimming pool component

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.
- AS4299-1995 Adaptable Housing
- 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.

The information contained in this statement is true and accurate to the best of our knowledge. Our qualifications and accreditations are listed below.

Assessed by



Jenny Desai

*Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 572
Qualified- Certificate IV in Access Consulting LHA Assessor
Licence number 20242*

Peer reviewed by



Farah Madon

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ACAA Accredited Membership number 281
Qualified- Diploma in Access Consulting
LHA Assessor Licence number 10032*

Vista Access Architects Pty. Ltd.

Relevant dates:

Fee proposal, number FP-21656 dated 07-09-2021. Fee proposal was accepted by Client on 14-09-2021.

Assessed Drawings:

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

Drawing no	Issue	Date	Details
A06.01	G	08-11-2021	Proposed Basement Plan
A06.02	G	08-11-2021	Proposed Ground floor Plan

Document Issue:

Issue	Date	Details
Draft 1	23-09-2021	Issued for Architect's review
A	20-11-2021	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 shall allow for construction tolerances.

Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

This report and all its contents including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this particular project. Copy- pasting diagrams from this report to Architectural plans will constitute copyright infringement.

This report is 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 regard 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 shall take full responsibility that the requirements listed in this report are met and the construction and slip resistance shall be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586 and any other applicable regulation and Australian Standard.

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

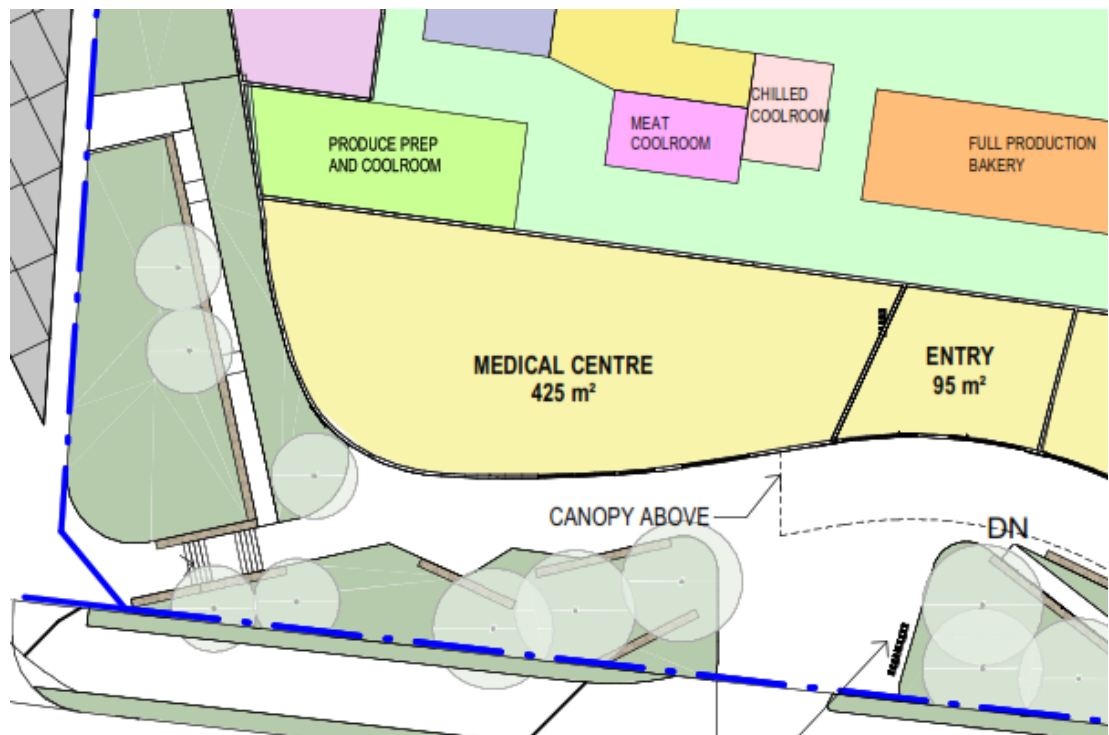
	BCA Part D3 Access for People with a Disability
	BCA D3.1 General building Access requirements SOU refers to a Sole Occupancy Unit
Requirement	Class 5 / 6- Commercial/ Retail. - To and within all areas that are normally used by the occupants.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Class 7a- Covered car park. - To and within any level containing accessible carparking spaces.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Class 9b- Schools and early childhood centres. - To and within all areas that are normally used by the occupants.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Class 10b - Swimming pool - Swimming pool with perimeter more than 40M associated with Class 1b, 2, 3, 5, 6, 7, 8 or 9 that is required to be accessible, but not swimming pools for exclusive use of occupants of Class 1b or a SOU in Class 2 or 3 building.
Compliance Comments	Capable of compliance Note: The swimming pool in this development has been classified as a Class 10b. If the classification is not Class 10b other requirements may apply. The BCA consultant to notify the Access Consultant if this is the case. Perimeter of Pool is not yet provided. If perimeter of the pool is more than 40M then an accessible means of entry to the pool will be required. Detailed requirements of the access to swimming pools have been discussed in detail further on in the report. Details to be verified at CC stage of works
	BCA Part D3.2 Access to buildings
Requirement	Accessway is required from; - Main pedestrian entry at the site boundary for new buildings. - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Capable of compliance - Access from site boundary to be assessed at CC stage of works. - Access has been provided from accessible car parking spaces by means of an accessible path of travel from the at grade parking space. Details to be verified at CC stage of works.
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.

