

# Part 5 Approval **ACCESS REPORT**

**Reference Number:** 21384

**Client:** Stanton Dahl Architects

**Site Address:** 70-72 Gordon Ave, South Granville, NSW



**Vista Access Architects Pty. Ltd.**

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## Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Part 5 Approval for the development proposed at **70-72 Gordon Ave, South Granville, NSW**

The development is within the Cumberland City Council LGA and proposes a **New Building**. The Council requires 10% of Adaptable units to a **Class C** level.

The development proposes the following:

Residential units	8
Adaptable units	1
Livable Housing Units	6
Total Accessible parking spaces	1

The development has building classification as detailed below:

- Class 1a (detached house or attached dwellings such as townhouses or villas)

This report is based on the relevant components of:

- 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
- Livable Housing Australia's Livable Housing Design Guidelines- Fourth Edition

The assessment of the proposed development has been undertaken to the extent necessary to issue under Part 5 of 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 Crown Certificate stage.

By compliance with the recommendation in this report, the development complies with the requirements of Livable Housing and the essential criteria of AS4299-Adaptable Housing.

The entire development is classified as a Class 1a and therefore the development is exempt from Disability Access related requirements of the BCA/NCC and no requirements apply under the Access Code of Disability (Access to Premises-Building) Standards 2010

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



Trin Woo

Access Consultant

ACAA Affiliate Membership number 776

### Peer reviewed by



Farah Madon

Accredited Access Consultant and LHA Assessor

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-21768 dated **20-10-2021**. Fee proposal was accepted by Client on **1-11-2021**

## Assessed Drawings:

The following drawings by Stanton Dahl Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
DA04 5 of 19	P1	20-09-2023	Site & External Works Plan – Ground Floor
DA05 6 of 19	P1	20-09-2023	Site & External Works Plan – First Floor
DA07 8 of 19	P1	20-09-2023	Floor & Roof Plans (Block A)
DA08 9 of 19	P1	20-09-2023	Ground Floor Plan (Block B)
DA09 10 of 19	P1	20-09-2023	First Floor Plan (Block B)

## Document Issue:

Issue	Date	Details
F	27-09-2023	Issued for Part 5 Approval

## 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 report.

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, AS2890.6 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 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. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances.**

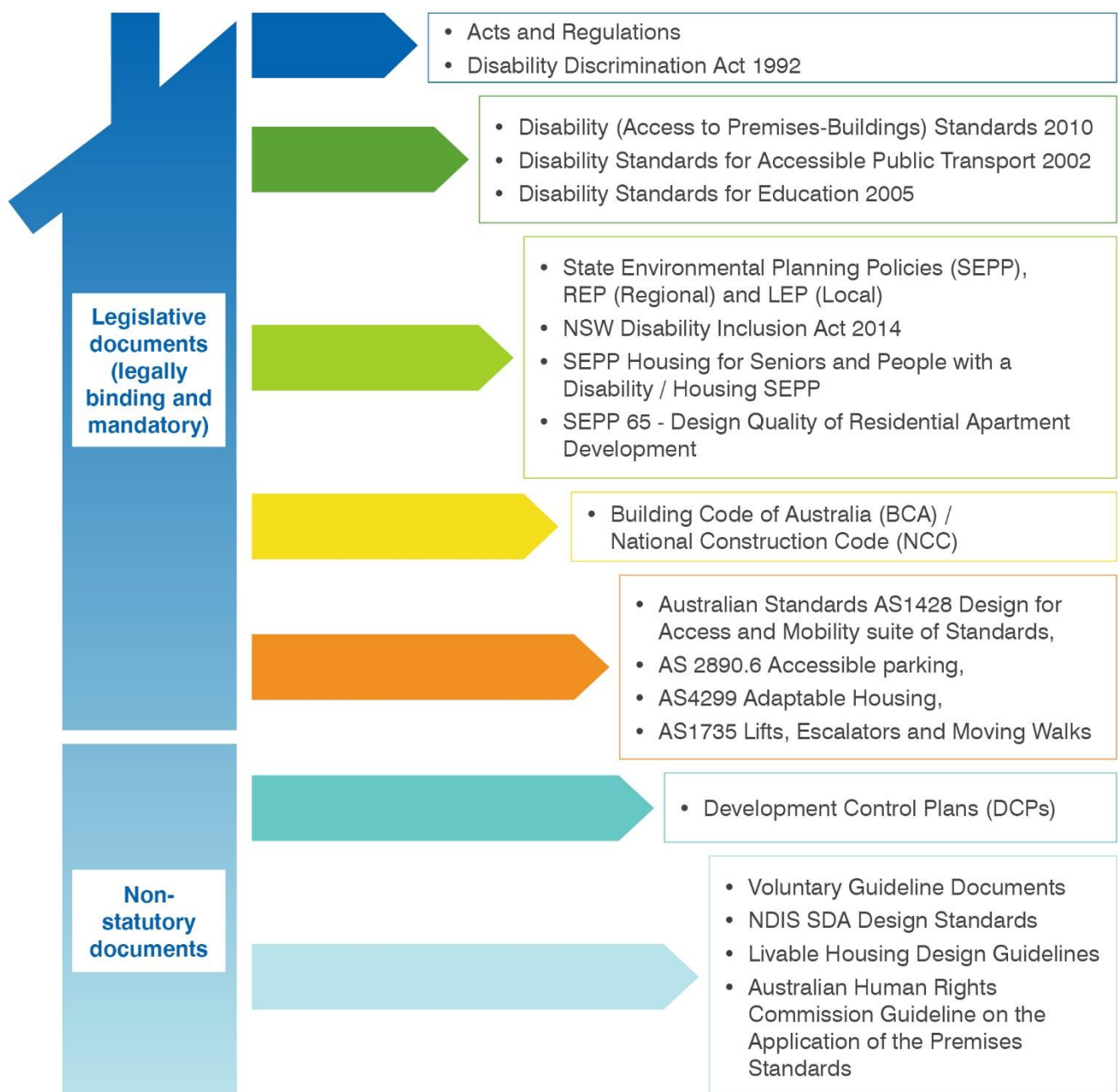
Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

