

# Part 5 submission **ACCESS REPORT**

**Reference Number:** 22209

**Client:** Morson Group

**Site Address:** 9-11 Stapleton Pde, St Marys, NSW



**Vista Access Architects Pty. Ltd.**

[www.accessarchitects.com.au](http://www.accessarchitects.com.au)

[admin@accessarchitects.com.au](mailto:admin@accessarchitects.com.au)

PO Box 353, Kingswood NSW 2747

ABN: 82124411614

## Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Part 5 submission for the development proposed at **9-11 Stapleton Pde, St Marys, NSW**

The development is within Penrith City Council LGA and proposes **New Townhouses**

The development proposes the following:

Residential units	14
Adaptable units	2
Livable Housing Units	12
Accessible parking spaces	2

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
- AS1428.1-2009 Part 1: General requirements for access, 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 Part 5 submission 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 the essential criteria of AS4299-Adaptable Housing and requirement of LHA Gold and Silver.

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



**Art Phonsawat**

Associate Access Consultant

ACAA Accredited Membership number 695

Qualified- Certificate IV in Access Consulting

### 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-20284 dated **18-05-2020**. Fee proposal was accepted by Client on **16-06-2022**

## Assessed Drawings:

The following drawings by Morson Group have been assessed for compliance.

Drawing no	Issue	Date	Details
DA10	A	02-12-2022	Site plan
DA11	A	02-12-2022	Ground floor
DA12	A	02-12-2022	First floor

## Document Issue:

Issue	Date	Details
Draft 1	30-10-2022	Issued for Architect's review
A	08-12-2022	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 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.**

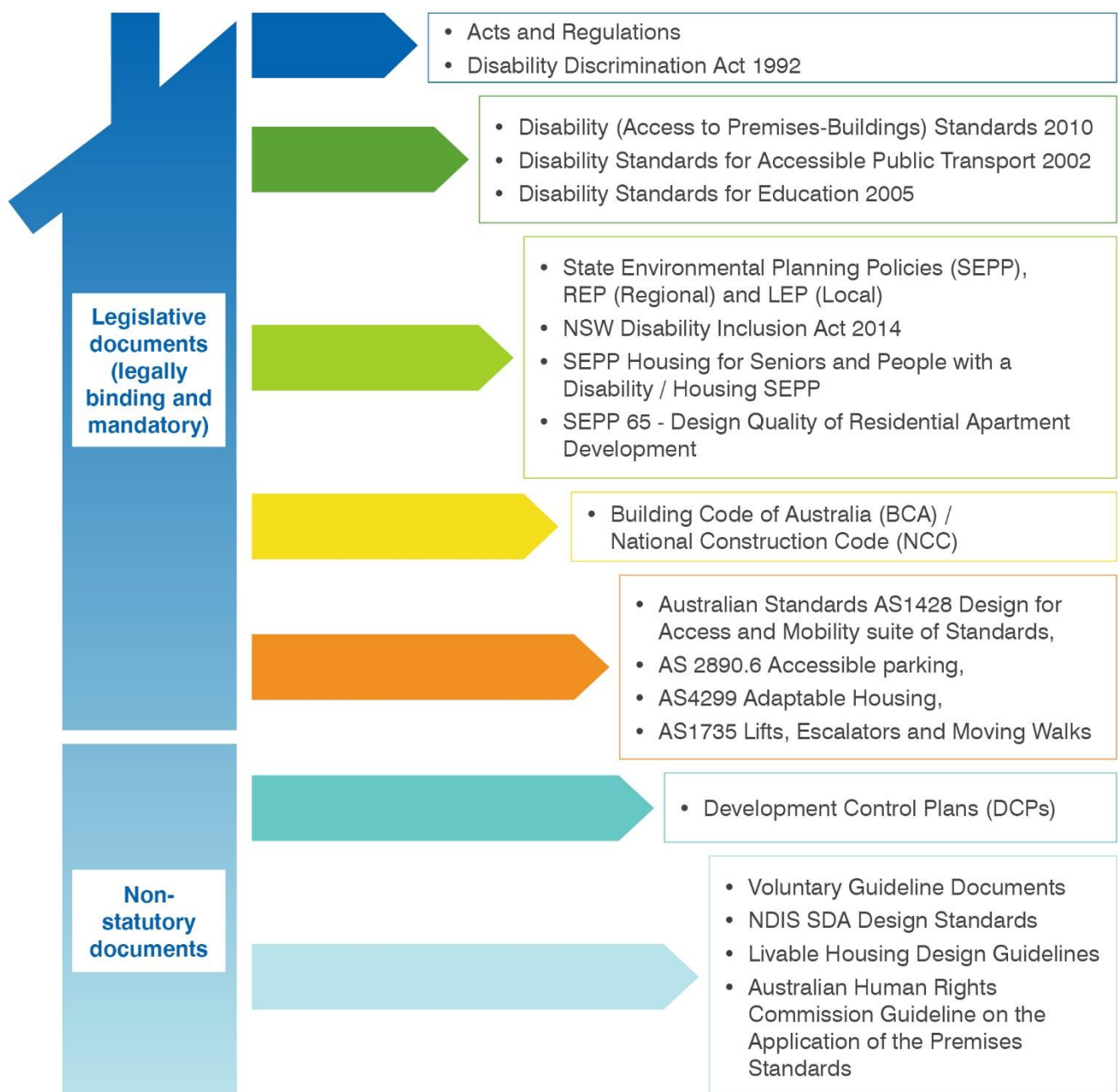
Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

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.



## Requirement

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

BCA does not require access provisions to be applied to a detached house or attached dwellings such as townhouses or villas

**Compliance** N/A

## Comments

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

## 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** Complies with spatial requirements

### Comments

- Access by means of accessible pathways have been provided from the main pedestrian entry at the site boundary.
- Access has been provided from accessible car parking spaces by means of accessible pathways

Details to be verified at CC stage of works.