Requirement	Accessway is required through: <ul style="list-style-type: none"> - Principal pedestrian entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m², a non-accessible entry must not be located more than 50M from an accessible entry.
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Compliance Comments	<p>Capable of compliance Plans are not detailed enough to confirm compliance with this requirement. There are several entry points to the site and a non-accessible entry must not be located more than 50M from an accessible entry. Details to be verified at CC stage of works.</p>
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The following is required at CC stage:

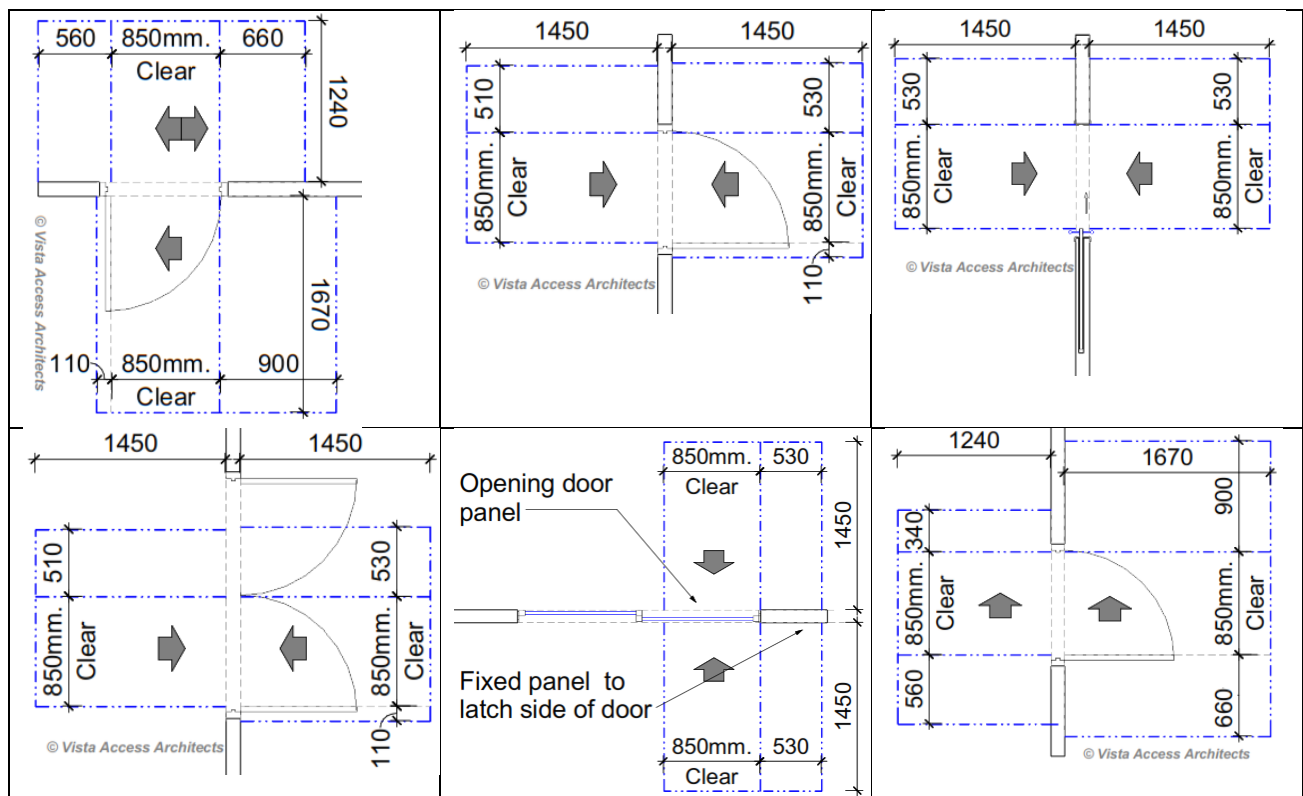
A step free entry is to be detailed from the site boundary to entry lobby. RLs are not noted and therefore compliance cannot be verified.



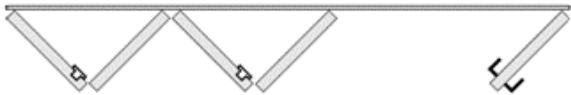
All curved pathway to be minimum 1500mm wide



Requirement	<p>All common use doorways and doorways to and within Accessible and Adaptable units to comply with AS1428.1.</p> <p>Where accessible pedestrian entry has Multiple doorways:</p> <ul style="list-style-type: none"> - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided - Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)
Compliance Comments	<p>Complies with spatial requirements.</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 to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).</p> <p>Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.</p> <p>Where there is an external level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp.</p> <p>Details to be verified at CC stage of works.</p>



[Image description: Different types of doorways with door circulation requirements as per AS1428.1]

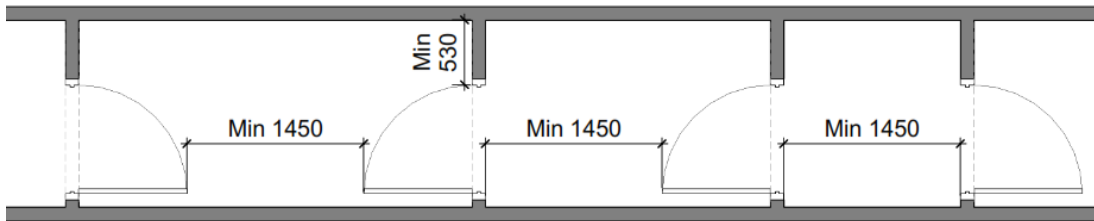


Where bi-fold doorways have been provided, one door panel is to be provided such that it can be used as a 850mm clear opening hinged door with door circulation spaces as per AS1428.1



[Image description: Bi-fold type doorway showing provision of a hinged door]

Distances in between airlocks to provide for a minimum 1450mm clear of door swing and minimum latch side space as shown in following diagram.



