ACCESS DESIGN SOLUTIONS

Access and Design Audits, Training, Project Management

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Mr Matthew Twohill
Development Manager
Masters
3 City View Rd
Pennant Hills
NSW 2120

6th June 2013

Dear Matthew

Re: Masters Home Improvement –Station St Penrith
Project Application – Disability Access[1]

I refer to your transmission of documents and request to audit the plans for the proposed new Masters Home Improvement Store at Station St Penrith. This audit has been carried out to meet the compliant level of the Federal Disability Discrimination Act – 1992 (DDA), which is based on the full suite of AS1428 standards and AS2890.6 Disability accessible Off street parking. Plan no's. DA020, DA021. DA022, DA023, DA024 & DA025 dated June 2013.

As this is an audit for a Project Application under the issues in relation to such a development are limited to the Access to the facility and the accessible parking and if sufficient area has been allowed for accessible facilities within the main building.

Accessible Parking – only comment here is that the design complies with AS1428.4.1 – 2009. Designated accessible parking provided is compliant with the requirements in relation to numbers required, e.g. for a Class 6 building a ratio of 1 accessible parking space for every 50 spaces or part thereof up to 1000 spaces, thereafter the ration drops down to 1 per every 100 spaces.

Excellent transition has been provided from each accessible parking space to the walkway leading to the entry.

[1] AdsMastersHomeImprovement164StationStDAltr120712

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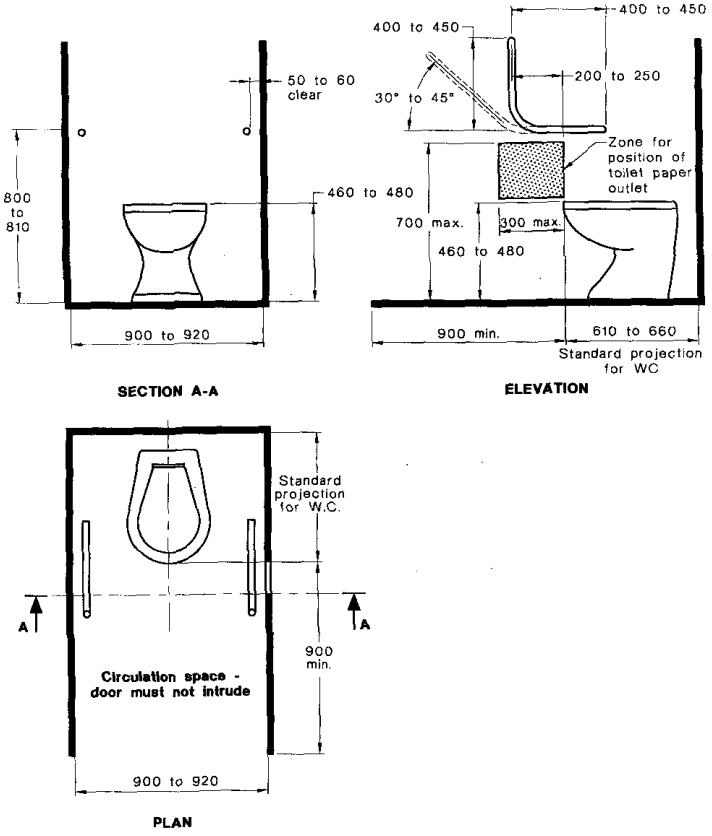
Unisex Accessible WC – Although provision has been made for a unisex accessible facilities in both blocks of toilets, ensure that adequate provision has been allowed for to enable a fully compliant facility to be provided.