### Requirement

#### All common use doorways (bin areas etc)

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

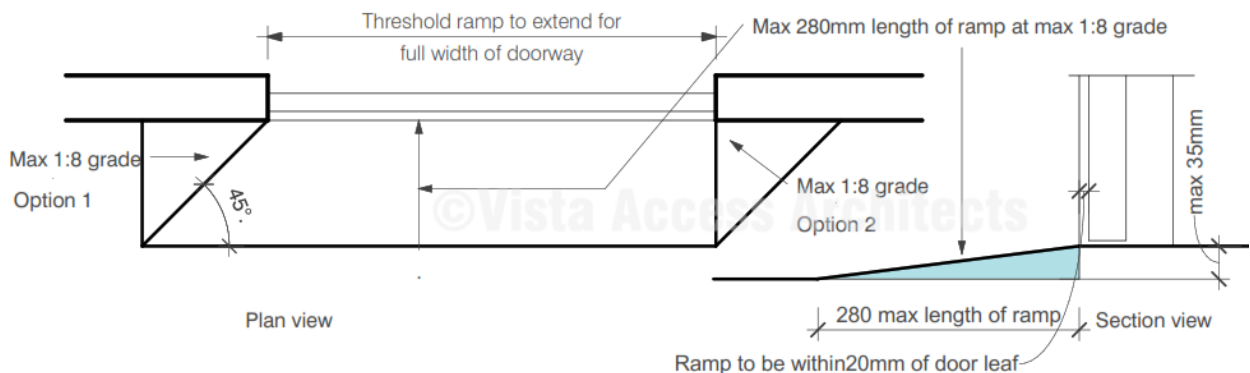
- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. In case of multiple leaf doorways, at least 1 operable 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

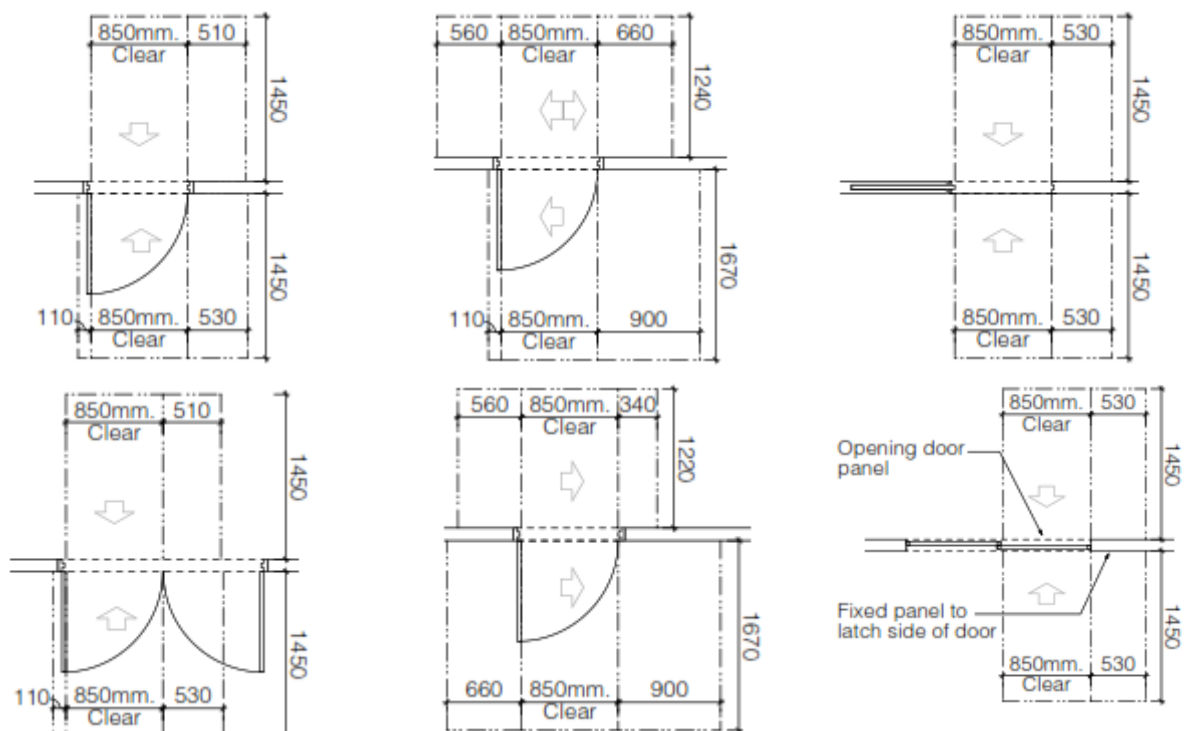
## Compliance Complies with spatial requirements

### Comments

Details to be verified at the CC stage of works.

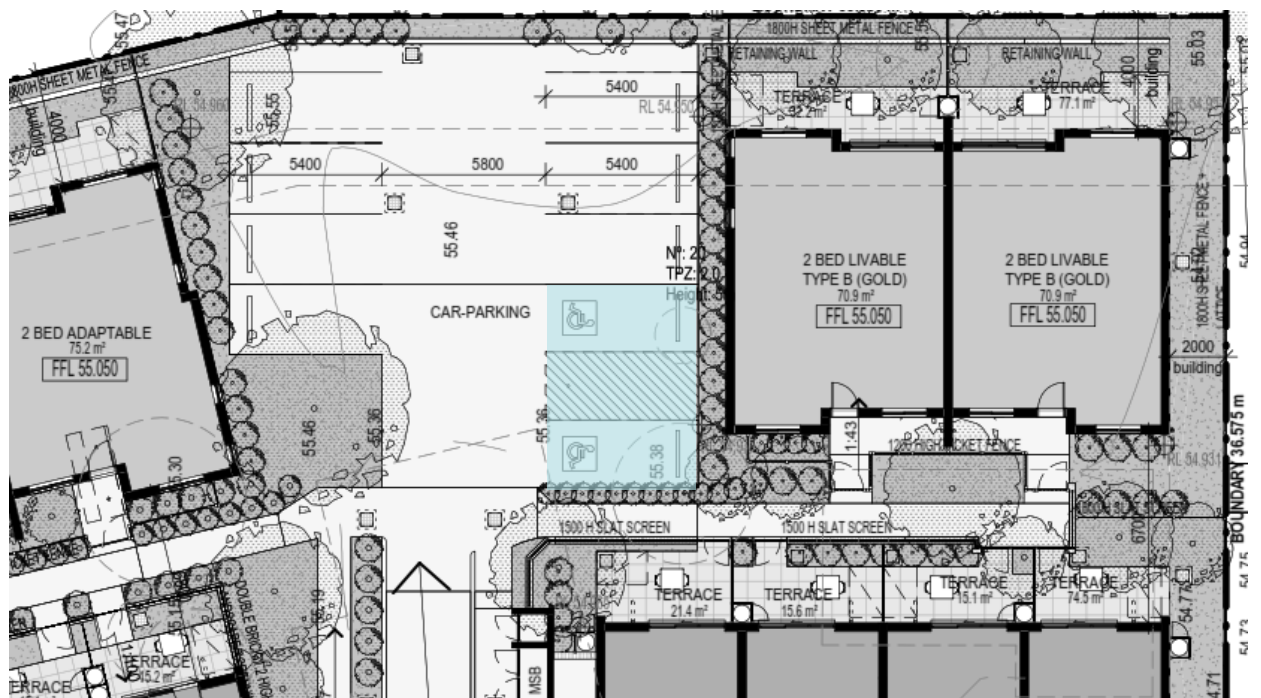


[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1]