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[Image description: Circulation spaces required in airlocks in a required accessible path of travel]

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

Requirement

Every **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with Clause 10 of AS1428.1:

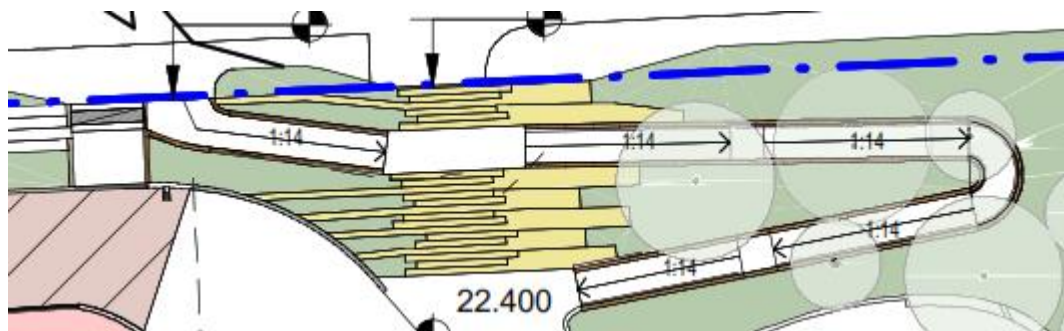
- AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at a maximum of 9M of a flight of ramp).
- 1M clear width to be provided between handrails / kerb / kerbrails.
- Handrails and kerbs to be provided on both sides with appropriate handrails extensions.
- Slip resistance of ramp and landings to comply with BCA Table D2.14

Compliance Comments

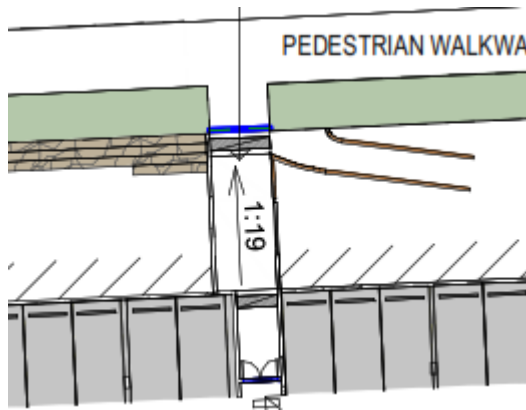
Capable of compliance.
Detailed features of the ramp will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.

The following will be required at CC stage of works.

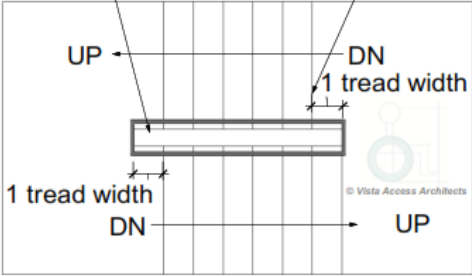
- 1:14 ramp to start at sharp 90 degree to direction of travel.
- 1:14 ramp to start at min 900mm from site boundary
- Mid landing at u turn to have a clear space of 1540x2070 at mid landing

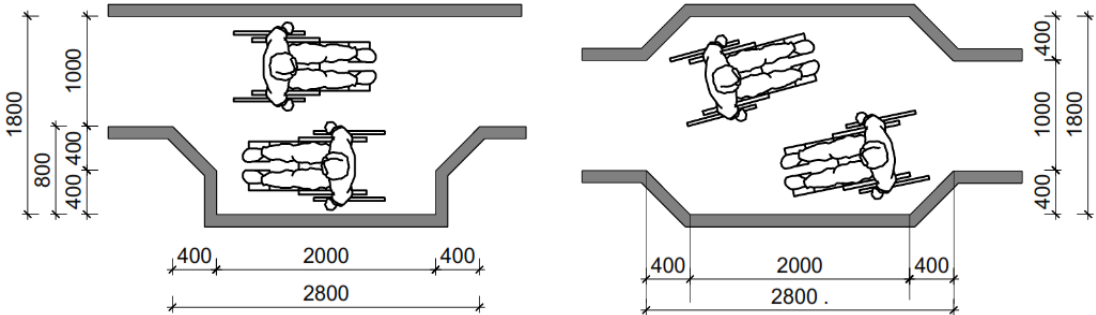


- 1:19 grade is considered to be a ramp and not a walkway.
- Ramp to start at min 900mm from site boundary
 - Ramp to allow for 300mm handrail extensions.



<p>Requirement</p>	<p>Step ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:10, max height of 190mm, max length of 1.9M - Slip resistance of ramp and landings to comply with BCA Table D2.14. - A landing for a step ramp must not overlap a landing for another step ramp or ramp
<p>Compliance Comments</p>	<p>N/A No step ramps have been identified in the development. To be verified at CC stage of works.</p>
<p>Requirement</p>	<p>Kerb ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:8, max height of 190mm, max length of 1.52M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
<p>Compliance Comments</p>	<p>Capable of compliance Details to be verified at CC stage of works.</p>
<p>Requirement</p>	<p>Every Stairway (excluding fire-isolated stairway) is to be compliant with:</p> <ul style="list-style-type: none"> - Clause 11 of AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips). - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
<p>Compliance Comments</p>	<p>Capable of compliance Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="349 1547 564 1637"> <p>Option A- extend handrail by 1 tread at midlanding</p> </div> <div data-bbox="596 1547 828 1637"> <p>Option B- offset first riser going up at at midlanding</p> </div> </div> <p>Note: In some cases, the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1-2009. Verify with the BCA consultant.</p> <p>Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.</p> <p>[Image description: Diagram shows the requirements of a non-fire-isolated stairway as per AS1428.1]</p>