Criteria must comprise of the following:

- Adequate circulation space within the facility of 2300mm X 1900mm ***plus*** the basin area, which must be outside this area, in both cases this is excellent.
- Control heights 900-1100mm above the floor.
- Pan height 460-480-mm above the floor to the top of the seat.
- Pan set out from the rear wall, 800-810mm.
- Clearance in front of the pan – 1400mm, exception being a basin intruding into this area to a maximum of 100mm. Based on the provided plans
- Backrest on each pan in accordance with clause 15.2.4
- Clearance from the pan to the side wall 1250mm.
- Set out from the side wall to the centre line of the pan, 450 – 460mm.
- Location of toilet roll holder, flush button mechanism – see Figs 40 & 41.
- Clearance between swing of door and basin, a minimum of 300mm.
- Raised Braille and tactile signage at the entrance to the facility on the wall on the latch side of the door between 1200mm to 1600mm AFFL. And 50mm to 100mm from the architrave. To indicate whether a LH or RH facility.
- Grab rails as per Fig. 42.
- Clearance under the basin as per Fig. 44(A).
- Controls to the basin Fig 44(A).
- Vertical mirror/s, no angled mirrors.
- Shelf in accordance with clause 15.4.2.
- Soap dispensers & dryers, as per clause 15.4.3.
- Coat hook at least 500mm from any internal corner and 1200mm – 1350mm AFL. clause 15.4.4
- If a baby change table is to be installed in the public facility it must be installed so as not to encroach into any circulation space when in the closed position and be mounted at a height when opened so that the top is no higher than 820mm AFFL and a minimum clearance underneath of 720mm. a recessed unit would be required to maintain the already compliant circulation space, see following photo of recessed BCT. The opening mechanism is to be no higher than 1100mm AFFL, which dictates that a horizontal BCT is to be used and not a vertical model.

Ambulant Accessible WC's – Provision has been made in the public and staff facilities, both are excellent. Ensure that the following compliance requirements are met:

- Seat height 460 –480mm.
- Set out of pan is the standard 600-660mm.
- Door opening, a clear 700mm width.
- Lever handles of the "D" type to the door.
- Grab rails on both sides at a height of 800-810mm AFL.
- Toilet paper dispenser to be a maximum of 300mm in front of the seat and a height between the top of the seat and 700mm AFL.
- A clear circulation space of 900mm X 900mm in front of the pan.



All other criteria appear to be compliant for the Project Development stage. Should you have any queries, please do not hesitate to contact us.

Sincerely

Murray Mountain

Statement of Competency

Murray Mountain – BHA. AFCHSE. CHE. FCPA. ACSA, ACIS. ACIM. ACAA.

Murray Mountain is the Principal of "Access Design Solutions", a consultancy that provides planning solutions, training, access audits and project management services. He is professionally qualified in the areas of health planning, management, company secretarial and finance. Murray is an accredited and founding member of the Association of Consultants in Access, Australia Inc. and was a member of the Executive for 6 years. He has been consulting in the area of disability access for the Built environment for the past 23 years.

Murray has gained considerable practical experience and knowledge through project management and has also had the opportunity of presenting a wide range of papers at National and International conferences. On numerous occasions he has acted as an “Expert witness” in Court hearings and Arbitration cases. He held the position as Chairman of the Australian Standards Technical Committees on Access, ME/64 for the past 23 years until late 2011 and has been a member of the committee for 34 years. He represents Australia on the International Standards Organisation (ISO) committees developing International Standards on Access. As chair of the AS1428 committees (ME/64) he worked closely with the Australian Building Codes Board in the ongoing review of the Building Code Australia, and was a member of the review panel for the Disability Standards Projects Committee which developed the DDA Standard for Access to Premises. He has been on the Jury for the Royal Australian Institute of Architects, for the awarding of the Architecture Awards for Access. In recent years he has been working with the U.S. Access Board in assisting them overcome some of their shortcomings in access design in the built environment and also the world’s newest tallest building after the Burj Dubai (Khalifa), which until the GFC was under construction, the Nahkeel Tall Tower in Dubai.

As a result of an overseas study scholarship he was instrumental in the development of the Australian Standard on Tactile ground surface indicators for people who are blind or have a vision impairment.
Associated personnel include those in the areas of Architecture, Occupational Therapy, Landscape Architecture, Aged Care, and specialist areas of access.