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

# Accessible Carparking



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



## AS2890.6-2009 requirements for Accessible car parking space

### Requirement

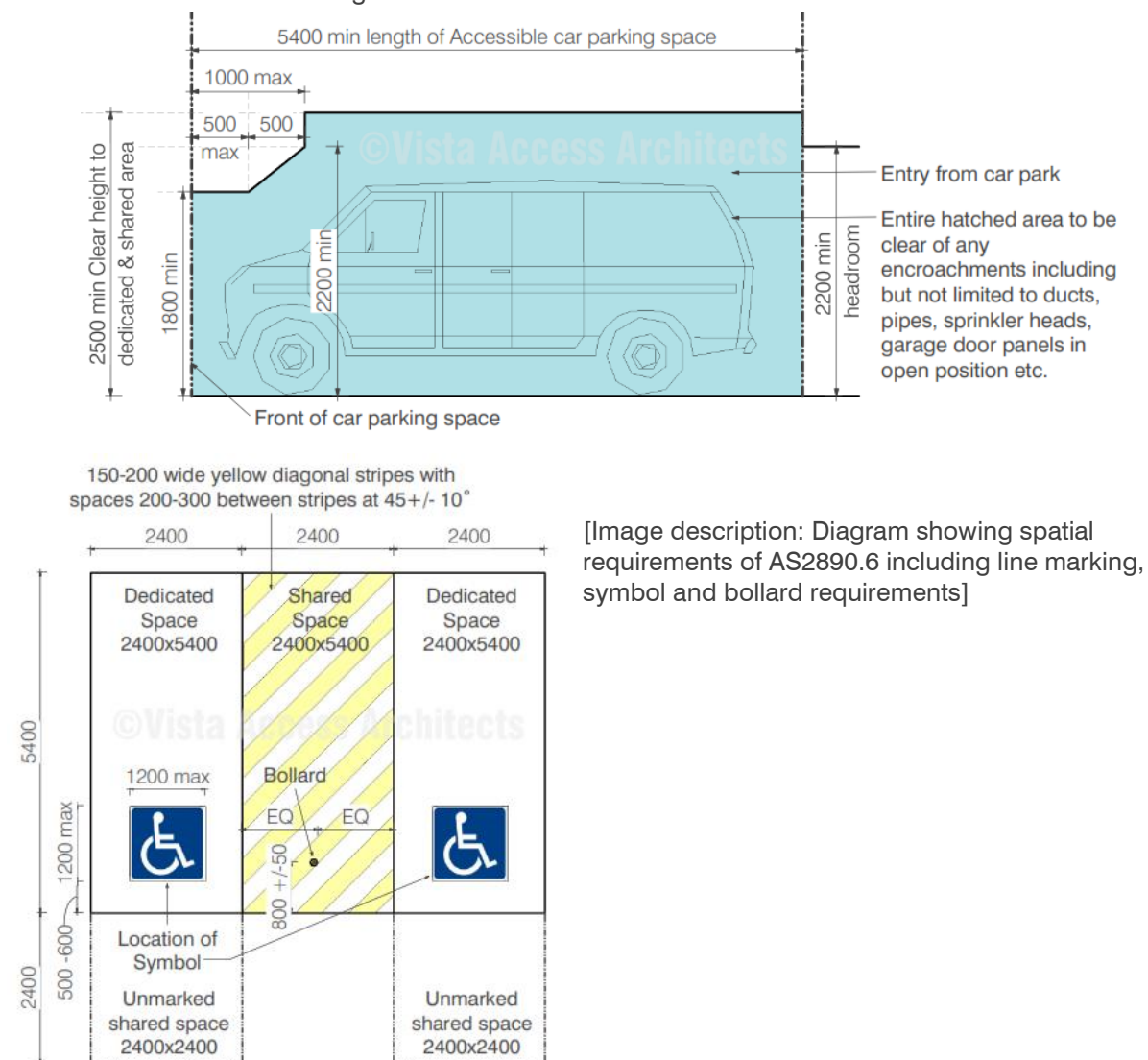
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means 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)
- 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.

### Compliance

Complies with spatial requirements

### Comments

Details to be verified at CC stage of works.



## Adaptable Housing

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.

2 Adaptable units have been provided to a **Class C** level.

The units designated as adaptable are unit numbers 11 and 12

### Pre-adaptation cum post-adaptation layout



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

## AS4299.1995 - Class C – Essential requirements

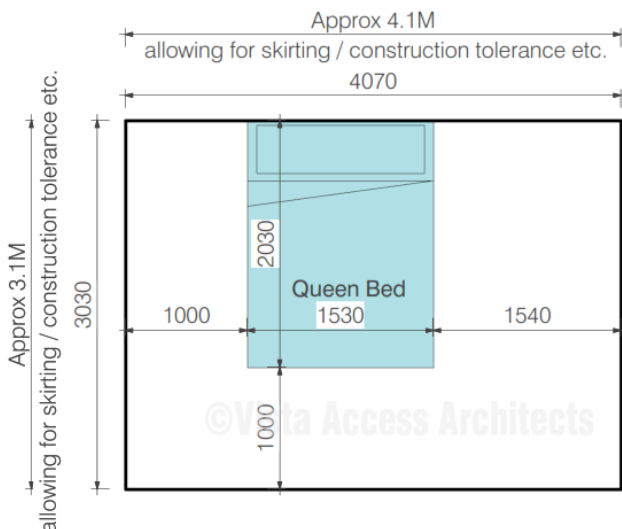
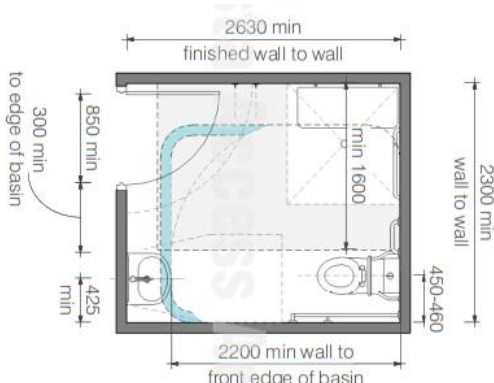
R☑ = Required;

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).