Requirement	<p>Every Fire-isolated Stairway is to be compliant with AS1428.1-2009 in the following aspects:</p> <ul style="list-style-type: none"> - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90° to 180° turns. - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	<p>Capable of compliance Detailed features of the fire-isolated stairways will be assessed with the requirements of AS1428.1 at the CC stage of works.</p> <p>Option A- extend handrail by 1 tread at midlanding Option B- offset first riser going up at at midlanding</p>  <p>Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.</p> <p>[Image description: Diagram shows the requirements of a fire-isolated stairway as per AS1428.1]</p>
Requirement	<p>Nosing strips to both fire-isolated and non-fire-isolated stairways</p> <ul style="list-style-type: none"> - Each tread to have a nosing strip between 50mm-75mm depth (of any one colour) for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing. - Multiple strips making up the 50mm-75mm depth is NOT permitted. - This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads. - Where the nosing strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10mm - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	<p>Capable of compliance. Detailed features of the nosing strips will be assessed with the requirements of AS1428.1 at the CC stage of works.</p>
Requirement	<p>Handrail cross-sectional profile – for stairways and ramps to comply with AS1428.1</p> <ul style="list-style-type: none"> - Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc.
Compliance Comments	<p>Capable of compliance. Detailed features of the handrails will be assessed with the requirements of AS1428.1 at the CC stage of works.</p>

Requirement	<p>Slip resistance requirements as per BCA BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586:</p> <table border="1" data-bbox="357 241 1465 436"> <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> <p>HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces</p>	Application	Surface conditions		Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4
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Tread or landing surface	P3 or R10	P4 or R11																
Nosing or landing edge strip	P3	P4																
Compliance Comments	<p>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.</p>																	
Requirement	<p>Every Passenger lift is to comply with the requirements of BCA E3.6.</p>																	
Compliance Comments	<p>This has been assessed further in the report in the Lifts section. Refer to Lifts section.</p>																	
Requirement	<p>Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.</p>																	
Compliance Comments	<p>Capable of compliance. Options for passing spaces are shown in the following diagrams.</p>  <p>[Image description: Diagram shows the requirements of passing spaces as per AS1428.1] Details to be verified at CC stage of works.</p>																	
Requirement	<p>Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).</p>																	
Compliance Comments	<p>Capable of compliance.</p> <ul style="list-style-type: none"> - Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway. - A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors. <p>Details to be verified at CC stage of works.</p>																	

Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance Comments	Capable of compliance if carpets are provided Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance. Details to be verified at CC stage of works.

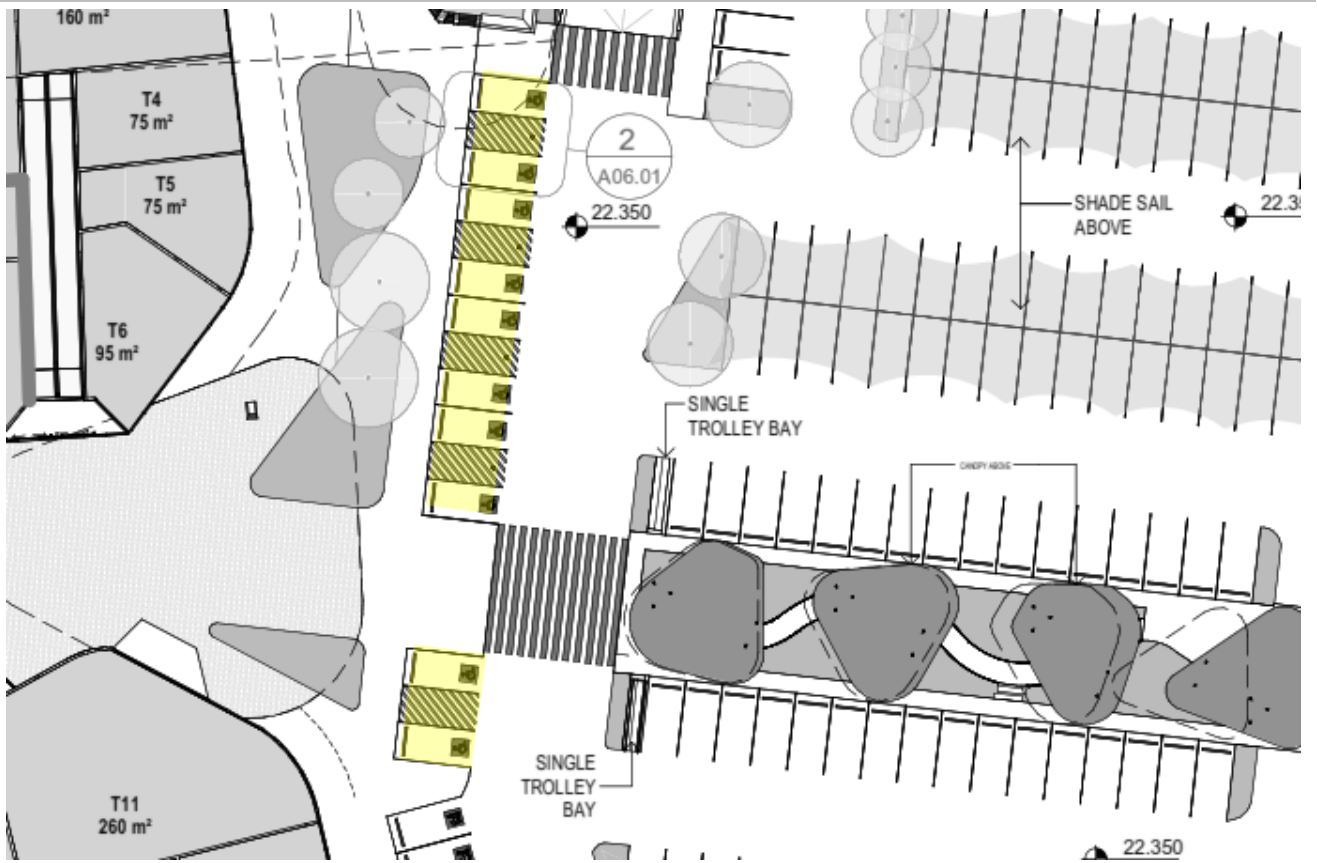
BCA Part D3.4 Exemption

Requirement	Access is not required to be provided in the following areas: <ul style="list-style-type: none"> - Where access would be inappropriate because of the use of the area - Where area would pose a health and safety risk - Any path which exclusively provides access to an exempted area
Compliance Comments	For information only. Areas such as lift machine rooms, fire services room, commercial kitchens etc. in the development are exempted from providing access under this clause due to WHS concerns. Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.