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 specific project. Copy-pasting diagrams from this report to Architectural plans will constitute copyright infringement.

**This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement regarding 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 several items in LHA 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/ HB197/ HB198 and any other applicable regulation and Australian Standard

## Hierarchy of Access-related Legislation and Standards



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.



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

Development consists of new building/s and therefore compliance is required to full development

### Access for People with a Disability General building Access requirements

SOU refers to a Sole Occupancy Unit

#### Requirement

**Class 1a** - detached house or attached dwellings such as townhouses or villas

**Compliance** N/A

#### Comments

The BCA/NCC Volume Two requirements do not apply to NSW projects. Also Class 1a components in the development are exempt from Disability Access related requirements of the BCA/NCC Volume One.

### Access to buildings

#### Requirement

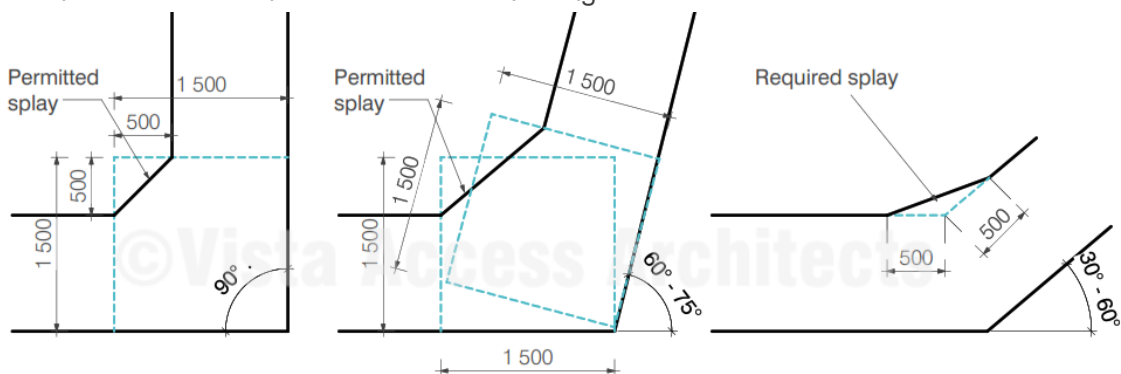
##### Common use External Walkway / Pedestrian access requirements as per AS1428:

- Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen).
- For 1:20 grade walkways, 1200mm flat landings are required every 15M.
- The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm unless one of the following is provided: kerb, kerb-rail and handrail or wall of minimum 450mm height.
- Curved walkways to be min 1500mm width with crossfall towards the centre of curvature.
- At 60 to 90-degree bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay permitted at internal corner.

**Compliance** Complies with spatial requirements

#### Comments

Details to be verified at the Crown Certificate stage of works.



description: Spatial requirements of walkways with bends as per AS1428.1]

[Image

## Requirement

### Common use floor or ground surfaces

- 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 +/- 3mm vertical or +/-5mm, provided the edges have a bevelled or rounded edge (See diagrams below)

### Grates if used in the accessible path of travel are required to comply with the following:

- Circular openings maximum of 13 mm in diameter
- Slotted openings maximum of 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel

**Compliance** Complies with spatial requirements

### Comments

Details to be verified at the Crown Certificate stage of works.

## Requirement

### All common use doorways and doorways to and within Adaptable unit to comply with AS1428.1

Where accessible pedestrian entry has Multiple doorways:

- 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)