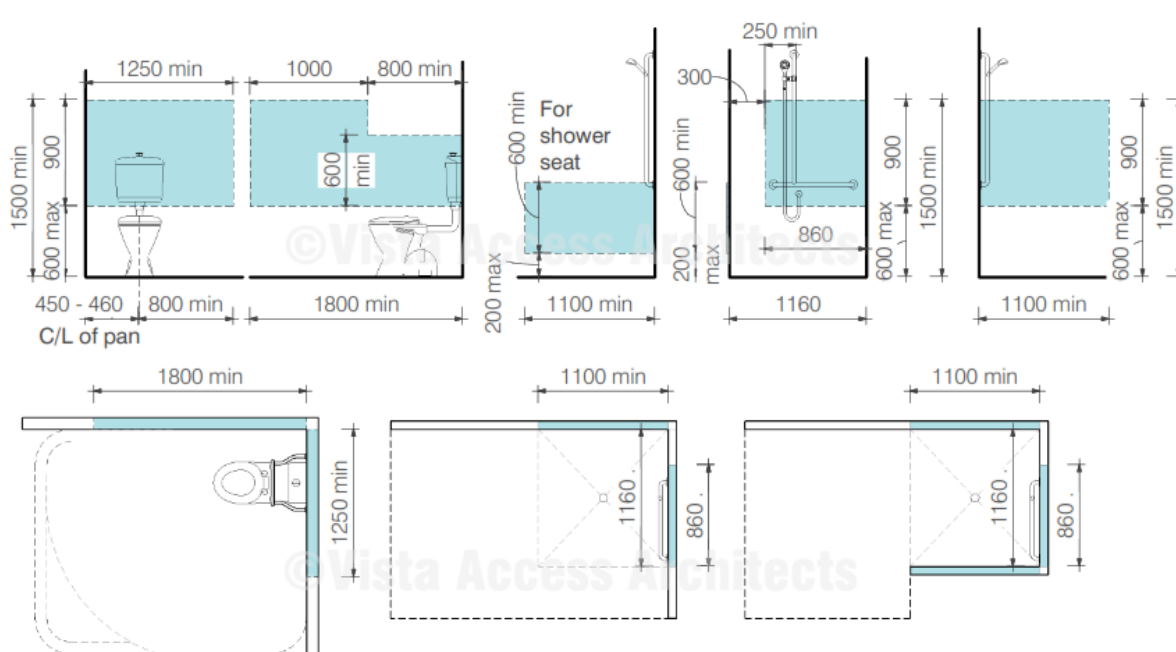
	Clause No	Requirements as per AS4299	R	C	Comments
	<b>Drawings</b>				
1	2.3	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	✓	✓	
	<b>Siting</b>				
3	3.3.2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	✓	✓	Access is provided from street by means of an AS1428.1 compliant ramp / walkway and from accessible parking space by means accessible pathways. Details to be verified at the CC 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 CC 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 CC 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 CC 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	✓	✓	
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 CC 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

	Clause No	Requirements as per AS4299	R	C	Comments
					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 CC stage
41	4.10	Potential illumination level minimum 300 lux	✓	✓	Details to be verified at the CC 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.
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.



	Clause No	Requirements as per AS4299	R	C	Comments
59	4.5.11	GPOs to comply with AS1428.1. At least one double GPO 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.
		 <p>[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.</p>			
76	4.4.2	Slip-resistant floor surface as per AS3661 and AS 4586	✓	✓	Details to be verified at the CC stage
77	4.4.4 f	Shower recess - no hob. Minimum size 1160x1100mm to comply with AS1428.1	✓	✓	Details to be verified at the CC stage



	Clause No	Requirements as per AS4299	R	C	Comments
78	4.4.4 f	Shower area waterproofed to AS3740 with floor to fall to waste	✓	✓	Details to be verified at the CC 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 CC 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 CC stage
 <p>[Image description: Diagram showing wall reinforcement requirements for the Adaptable unit for WC and Shower, in post adaptive position]</p>					
86	4.4.4 c	Tap sets to be capstan or lever handles with single outlet	✓	✓	Details to be verified at the CC 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 CC stage.
<b>Toilet</b>					

	Clause No	Requirements as per AS4299	R	C	Comments
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 CC 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 CC stage.
96	4.4.2	Slip-resistant floor surface as per AS3661 and AS 4586	✓	✓	Details to be verified at the CC 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 CC stage.
100	4.8 e	Provision for automatic washing machine	✓	✓	Details to be verified at the CC stage.
102	4.8 a	Where clothes line is provided, an accessible path of travel to this	✓	✓	Details to be verified at the CC stage.
105	4.8 g	Double GPO	✓	✓	Details to be verified at the CC stage.
108	4.9.1	Slip-resistant floor surface as per AS3661 and AS 4586	✓	✓	Details to be verified at the CC stage.
<b>Door locks</b>					
110	4.3.4	Door hardware operable with one hand, located 900-1100mm above floor	✓	✓	Details to be verified at the CC 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)