BCA Part D3.5 Accessible Carparking

Requirement	Class 5 or <ul style="list-style-type: none"> - 1 Accessible car parking space per 100 carparking spaces Class 6 <ul style="list-style-type: none"> - 1 Accessible car parking space per 50 carparking spaces (up to 1000 spaces) and additional 1 Accessible car parking space per additional 100 spaces provided Class 9b <ul style="list-style-type: none"> School - 1 Accessible car parking space per 100 spaces provided Other assembly building - 1 Accessible car parking space per 50 spaces provided and then additional 1 Accessible car parking space per additional 100 spaces provided
Compliance Comments	Complies. Total number of Accessible parking spaces provided for the commercial component of the development = 6 Detailed features of the accessible parking space to be verified at CC stage of works.

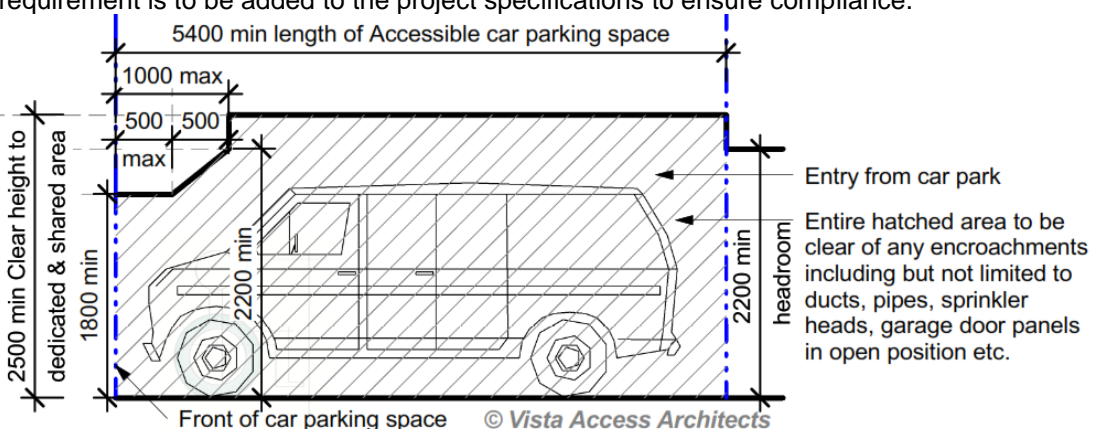




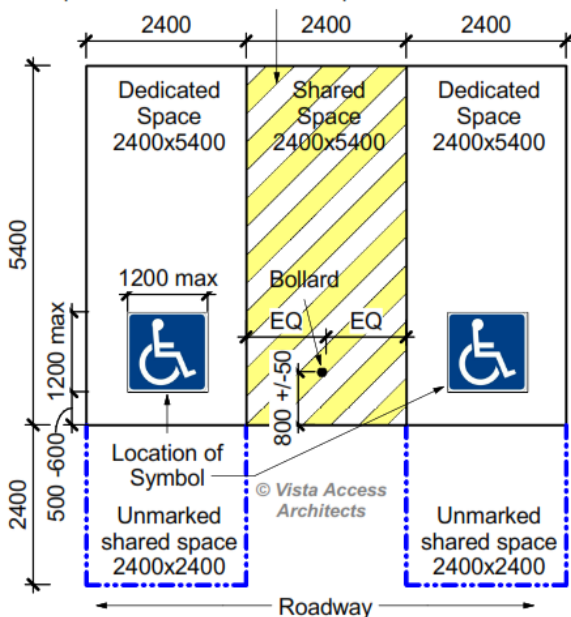
[Image description: Plan above shows the provision of Accessible parking spaces]

AS2890.6-2009 requirements for Accessible car parking space

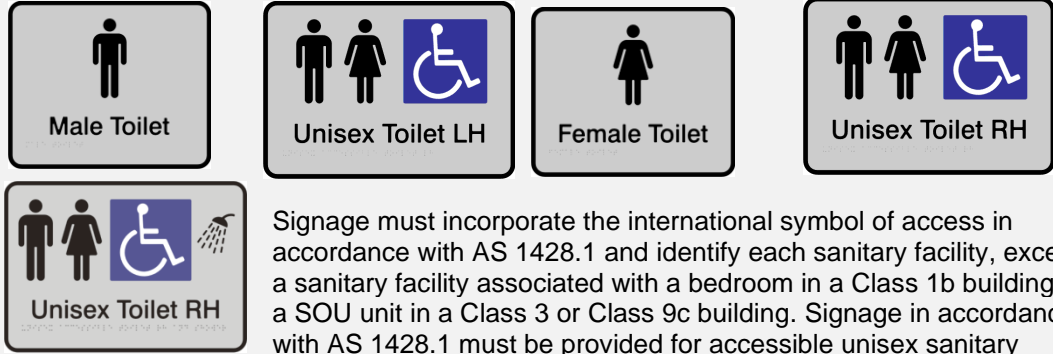

Requirement	<ul style="list-style-type: none"> - Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level - Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors. - Central Bollard in shared space at 800+/-50mm from entry point. - Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit). - Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces. - Non-trafficked area of the shared space to have marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
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Compliance Comments	<p>Complies with spatial requirements. Details to be verified at the CC stage of works. Refer to diagrams below for requirements, especially in regard to head height requirements. Note: The pavement marking shall have the appropriate slip resistance for the location. This requirement is to be added to the project specifications to ensure compliance.</p>  <p>[Image description: Diagram shows head height requirements as per AS2890.6 for both dedicated accessible parking space and the shared space. No beams, pipes, sprinklers or any other encroachments are permissible within the required clear head height space]</p>
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150-200 wide yellow diagonal stripes with spaces 200-300 between stripes at 45+/- 10°