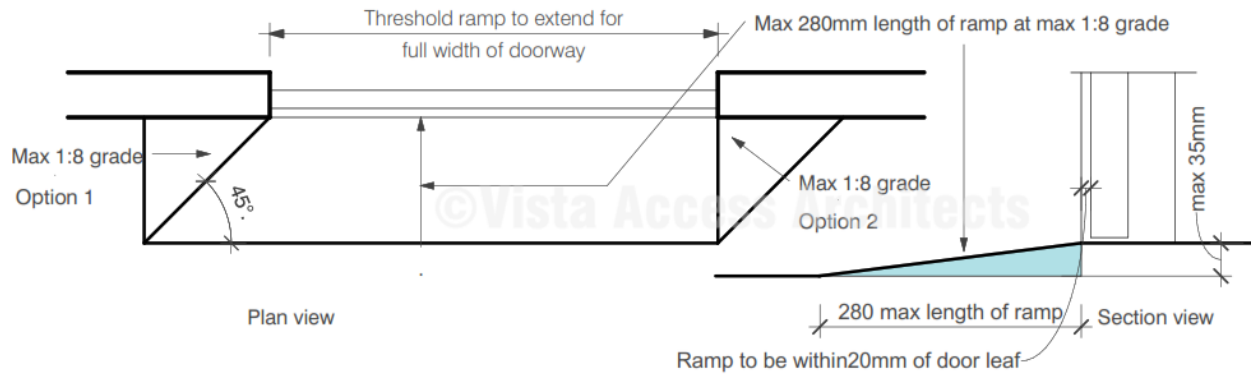
### Doorway requirements

- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. 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.
- Ambulant toilet cubicle door to have a clear door opening of 700mm.
- Space required for door circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).
- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.
- Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.
- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
- 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
- Luminance contrast requirements to doorways and other glazed areas to comply with AS1428.1

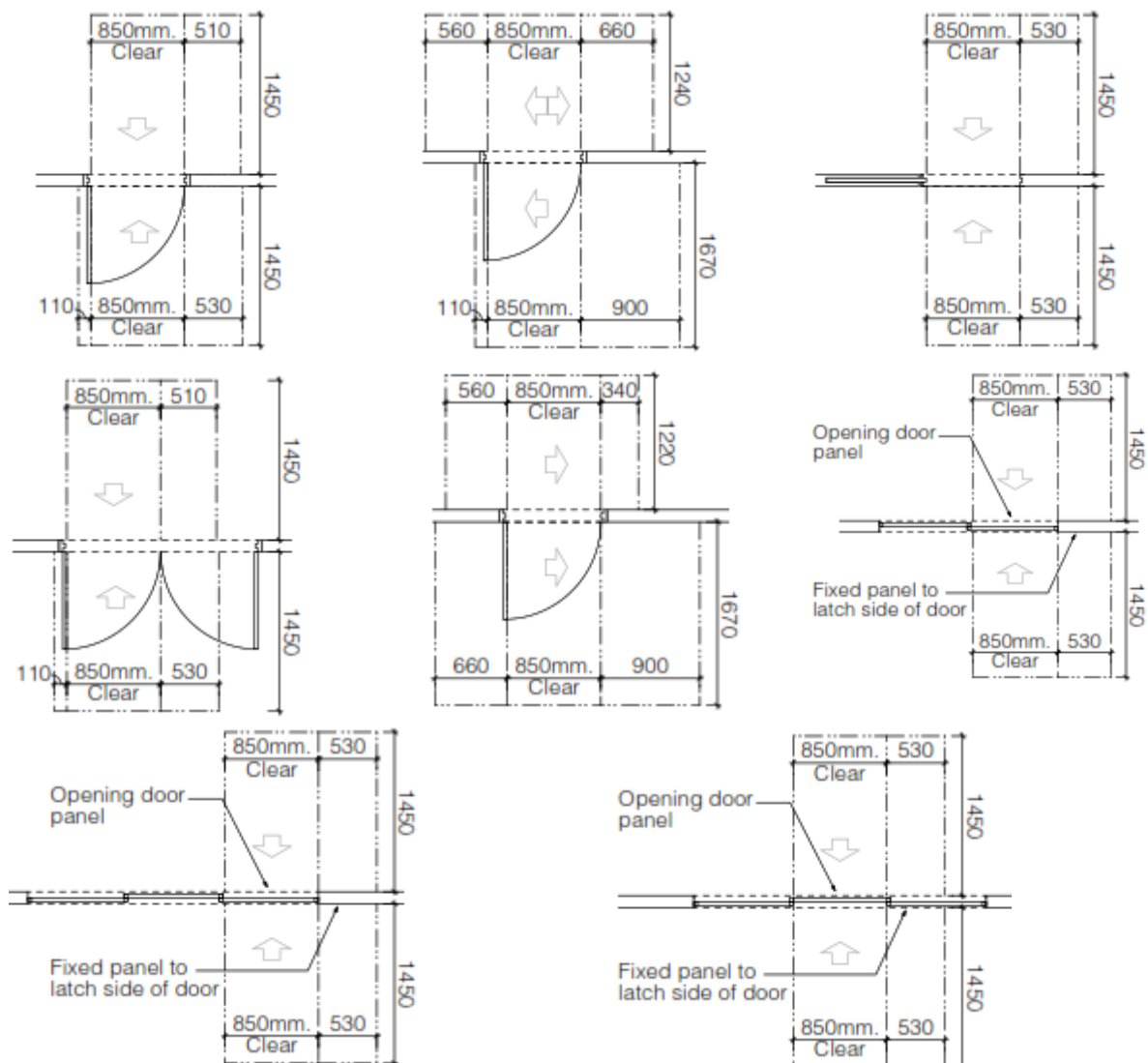
**Compliance** Complies with spatial requirements

### Comments

Details to be verified at the Crown Certificate stage of works.



[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1]



[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1 for clear opening of 850mm]



# AS4299.1995- Adaptable Housing

## Adaptable unit is not required under BCA

Appendix A of AS4299 schedule is a list of features to be incorporated into a housing unit for it to be termed an 'Adaptable House'.