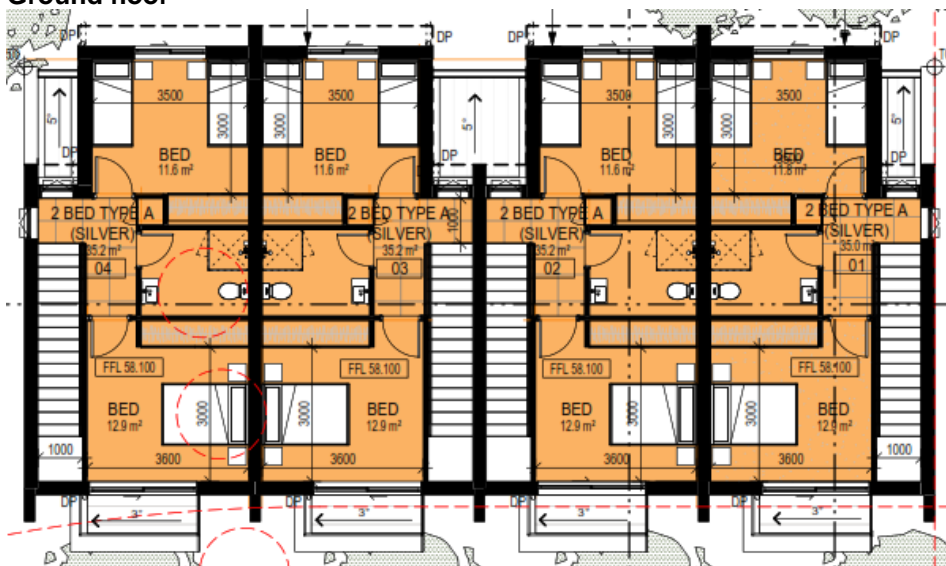
- It is recommended that where balconies / outdoor areas have been provided to Adaptable units, provide the sliding doors such that the floor tracks are recessed, so level access can be provided to the balcony / outdoor areas from inside the unit.
  - Sliding doors in the living areas leading to outdoor 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 units

The following 8 units, 01, 02, 03, 04, 05, 06, 07 and 08 are capable of providing compliance with the features of Silver level of Livable Housing Guidelines as noted in the table below.