[Image description: Diagram shows spatial requirements of AS2890.6 including line marking, symbol and bollard requirements]

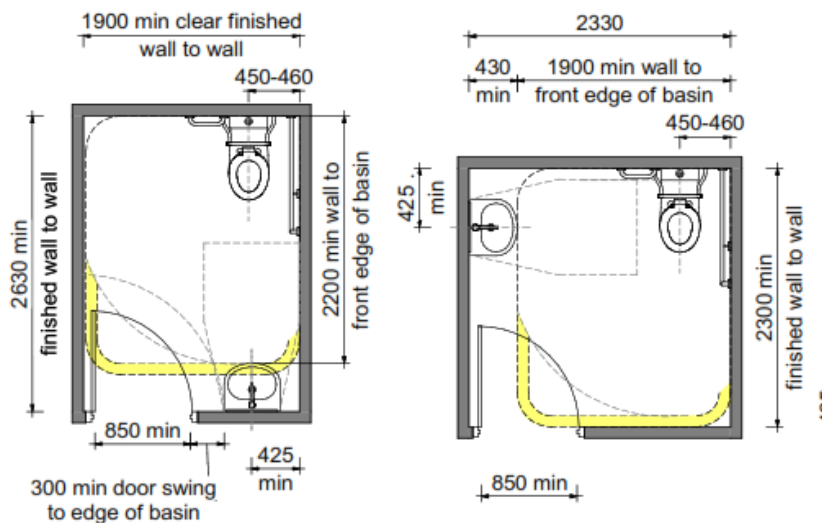
	BCA Part D3.6 Signage
Requirement	<p>Braille and Tactile signage is required to identify Accessible Sanitary facilities</p>  <p>Signage must incorporate the international symbol of access in accordance with AS 1428.1 and identify each sanitary facility, except a sanitary facility associated with a bedroom 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> <p>[Image description: Image of Signage]</p>
Compliance Comments	<p>Capable of compliance. Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
Requirement	<p>Braille and Tactile signage is required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.</p>
Compliance Comments	<p>Capable of compliance. Details of selected signage to be verified at CC stage of works.</p>
Requirement	 <p>Braille and Tactile signage is required to identify Ambulant Sanitary facilities Place sign on ambulant toilet cubicle door. [Image description: Image of Signage]</p>
Compliance Comments	<p>Capable of compliance Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
Requirement	<p>Braille and Tactile signage is required to identify Hearing Augmentation International sign of deafness is required to signage to identify a space with hearing augmentation, also identify the type of hearing augmentation, area covered and location of receivers if used.</p>
Compliance Comments	<p>Capable of compliance Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>

<p>Requirement</p>	 <p>Braille and Tactile signage is required to identify a Fire exit door required by E4.5 by stating the 'Exit' and 'Level', followed by either:</p> <ul style="list-style-type: none"> - The floor level number or floor level descriptor or a combination of both of the above. - Sign must be located on the side that faces a person seeking egress <p>The "?" shown in image above is to be replaced with the floor level where the door is located. [Image description: Image of Signage]</p>
<p>Compliance Comments</p>	<p>Capable of compliance. All doors nominated as Exit doors require signage as described above. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
<p>Requirement</p>	 <p>Signage is required to a non-accessible pedestrian entrance as per AS1428.1-2009 to direct to the nearest accessible pedestrian entry. [Image description: Image of Signage] <i>Arrow direction on this signage is indicative only and the direction of the arrow will be based on the location of the accessible entry.</i></p>
<p>Compliance Comments</p>	<p>Capable of compliance. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
<p>Requirement</p>	<p>Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.</p>
<p>Compliance Comments</p>	<p>N/A</p>
<p>Requirement</p>	<p>Directional signage: In a building subject to F2.9, directional signage complying with Specification D3.6 must be provided at the location of each—</p> <ul style="list-style-type: none"> (i) bank of sanitary facilities; and (ii) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.
<p>Compliance Comments</p>	<p>N/A</p>
<p>Requirement</p>	<p>All signage is required to be as per Specification D3.6 Braille and Tactile Signs This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.</p>
<p>Compliance Comments</p>	<p>Capable of compliance. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
<p>BCA Part D3.7 Hearing Augmentation</p>	
<p>Requirement</p>	<p>Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or a reception area where a screen is used.</p>
<p>Compliance Comments</p>	<p>N/A No areas with provision of inbuilt amplification have been identified on plans and hence no hearing augmentation requirements apply to this development.</p>

	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	<p>TGSIs are required when approaching:</p> <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction of <2M if no barrier is provided. - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location). <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p>
Compliance Comments	<p>Capable of compliance.</p> <p>TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.</p>
	BCA Part D3.10 Swimming pools (Class 10b)
Requirement	<p>Access to a pool with a perimeter >40M to be by one of the following means;</p> <ul style="list-style-type: none"> - Fixed or movable ramp and an aquatic wheelchair - Zero depth entry with 1:14 grade and an aquatic wheelchair - Platform swimming pool lift and an aquatic wheelchair - A sling style pool lift
Compliance Comments	<p>Capable of compliance.</p> <p>The perimeter of the pool is not provided on the plans.</p> <p>The above listed requirements and requirements noted in BCA Specifications D3.10 are to be provided at the CC stage of works.</p>
Requirement	<p>Access to a pool with a perimeter >70M cannot choose to use a sling style pool lift as the sole means of entry.</p>
Compliance Comments	<p>Capable of compliance.</p> <p>The perimeter of the pool is not provided on the plans.</p> <p>The above listed requirements and requirements noted in BCA Specifications D3.10 are to be provided at the CC stage of works.</p>
Requirement	<p>Latching devices on gates and doors of the swimming pool safety barrier are not required to comply with AS1428.1.</p>
Compliance Comments	<p>For information only</p>
	BCA Part D3.11 Limitations on Ramps
Requirement	<p>On an accessway:</p> <ul style="list-style-type: none"> - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - And a landing for a step ramp must not overlap a landing for another step ramp or ramp.
Compliance Comments	<p>Complies.</p> <p>A level difference of approx. 3M has been provided to series of ramps from Heritage Drive.</p> <p>Details to be verified at CC stage of works.</p>