**There are 3 Classification levels for Adaptable Housing**

**Adaptable Class C** in which all essential features are to be incorporated.

**Adaptable Class B** in which all Class C and 50% of 64 available desirable features are to be incorporated

**Adaptable Class A** in which all 119 essential and all desirable features are to be incorporated.

The unit designated as adaptable – unit number TH08 (Voluntarily – not required under the BCA/NCC)

## Pre-adaptation layout cum Post-adaptation layout



Ground Floor Plan

First Floor Plan

By incorporating the essential requirements listed Checklist below in the Specifications, the nominated Adaptable units can achieve full compliance with Adaptable House Class C

## AS4299.1995 - Class C – Essential requirements

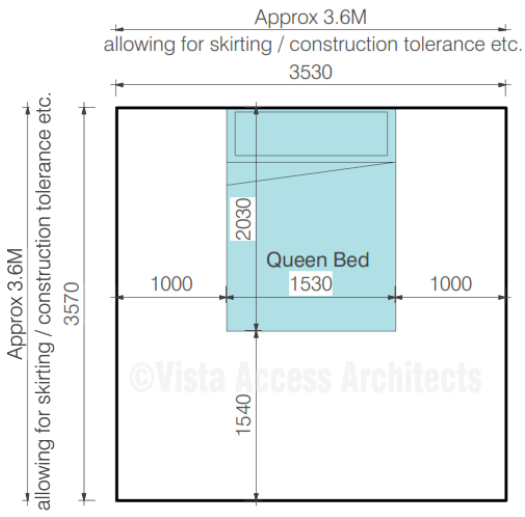
R☑ = Required;

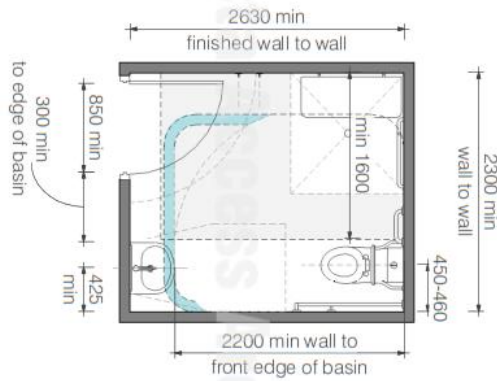
C☑ = Capable of compliance at **by adding the requirement to the project specifications** or in some cases capable of compliance at post adaptation stage (where noted in comments).

Since all the required features of 1 living area, 1 kitchen, 1 laundry, 1 bathroom, 1 bedroom are provided on the ground floor level, lift access is not required to the upper floor level. This checklist therefore only lists requirements to the adaptable unit on the ground floor level.

	Clause No	Requirements as per AS4299	R	C	Comments
	<b>Drawings</b>				
1	2.3	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	☑	☑	N/A, As the design of unit is accessible at pre-adaptation it self.
	<b>Siting</b>				
3	3.3.2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	☑	☑	Access is provided from street by means of an AS1428.1 compliant walkway and from accessible parking space by means of accessible pathway. Details to be verified at the Crown Certificate stage
	<b>Letter boxes</b>				
11	3.8	Letterboxes to be on hard standing area connected to accessible pathway	☑	☑	Letterboxes for all Adaptable units to be between 900mm to 1100mm above FFL and min 500mm from any internal corner. Details to be verified at the Crown Certificate stage
	<b>Parking</b>				
14	3.7.2	Car parking space or garage min. area 6.0Mx 3.8M or a hard surfaced level outside of 5.4Mx3.8M is provided as a sheltered car park or can be provided in the future	☑	☑	Can also be provided as per AS2890.6, which is permissible. Details to be verified at the Crown Certificate stage
	<b>Accessible Entry</b>				
20	4.3.1	Accessible entry	☑	☑	Refer to door circulation requirements noted earlier in the report. Details to be verified at the Crown Certificate stage
22	4.3.2	Accessible entry to be level (i.e. maximum of 1:40 slope)	☑	☑	
23	4.3.2	Threshold to be low-level	☑	☑	
24	4.3.2	Landing to enable wheelchair manoeuvrability	☑	☑	