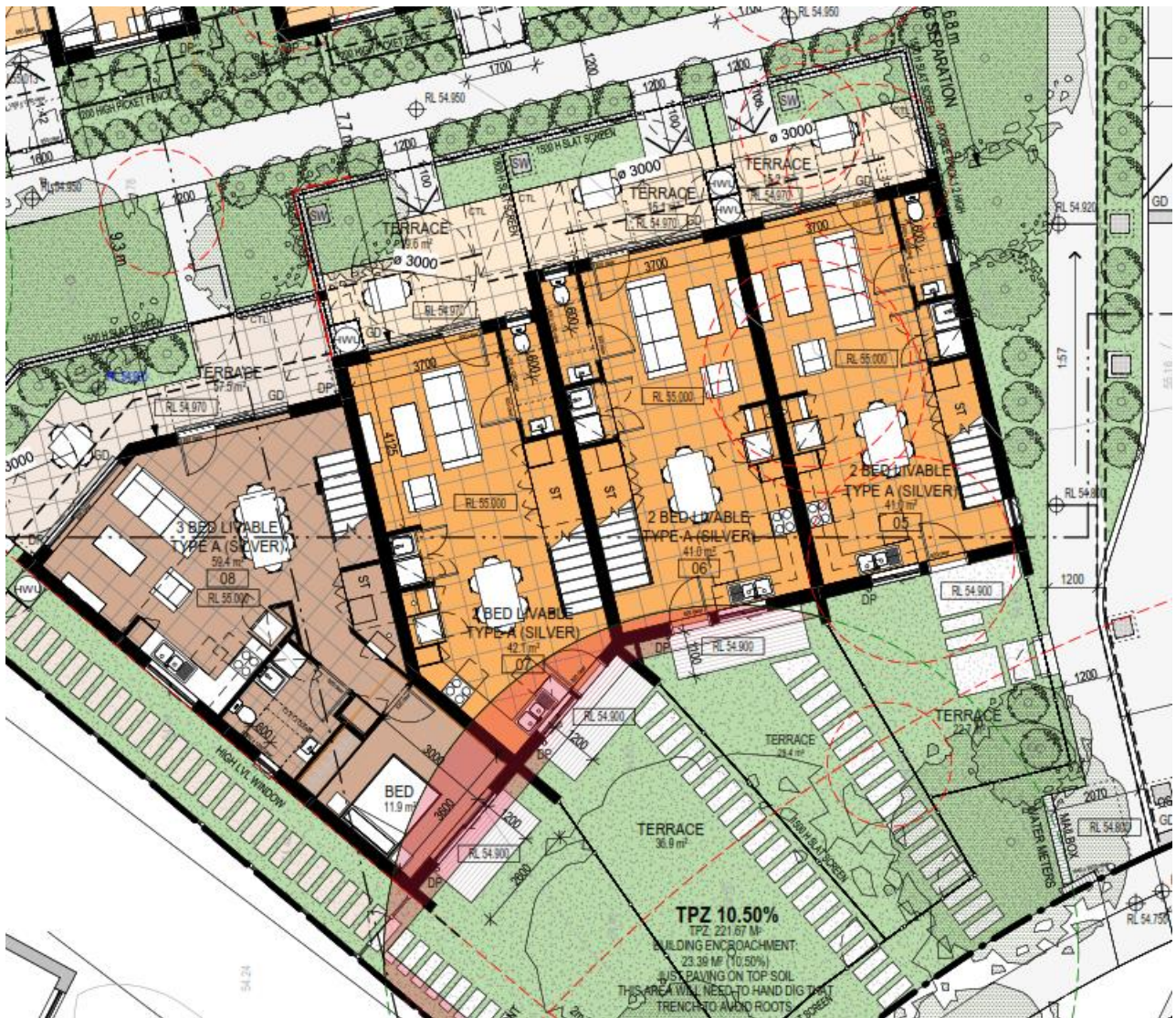


Ground floor



First floor





Ground floor



First floor



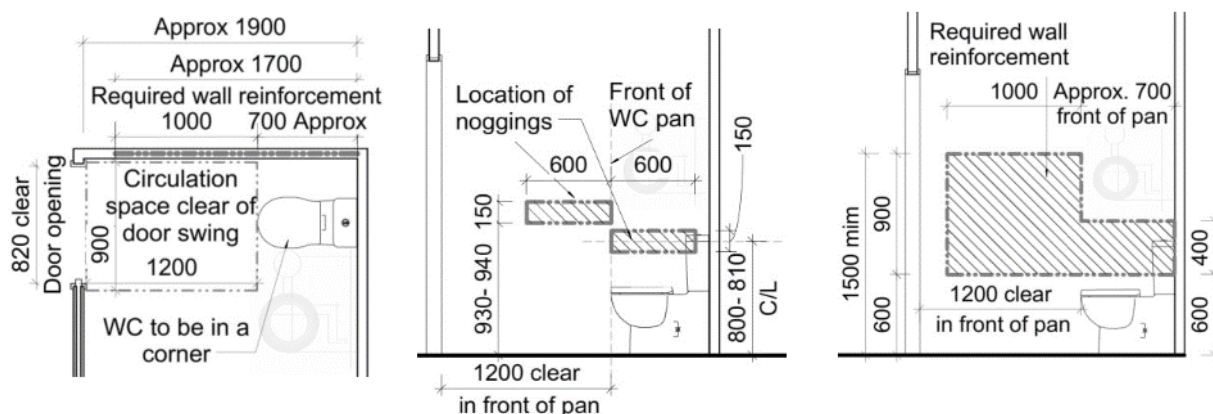
- Note that ALL internal passageways are required to be 1M clear when measured from skirting to skirting so allow for the same.
- Note that the wet areas are to be such that flush transition is available. One way of achieving this is to recess the floor slab.

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

**All details to be verified at the CC stage**

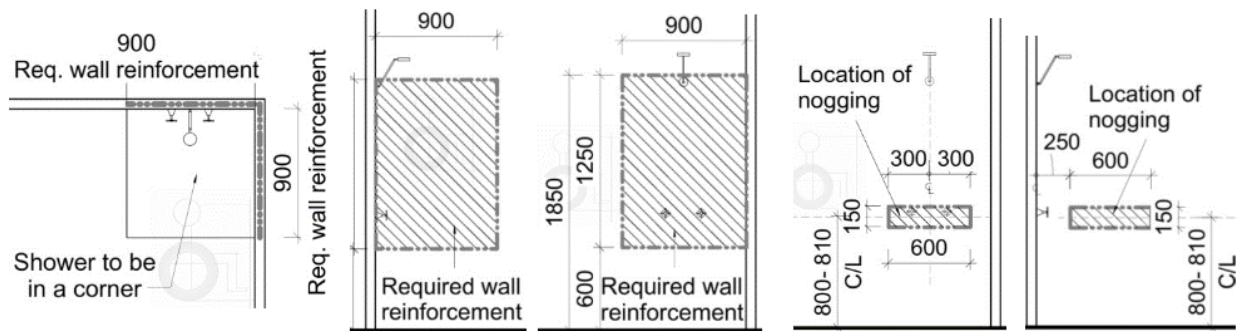
Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
<b>1</b> <b>Dwelling Access</b>	<ul style="list-style-type: none"> <li>a. Provide a safe and continuous 1M clear width pathway from front site boundary to an entry 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> <li>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> </li> <li>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.</li> <li>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.</li> </ul>	<p>Complies. Details to be verified at CC stage of works</p> <p>N/A Access is provided from the site boundary.</p> <p>N/A</p> <p>N/A</p>
<b>2</b> <b>Dwelling entry</b>	<ul style="list-style-type: none"> <li>a. Dwelling Entry should provide an entrance door with <ul style="list-style-type: none"> <li>i. min clear opening width of door to be 820mm</li> <li>ii. Step free threshold of max 5mm with rounded or beveled lip</li> <li>iii. reasonable shelter from the weather</li> </ul> </li> <li>b. Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.</li> <li>c. Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.</li> <li>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</li> </ul>	<p>Complies. Details to be verified at CC stage of works</p> <p>Complies. Details to be verified at CC stage of works</p> <p>N/A</p> <p>Complies. Details to be verified at CC stage of works Waterproofing compliance by others.</p>
<b>3</b>	<ul style="list-style-type: none"> <li>a. Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be</li> </ul>	<p>Complies. Details to be verified at CC</p>

<b>Internal doors and corridors</b>	i. 820mm clear opening and ii. provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip	stage of works
	b. Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)	Complies. Details to be verified at CC stage of works
<b>4 Toilet</b>	a. One Toilet to be provided on the ground or entry level that provides, i. Min 900mm between walls or amenities ii. Min 1200mm clear space in forward of the WC pan exclusive of door swing. iii. The toilet pan to be positioned in the corner of a room to enable handrails	Complies. Details to be verified at CC stage of works
<b>5 Shower</b>	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.  For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6	Complies. Details to be verified at CC stage of works
<b>6 Reinforcement of bathroom &amp; toilet walls</b>	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.  (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  Refer to diagrams provided in the Livable Housing Guideline document.	Capable of compliance. Details to be verified at CC stage of works  Capable of compliance. Details to be verified at CC stage of works

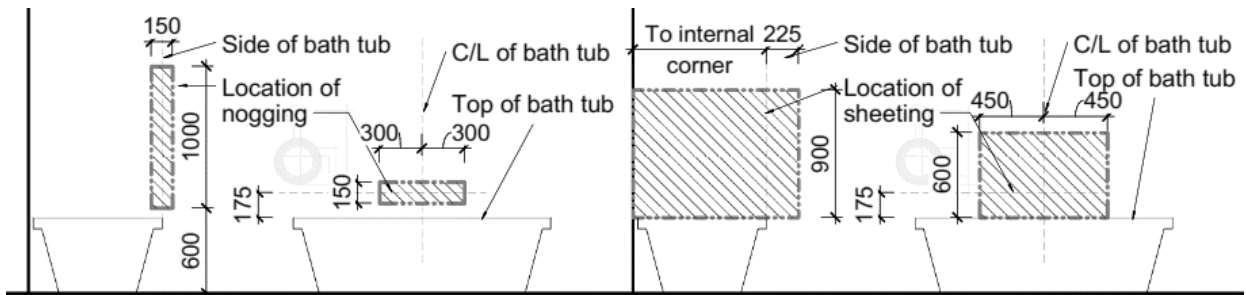


[Image description: Diagram shows wall reinforcements options of noggins or sheeting for a toilet]