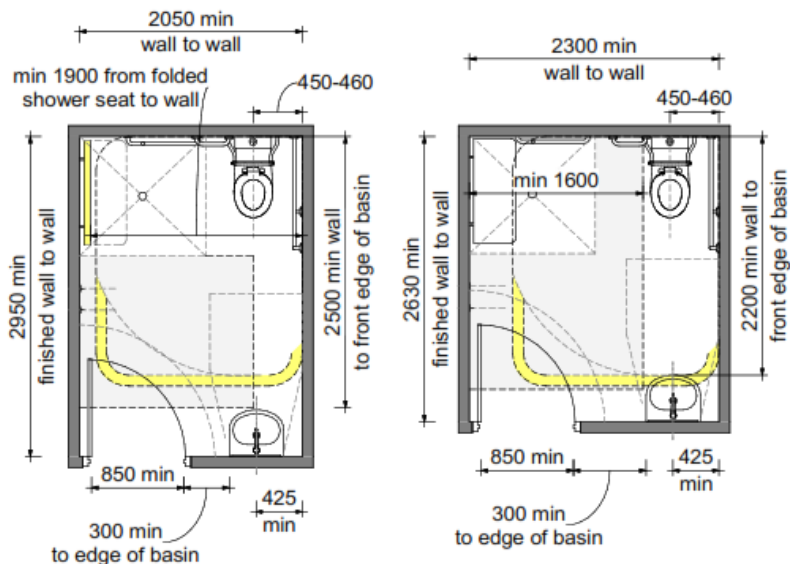
	BCA Part D3.12 Glazing on Accessways
Requirement	<p>Glazing requirements:</p> <ul style="list-style-type: none"> - Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip - The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.
Compliance Comments	<p>Capable of compliance</p> <p>Glazing strips are required to be provided to full length glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways and in all commercial use areas.</p> <p>Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
	BCA Part F Accessible Sanitary Facilities
	BCA F2.4 Accessible sanitary facilities
Requirement	<p>Accessible unisex toilet is to be provided in accessible part of building such that;</p> <ul style="list-style-type: none"> - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities - An accessible facility is not required on a level with no lift / ramp access.
Compliance Comments	<p>Capable of compliance</p> <p>3 unisex accessible toilets have been provided in the development</p> <p>Note: The Gym, pool area will also require an accessible toilet with an accessible shower which has not yet been detailed in the plans.</p> <p>Basement level - 1 Unisex accessible RH transfer toilet</p> <p>Common use for mini major area- 1 Unisex accessible LH transfer toilet</p> <p>Childcare center - 1 Unisex accessible RH transfer toilet with accessible shower</p>
	BCA F2.4(a) Accessible unisex sanitary compartments
Requirement	<p>Class 5, 6, 9b</p> <ul style="list-style-type: none"> - 1 unisex Accessible toilet on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	<p>Capable of compliance</p> <p>3 unisex accessible toilets have been provided in the development</p> <p>Note: The Gym, pool area will also require an accessible toilet with an accessible shower which has not yet been detailed in the plans.</p> <p>Basement level - 1 Unisex accessible RH transfer toilet</p> <p>Common use for mini major area- 1 Unisex accessible LH transfer toilet</p> <p>Childcare center - 1 Unisex accessible RH transfer toilet with accessible shower</p>

	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	Class 5, 6, 9b When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	Capable of compliance Note: The Gym, pool area will also require an accessible toilet with an accessible shower which has not yet been detailed in the plans. Childcare center - 1 Unisex accessible RH transfer toilet with accessible shower
Requirement	Accessible unisex toilet is to be designed in accordance with AS1428.1-2009
Compliance Comments	Complies with spatial requirements. Detailed features of the Accessible unisex toilet will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.

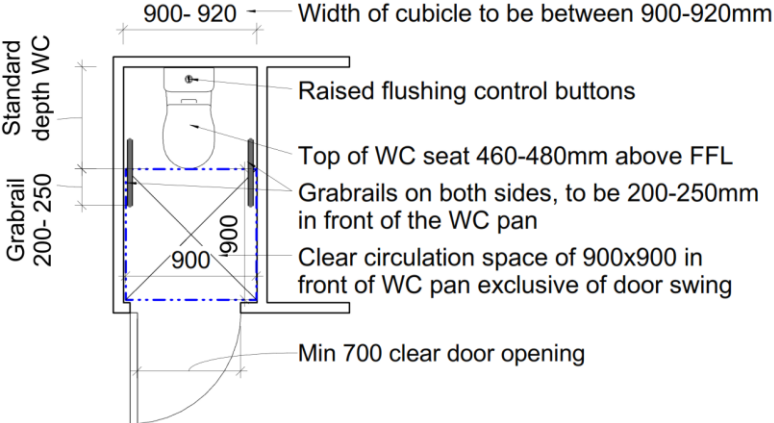


[Image description: Circulation requirements for typical accessible toilets as per AS1428.1. Mirror images of the above may apply. Note that location of the door is indicative only]

Requirement	Showers for Accessible use are to be designed in accordance with AS1428.1.
Compliance Comments	Capable of compliance Detailed features of the Accessible unisex toilet and shower in childcare facility will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.