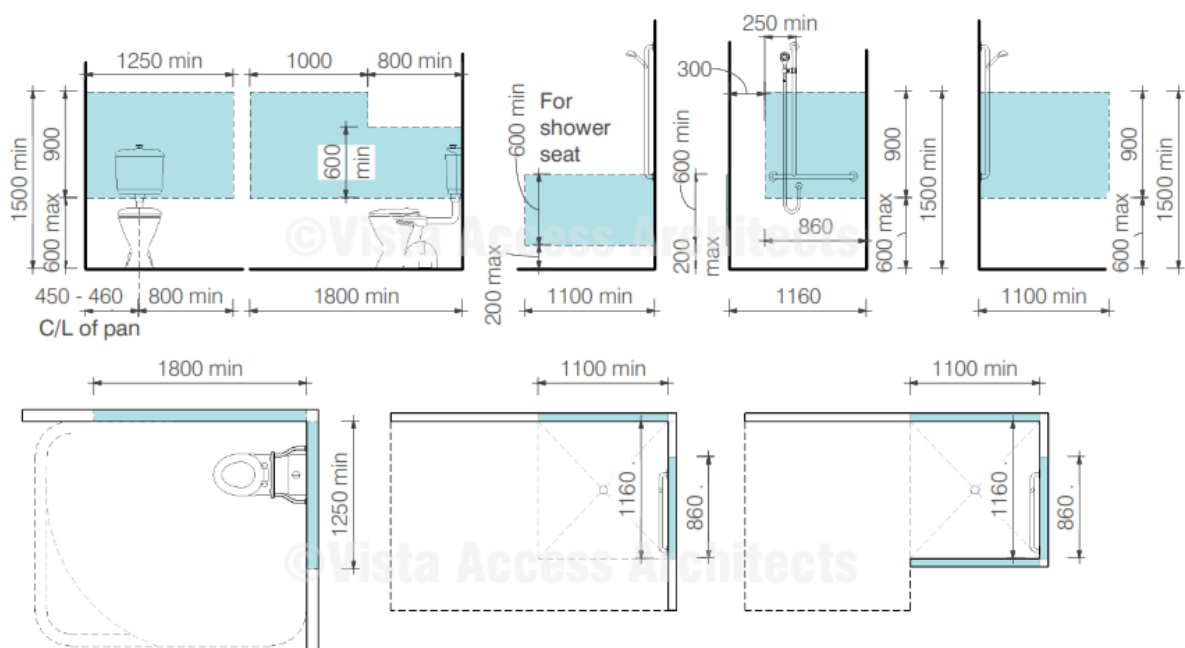
	Clause No	Requirements as per AS4299	R	C	Comments
25	4.3.1	Accessible entry door to have 850mm min. clearance	✓	✓	Usually achieved by 920mm door leaf. Door circulation spaces to be as per AS1428.1
27	4.3.4	Door lever handles and hardware to AS1428.1	✓	✓	Details to be verified at the Crown Certificate stage
<b>Interior: General</b>					
32	4.3.3	Internal doors to have 820mm minimum clearance	✓	✓	Provide an 850mm clear opening door to the adaptable bathroom and 1 main bedroom. Rest to have 820mm clear opening.
33	4.3.7	Internal corridors min. width of 1000mm	✓	✓	
34	4.3.7	Provision for compliance with AS1428.1 for door approaches	✓	✓	Can be compliant post adapt, with easily removable cabinetry.
<b>Living room and dining room</b>					
36	4.7.1	Circulation space of min. 2250mm diameter.	✓	✓	
38	4.7.4	Telephone adjacent to GPO	✓	✓	Details to be verified at the Crown Certificate stage
41	4.10	Potential illumination level minimum 300 lux	✓	✓	Details to be verified at the Crown Certificate stage
<b>Kitchen</b>					
42	4.5.2	Minimum width 2.7M, (1550mm clear between benches)	✓	✓	Can be compliant post adaptation.
43	4.5.1	Provision for circulation at doors to comply with AS1428.1	✓	✓	N/A, No door provided to kitchen.
44	4.5.5	Provision for benches to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.	✓	✓	Can be compliant post adaptation.
45	4.5.5	Refrigerator adjacent to work surface	✓	✓	Can be compliant post adaptation.
46	4.5.6	Kitchen sink adjustable to heights from 750mm to 850 mm or replaceable	✓	✓	Can be compliant post adaptation.
47	4.5.6	Kitchen sink bowl maximum 150mm deep	✓	✓	Can be compliant post adaptation.
48	4.5.6 e	Tap set capstan or lever handles or lever mixer	✓	✓	Can be compliant post adaptation.
49	4.5.6 e	Tap set located within 300mm of front of sink	✓	✓	Can be compliant post adaptation.
51	4.5.7	Cooktops to include either front or side controls with raised cross bars.	✓	✓	Can be compliant post adaptation.

	Clause No	Requirements as per AS4299	R	C	Comments
52	4.5.7	Cooktops to include isolating switch	✓	✓	Can be compliant post adaptation.
53	4.5.7	Work surface minimum 800 mm length, adjacent to cook top at same height	✓	✓	Can be compliant post adaptation.
54	4.5.8	Oven located adjacent to an adjustable height or replaceable work surface. It is recommended that a side door opening wall oven is provided with the clear work surface to be on the opposite side of the hinge.	✓	✓	Can be compliant post adaptation.
59	4.5.11	GPOs to comply with AS1428.1. At least one double GPO fully within 300mm of front of work surface.	✓	✓	Can be compliant post adaptation.
60	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	✓	✓	Can be compliant post adaptation.
61	4.5.4	Slip-resistant floor surface as per AS3661 and AS 4586	✓	✓	Details to be verified at the CC stage.
<b>Main bedroom</b>					
		 <p>[Image description: Diagram showing circulation spaces around a queen bed as per AS4299]</p>			
62	4.6.1	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS1428.2	✓	✓	A space of 1.54Mx2.07M at the base or one side of the bed is considered to be compliant.
<b>Main Adaptable bathroom</b>					
75	4.4.1	Provision for bathroom area to comply with AS1428.1	✓	✓	A bathroom with minimum space of 2Mx 2.95M or 2.3Mx2.7M or 2.4Mx2.45M is required.



[Image description: Diagram shows Post Adaptation bathroom layout and location of wall reinforcements in pre-adaptation locations with reference to post adaptation layout]  
Noted dimensions on the above diagrams are approximate and depend on selected features such as size of the basin.