**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:

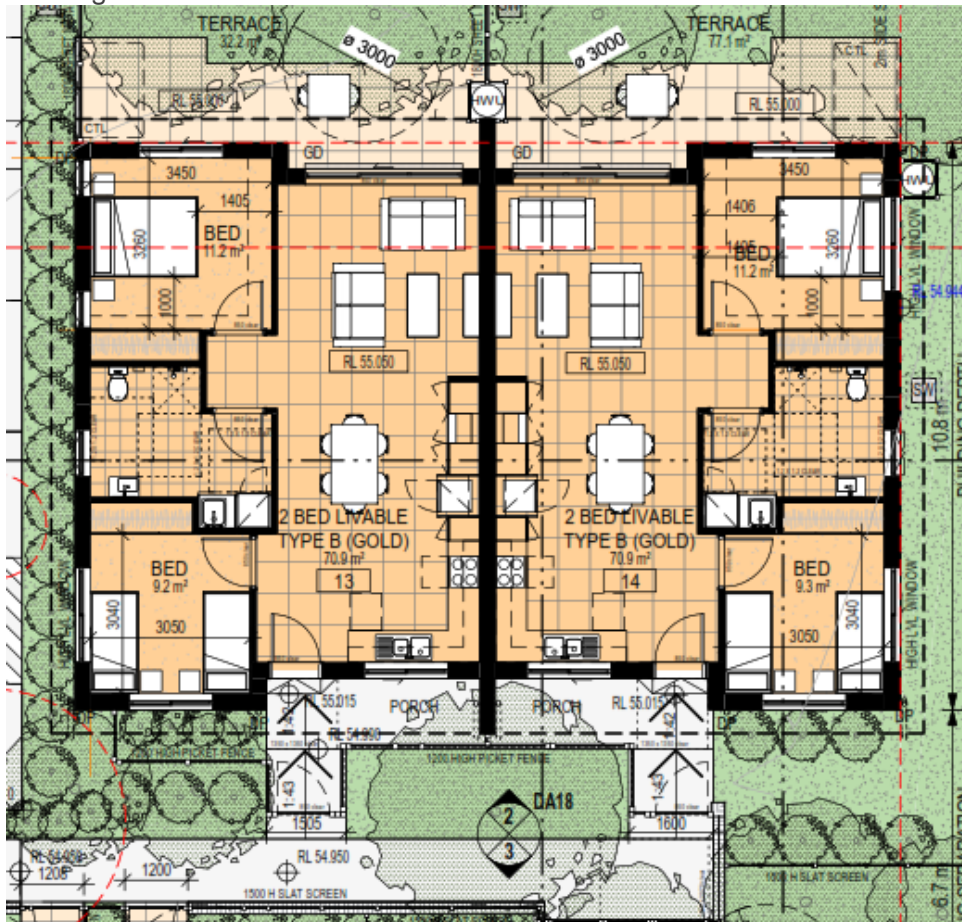
- a continuous handrail on one side of the stairway where there is a rise of more than 1m. a minimum clear width of 1000mm

Capable of compliance  
Details to be verified at CC stage of work

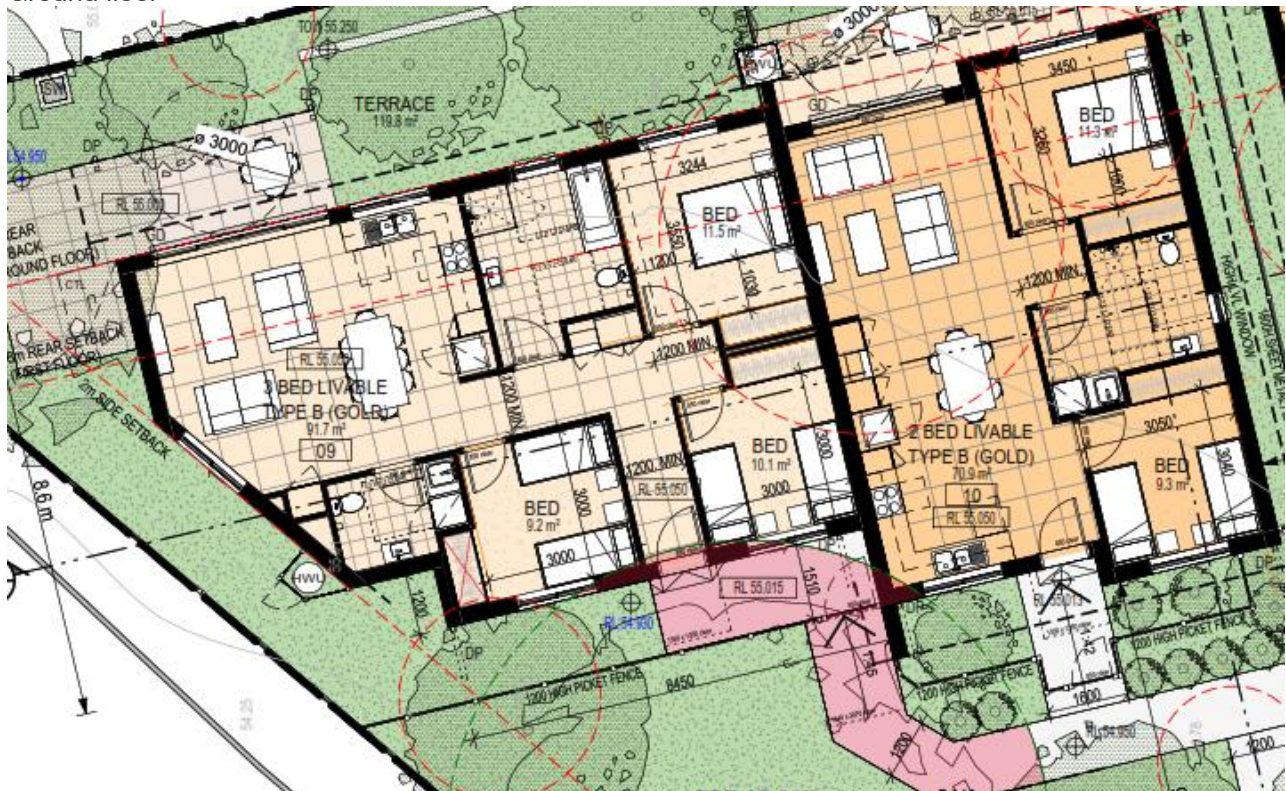


## Gold level Units

Units 09, 10, 13 and 14 are capable of providing compliance with the features of Gold level of Livable Housing Guidelines as noted in the table below.