[Image description: Diagram showing some design options for accessible toilet and accessible shower in plan as per AS1428.1. Note that location of the door is indicative only]

Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	Complies. The following Ambulant facilities have been provided Next to Mini Major area: 1 male ambulant toilet, 1 female ambulant toilet. Details to be verified at CC stage of works.
Requirement	Ambulant use toilets are to be designed in accordance with AS1428.1-2009
Compliance Comments	<p>Capable of compliance. Detailed features of the Ambulant use toilets will be assessed with the requirements of AS1428.1 at the CC stage of works.</p>  <p>[Image description: Diagram showing requirements for circulation spaces for fixtures in an Ambulant toilet as per AS1428.1]</p>
BCA F2.9 Accessible adult change facilities	
Requirement	<p>(a) Accessible adult change facilities required by (b) must be constructed in accordance with Specification F2.9; and cannot be combined with another sanitary compartment.</p> <p>(b) <u>One unisex accessible adult change facility must be provided in an accessible part of a:</u></p> <ul style="list-style-type: none"> - Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; - Class 9b sports venue or the like that— <ul style="list-style-type: none"> (A) has a design occupancy of not less than 35,000 spectators; or (B) contains a swimming pool that has a perimeter of not less than 70 m and that is required by Table D3.1 to be accessible; - museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; - theatre or the like having a design occupancy of not less than 1,500 patrons; and - passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002. <p>(c) For the purposes of (b), design occupancy must be calculated in accordance with D1.13, but excluding any area that can only be accessed by staff, employees, contractors, maintenance personnel and the like; or is subject to an exemption under D3.4.</p>
Compliance Comments	N/A We have been advised that the occupancy of the full development is less than 3,500 persons and therefore an Accessible adult change facility is not mandatory.

BCA Part E Lift Installations	
BCA E3.2 Stretcher facility in lifts	
Requirement	A Stretcher lift is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.
Comments	For information only. Contact BCA consultant / PCA in regard to applicable requirements.
BCA E3.6 Passenger lift	
Requirement	In an accessible building, Every Passenger Lift (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with Tables E3.6a and E3.6b
Compliance Comments	Capable of compliance. A certificate of compliance from the lift supplier will be required at the CC stage of works stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations.
BCA E3.6 Table E3.6a Limitations on use of types of passenger lifts	
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.
BCA E3.6 Table E3.6b -Application of features to passenger lifts	
Requirement	Handrail requirements for passenger lifts. Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Lift floor dimensions (excluding stairway platform lift) - Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep - Lifts travelling more than 12M , floor size 1400mm wide x 1600mm deep
Compliance Comments	Capable of compliance Details to be verified at CC stage of works. Additional lift car size may apply if stretcher lift is required under the BCA.
Requirement	Minimum Door opening size complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.

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

Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

	<p>The following accessibility requirements apply only to:</p> <ul style="list-style-type: none"> - To all areas within the commercial use components
Requirement	Accessway width requirements. All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
Compliance Comments	Complies. Details to be verified at CC stage of works.
Requirement	Doorway requirements <ul style="list-style-type: none"> - All common use doorways in the development to be in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a doorway threshold ramp as per AS1428.1 i.e. max 1:8 grade, max height of 35mm and located within 20mm of door leaf. - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1.
Compliance Comments	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.
Requirement	Luminance contrast requirements for doorways. All doorways to have a minimum luminance contrast of 30% provided as per AS1428.1 with the minimum width of the luminance contrast to be 50mm.
Compliance Comments	Capable of compliance. Check the selected colours for walls / doors/ door frames by checking the LRV / Luminance contrast on http://www.accessarchitects.com.au/luminance-contrast-calculator Details to be verified at CC stage of works.
Requirement	Floor or ground surfaces <ul style="list-style-type: none"> - Use slip-resistant surfaces. The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. Construction tolerances to be as per AS1428.1 - Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1
Compliance Comments	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
	Switches, Controls and Lighting requirements All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, Accessible SOUs and Accessible sanitary facilities to be located as per requirements of AS1428.1
Compliance Comments	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.

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

Where furniture layouts have been decided in developments, ensure that 1M clear space is available around all furniture and that a turning space of 1540x2070 (in the direction of travel) is provided in areas where travel is no longer possible and a person in a wheelchair would be required to make a 180 ° turn.

For new common use kitchens/ kitchenettes in commercial / retail use areas, it is suggested that this kitchen could be made partially accessible by providing a width of 900mm next to the sink as vacant space (without cabinetry under the bench top) and a long lever tap with spout and handle within 300mm from the front of the benchtop. The distance in between the benches to be 1550mm. 1 double GPO to be provided within 300mm from the edge of the benchtop. This would allow a person in a wheelchair to independently move within the kitchen and use basic facility, being the sink independently.

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

Statement of Experience

Vista Access Architects specialises in access consultancy services, including, Access requirements and Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.



Farah Madon - Director

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor
Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - Member BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting
- Standards Australia's course on 'Writing Australian Standards'

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

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

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

Some Recent Awards presented to Farah include:

- 2019 Penrith Citizen of the Year
- 2019 Access Inclusion Award
- 2019 Australian Access Awards Finalist for Educational App of the Year- LRV App to calculate luminance contrast





Vanessa Griffin

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor
Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 500
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00009
- Registered Assessor of Livable Housing Australia - Registration 20035
- Registered Assessor of Changing Places Australia Registration CP010

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying, Sydney Institute of Technology
- Certificate IV in Access Consulting



Jenny Desai

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 572
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00043
- Registered Assessor of Livable Housing Australia - Registration 20242

Jenny's Educational Profile and Qualifications include:

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



Art Phonsawat

ACAA Associate Access Consultant

- Associate member of the Association of Consultants in Access Australia (ACAA) - Member 695

Art's Educational Profile and Qualifications include:

- Advanced Diploma in Interior design, Sydney
- Certificate IV in Access Consulting