76	4.4.2	Slip-resistant floor surface as per AS3661 and AS 4586	✓	✓	Details to be verified at the Crown Certificate stage
77	4.4.4 f	Shower recess - no hob. Minimum size 1160x1100mm to comply with AS1428.1	✓	✓	Details to be verified at the Crown Certificate stage
78	4.4.4 f	Shower area waterproofed to AS3740 with floor to fall to waste	✓	✓	D Details to be verified at the Crown Certificate stage
79	4.4.4 f	Recessed soap holder	✓	✓	If recessed is not provided a heavy duty load bearing soap holder will be required.
80	4.4.4 f	Shower taps positioned for easy reach to access side of shower sliding track.	✓	✓	Details to be verified at the Crown Certificate stage
82	4.4.4 h	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook plumbing and wall-strengthening provision (unless brick walls provided)	✓	✓	Reinforcement to wall to take the grabrails has to be provided as per requirements of AS4299
83	4.4.4 h	Provision for grabrail in shower to comply with AS1428.1	✓	✓	Details to be verified at the Crown Certificate stage



	Clause No	Requirements as per AS4299	R	C	Comments
	[Image description: Diagram showing wall reinforcement requirements for the Adaptable unit for WC and Shower, in post adaptive position]				
86	4.4.4 c	Tap sets to be capstan or lever handles with single outlet	✓	✓	Details to be verified at the Crown Certificate stage
88	4.4.4 g	Provision for washbasin with clearances to comply with AS1428.1	✓	✓	Min of 425mm is required from the side wall to the centre line of the basin. Basin is required to be at least 300mm away from door swing.
90	4.4.4 d	Double GPO bedside mirror	✓	✓	Details to be verified at the Crown Certificate stage
	<b>Toilet</b>				
92	4.4.3	Provision of either 'visitable toilet' or accessible toilet	✓	✓	Visitable is provided. Accessible can be provided post-adaptation.
93	4.4.1	Provision to comply with AS 1428.1	✓	✓	
94	4.4.3	Location of WC pan at correct distance from fixed walls	✓	✓	450mm – 460mm is required from the side wall to the centre line of the WC pan. Details to be verified at the Crown Certificate stage
95	4.4.4 h	Provision for grabrail zone.	✓	✓	Reinforcement to wall to take the grabrails has to be provided as per requirements of AS4299 unless brick walls have been provided. Details to be verified at the Crown Certificate stage
96	4.4.2	Slip-resistant floor surface as per AS3661 and AS 4586	✓	✓	Details to be verified at the Crown Certificate stage
	<b>Laundry</b>				
98	4.8	Circulation at doors to comply with AS1428.1	✓	✓	N/A cupboard style laundry is proposed.
99	4.8	Provision for adequate circulation space in front of or besides appliances (minimum 1550mm depth)	✓	✓	Details to be verified at the Crown Certificate stage
100	4.8 e	Provision for automatic washing machine	✓	✓	Details to be verified at the Crown Certificate stage
102	4.8 a	Where clothes line is provided, an accessible path of travel to this	✓	✓	Details to be verified at the Crown Certificate stage
105	4.8 g	Double GPO	✓	✓	Details to be verified at the Crown Certificate stage
108	4.9.1	Slip-resistant floor surface as per AS3661 and AS 4586	✓	✓	Details to be verified at the Crown Certificate stage



	Clause No	Requirements as per AS4299	R	C	Comments
	<b>Door locks</b>				
110	4.3.4	Door hardware operable with one hand, located 900-1100mm above floor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Details to be verified at the Crown Certificate stage

## Requirement

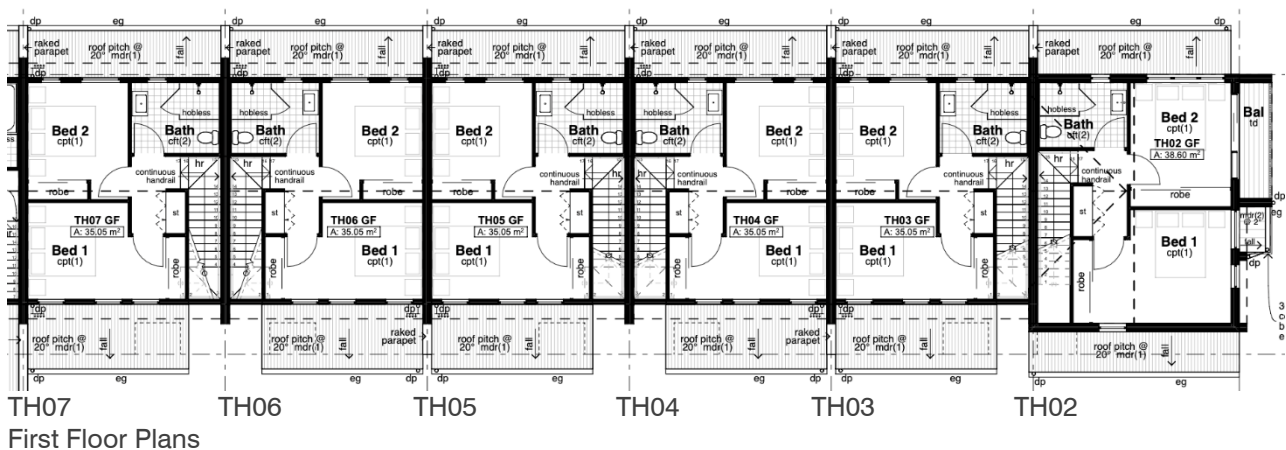
- Where the location of fixtures such as WC pans, wash basins, sinks, laundry fixtures and any other fixtures are to be relocated post-adaptation to comply with AS1428.1, then the service pipes (waste and water supply pipes) have to be laid in the correct AS1428.1 specified position at pre-adaptation itself and the services to be capped off for future use.