Ground floor



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- Gold Level

**All details to be verified at the CC stage**

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
<b>1</b> <b>Dwelling Access</b>	<p>a. Provide a safe and continuous 1.1M clear width pathway from front site boundary to an entry door to the dwelling.</p> <p>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. 1.1M clear width of ramps are required.</p> <p>c. Pathway may be provided via an associated car parking in which case the car parking space to be</p> <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</li> <li>▪ 1:33 max grade for bitumen</li> <li>▪ a vertical clearance over the parking space of at least 2500mm; and</li> <li>▪ a covered parking space to ensure protection from the weather.</li> </ul> <p>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. 1.1M clear width of ramps are required.</p> <p>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.</p>	<p>Complies. Details to be verified at CC stage of works</p> <p>N/A.</p> <p>N/A</p> <p>N/A</p>
<b>2</b> <b>Dwelling entry</b>	<p>a. Dwelling Entry should provide an entrance door with</p> <ul style="list-style-type: none"> <li>i. min <b>clear</b> opening width of door to be 850mm</li> <li>ii. Step free threshold of max 5mm with rounded or beveled lip</li> <li>iii. reasonable shelter from the weather</li> </ul> <p>b. Level landing of 1350x1350mm at step-free entrance door on the arrival / external side of the entrance door.</p> <p>c. Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.</p> <p>d. Entrance to be connected to a pathway (specified under Element 1)</p> <ul style="list-style-type: none"> <li>i. <b>Note:</b> The entrance to incorporate waterproofing and termite</li> <li>ii. management requirements as specified in the NCC</li> </ul>	<p>Complies. Details to be verified at CC stage of works</p> <p>Complies with spatial requirements. Details to be verified at CC stage of works</p> <p>N/A</p> <p>Complies. Details to be verified at CC stage of works</p>
<b>3</b>	<p>a. Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be</p> <ul style="list-style-type: none"> <li>i. 850mm clear opening and</li> </ul>	<p>Complies. Details to be verified at CC</p>



**Internal doors and corridors**

- ii. provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip

stage of works

- b. Internal corridors and passageways to doorway to be min 1.2M clear (measured from skirting to skirting)

Complies.  
Details to be verified at CC stage of works

**4****Toilet**

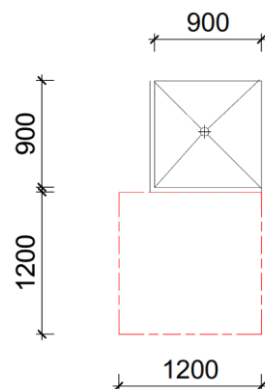
- a. One Toilet to be provided on the ground or entry level that provides,
  - i. Min 1200mm between walls or amenities.
  - ii. Min 1200mm clear space in forward of the WC pan exclusive of door swing.
  - iii. The toilet pan to be positioned in the corner of a room to enable handrails

Complies.  
Details to be verified at CC stage of works

**5****Shower**

- 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.
- c. The hobless shower recess described in (a) should:
  - i. be located in a bathroom on the ground (or entry) level;
  - ii. with dimensions of at least 900mm (width) x 900mm (length) (internal space clear of any shower screen fixtures)
  - iii. dimensions of at least 1200mm(width) x1200mm (length) forward of the shower recess

Capable of compliance.  
Details to be verified at CC stage of works



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**

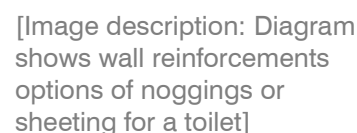
- a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.

Capable of compliance.  
Details to be verified at CC stage of works

- (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

Complies.  
Details to be verified at CC stage of works

Refer to diagrams provided in the Livable Housing Guideline document.



**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.



Complies.  
Details to be  
verified at CC  
stage of  
works

	<ul style="list-style-type: none"> <li>b. Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. (Not required for flooring under fixture such as floor oven)</li> </ul>	Capable of compliance. Details to be verified at CC stage of works
<b>9</b> <b>Laundry space</b>	<ul style="list-style-type: none"> <li>a. The laundry space should be designed to support ease of movement and adaptation with:               <ul style="list-style-type: none"> <li>i. at least 1200mm clearance provided in front of fixed benches and appliances; and</li> <li>ii. slip resistant flooring.</li> </ul> </li> <li>b. Floor finishes should extend under Laundry cabinetry to enable cupboards to be removed without affecting the flooring.</li> </ul>	<p>Complies. Details to be verified at CC stage of works</p> <p>Capable of compliance. Details to be verified at CC stage of works</p>
<b>10</b> <b>Ground floor (or entry level) bedroom</b>	<ul style="list-style-type: none"> <li>a. The dwelling should feature a space (or room) on the ground (or entry) level that:               <ul style="list-style-type: none"> <li>i. is of at least 10m<sup>2</sup> exclusive of robes, skirtings etc</li> <li>ii. provides for a minimum path of travel of at least 1000mm on at least one side of the bed.</li> </ul> </li> </ul>	Complies. Details to be verified at CC stage of works
<b>11</b> <b>Switches and powerpoints</b>	<ul style="list-style-type: none"> <li>a. Light switches should be positioned in a consistent location:               <ul style="list-style-type: none"> <li>i. between 900mm – 1100mm above the finished floor level; and</li> <li>ii. horizontally aligned with the door handle at the entrance to a room.</li> </ul> </li> <li>b. Powerpoints should be installed not lower than 300mm above FFL.</li> </ul>	<p>Capable of compliance. Details to be verified at CC stage of works</p> <p>Capable of compliance. Details to be verified at CC stage of works</p>
<b>12</b> <b>Door and tap hardware</b>	<ul style="list-style-type: none"> <li>a. Doorways should feature door hardware installed at between 900mm – 1100mm above FFL.</li> </ul>	Capable of compliance. Details to be verified at CC stage of works



# 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:

- 2021 Australian Access Awards Winner for the Educational App of the Year - SDA Tools
- 2021 Excellence in Inclusion - Altitude Awards - Winner
- 2021 Western Sydney Executive Woman of the Year - Finalist
- 2019 Penrith Citizen of the Year
- 2019 Access Inclusion Award
- 2019 Australian Access Awards Educational App of the Year - LRV Contrast App - Finalist





## 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)