### General recommendations (Advisory only / not mandatory)

- It is recommended that where balconies / outdoor areas have been provided to Adaptable units, provide the sliding doors such that the floor tracks are recessed, so level access can be provided to the balcony / outdoor areas from inside the unit.
- Sliding doors in the living areas leading to outdoor areas are to be such that opening of the door is able to provide a clear opening space of 850mm with a latch side space of 530mm.
- If the balcony is to be brought up to the same level as the unit at post-adaptation by means of decking etc. then ensure that the minimum handrail height requirements required under the BCA are complied with, considering the raised height of the balcony.
- Consideration to be given to recess the slab to the wet areas so that there is no level difference once the floor finishes are applied (i.e. flush transition from carpeted area to tiles area).

## Silver level compliance (voluntary by Client)

The following 6 units TH2, TH3, TH4, TH5, TH6 & TH7 are capable of providing compliance with the features of Silver level of Livable Housing Guidelines as noted in the table below.



By incorporating the requirements of the below Checklist in the Specifications of the project, the nominated Livable units can achieve full compliance with Livable Housing Guidelines- Silver Level

Note that in this case the adaptable unit can also be counted as Livable / LHA Silver level unit in which case the below requirements apply in addition to the AS4299 requirements.

All details to be verified at the Crown Certificate stage

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
<b>1</b> Dwelling Access	<ul style="list-style-type: none"> <li>a. Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling.</li> <li>b. Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M every 9M and landings every 15M for 1:20 walkways. 1M clear width of ramps are required.</li> </ul>	Complies. Driveway also serves as an accessible pathway. Details to be verified at the Crown

	<div><div></div><div>c. Pathway may be provided via an associated car parking in which case the car parking space to be<ul style="list-style-type: none"><li>3200 (width) x5400 (length),</li><li>even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen</li></ul></div><div>d. Step ramp may be provided at an entrance doorway. The step ramp to be max 190mm height, max 1:10 grade, max 1900mm length.</div><div>e. Level landings of 1200mm are required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.</div></div>	<div>Certificate stage</div> <div>N/A Access is provided from the site boundary.</div> <div>N/A</div> <div>N/A</div>
<div><div>2</div><div>Dwelling entry</div></div>	<div><div>a. Dwelling Entry should provide an entrance door with<ul style="list-style-type: none"><li>min clear opening width of door to be 820mm</li><li>Step free threshold of max 5mm with rounded or beveled lip</li><li>reasonable shelter from the weather</li></ul></div><div>b. Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.</div><div>c. Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.</div><div>d. Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC</div></div>	<div>Complies. Details to be verified at the Crown Certificate stage</div> <div>Complies. Details to be verified at the Crown Certificate stage</div> <div>N/A</div> <div>Complies. Details to be verified at the Crown Certificate stage Waterproofing compliance by others.</div>
<div><div>3</div><div>Internal doors and corridors</div></div>	<div><div>a. Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be<ul style="list-style-type: none"><li>820mm clear opening and</li><li>provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip</li></ul></div><div>b. Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)</div></div>	<div>Complies. Details to be verified at the Crown Certificate stage</div> <div>Complies. Details to be verified at the Crown Certificate stage</div>
<div><div>4</div><div>Toilet</div></div>	<div><div>a. One Toilet to be provided on the ground or entry level that provides,<ul style="list-style-type: none"><li>Min 900mm between walls or amenities</li><li>Min 1200mm clear space in forward of the WC pan exclusive of door swing.</li></ul></div></div>	<div>Complies. Details to be verified at the Crown</div>

## 5

### Shower

- iii. The toilet pan to be positioned in the corner of a room to enable handrails

Certificate stage

- a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.  
b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

Complies.  
Details to be verified at the Crown Certificate stage

For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6

## 6

### Reinforcement of bathroom & toilet walls

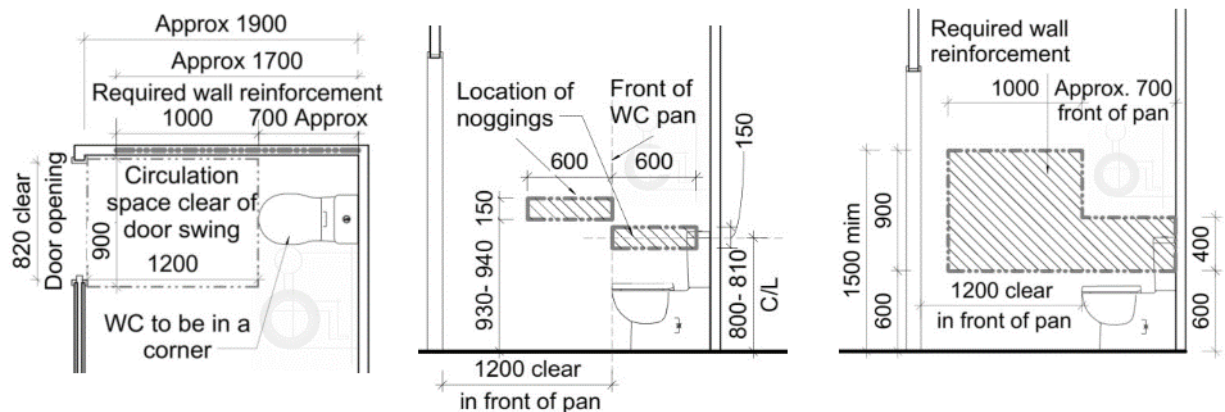
- a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.

Capable of compliance.  
Details to be verified at the Crown Certificate stage

- (b), (c) and (d) the walls around toilet, bath and shower to be via:  
i. Noggins with a thickness of at least 25mm  
ii. Sheeting with a thickness of at least 12mm

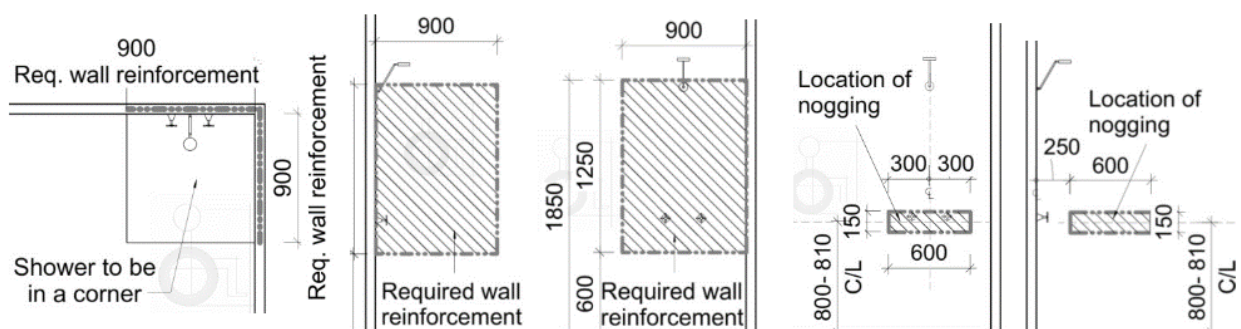
Capable of compliance.  
Details to be verified at the Crown Certificate stage

Refer to diagrams provided in the Livable Housing Guideline document.

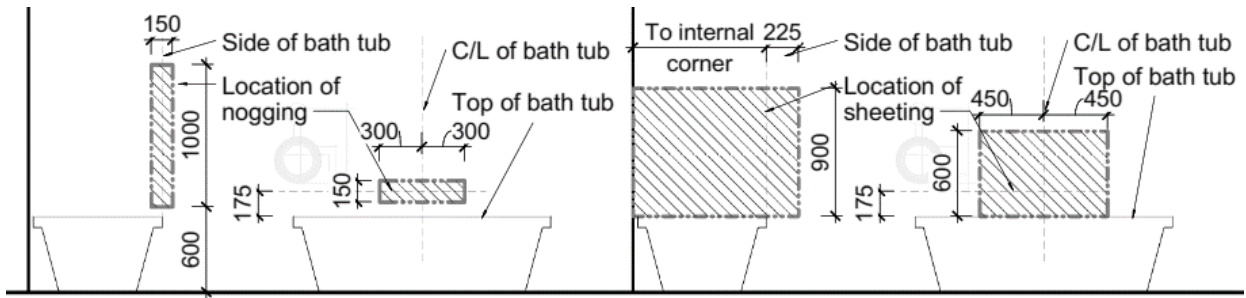


[Image description: Diagram shows wall reinforcements options of noggins or sheeting for a toilet]

**Note:** In a standalone toilet, the wall reinforcements are required to both sides. Any door openings/ door frames are required to be clear of the required wall reinforcements. If wall with cavity slider is used for wall reinforcements, then allow for additional thickness for the wall.



[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a shower]



[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a bathtub]

## 7

### Internal Stairways

Stairways in dwellings must feature:

- a continuous handrail on one side of the stairway where there is a rise of more than 1M.

Capable of compliance



# 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) - 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) - 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

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 Enabling Architecture Committee (NEAC)
- Management Committee member of NSW Network of Access Consultants
- Director of Livable Housing Australia (LHA)
- Member of Changing Places Australia Technical Advisory Team

### Some Recent Awards presented to Farah Include:

- 2023 Mulgoa Local Woman of the Year
- 2022 ACAA Fellow Award
- 2021 Australian Access Awards Winner for the Educational App of the Year - SDA Tools
- 2021 Excellence in Inclusion - Altitude Awards - Winner
- 2019 Penrith Citizen of the Year
- 2019 Access Inclusion Award Winner







## 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) - 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) - 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) - 695

### Art's Educational Profile and Qualifications include:

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



## Trin Woo

ACAA Affiliate Access Consultant

- Affiliate Member of the Association of Consultants in Access Australia (ACAA) - 776

### Trin's Educational Profile and Qualifications include:

- Architect registered with the NSW Architect's Registration Board - Registration 11059
- Master of Urban and Regional Planning at the University of Sydney (in progress)