

ACCESS REPORT

Reference Number: 23060

Client: Stanton Dahl Architects

Site Address: 25-29 Prospero Street, Maryland NSW



Vista Access Architects Pty. Ltd.

www.accessarchitects.com.au

admin@accessarchitects.com.au

PO Box 353, Kingswood NSW 2747

ABN: 82124411614

Executive Summary and Design Compliance Statement

This Access Compliance Report is for the development proposed at **25-29 Prospero Street, Maryland NSW**

The development is within Newcastle Council LGA and proposes **New Buildings**

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:

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

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

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



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.

Document Issue:

Issue	Date	Details
Issue A	17-04-2023	Issued for Architect's review
Final	21-04-2023	Issued for final submission

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.

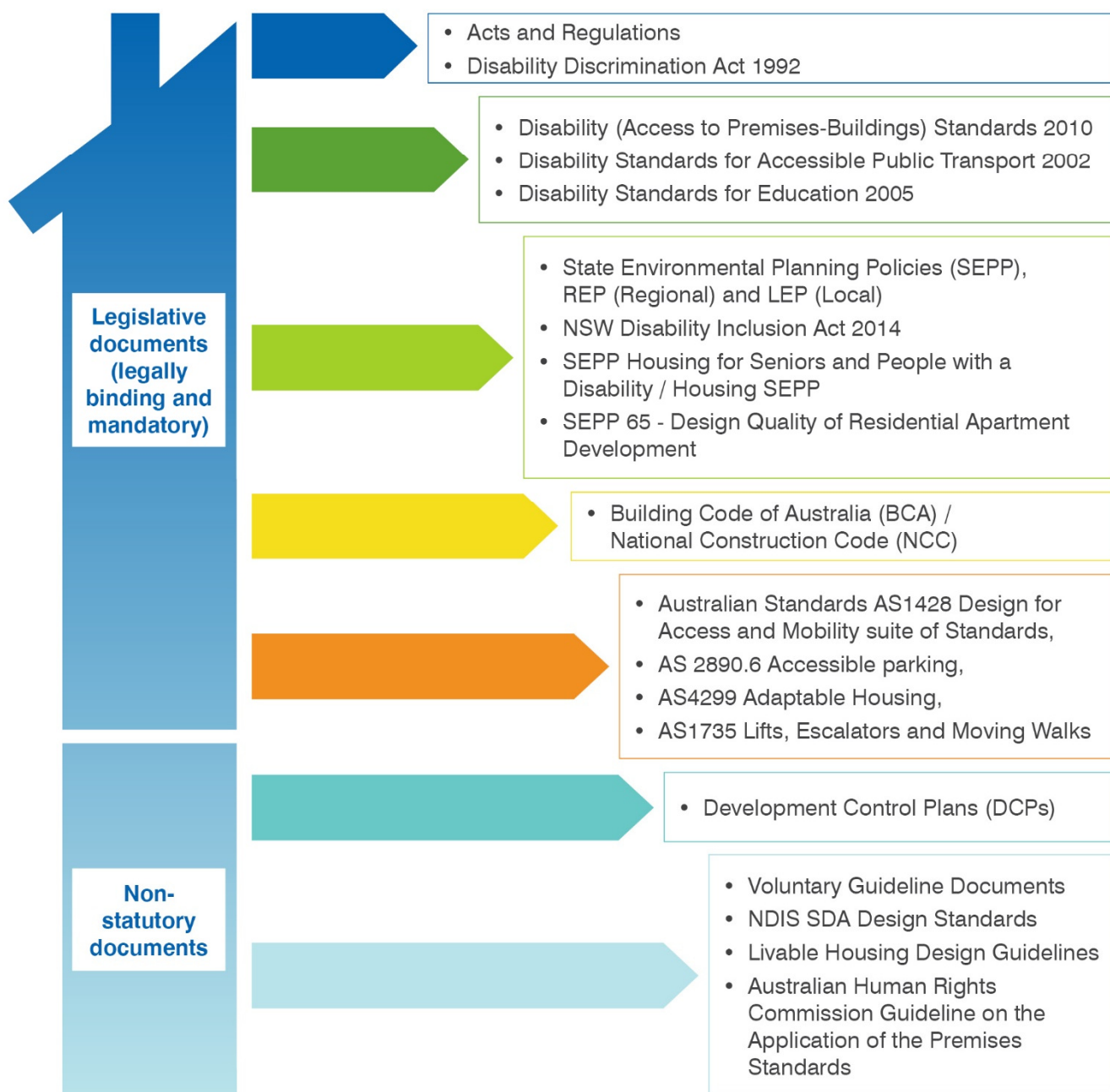
Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

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

BCA 2019 Part D3 Access for People with a Disability

BCA D3.1 General building Access requirements

SOU refers to a Sole Occupancy Unit

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.

BCA 2019 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 N/A

Comments

Accessway requirements are exempt for this development due to the building classification.

Requirement

Common use External Walkway / Pedestrian access requirements:

- 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, 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 90-degree bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay permitted at internal corner.

Compliance N/A

Comments

Common use walkway requirements are exempt for this development due to the building classification.

Requirement

Common use floor or ground surfaces requirements:

- 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

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 N/A

Comments

Common use walkway requirements are exempt for this development due to the building classification.

Requirement

Accessway is required through:

- 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.

Compliance N/A

Comments

Accessway requirements are exempt for this development due to the building classification.

Requirement

All common use doorways 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.

Compliance N/A

Comments

Common use doorway requirements are exempt for this development due to the building classification.

Requirement

Door hardware requirements for all common use doorways

- D shaped door handles to be used, located at 900-1100mm above FFL
- Clearance between the handle and the back plate or the door face at the center grip section of the handle to be between 35-45mm with a minimum of 20mm turn at the end of the handle
- Where door to the Accessible WC swings out a door closer will be required.
- Where a door closer is fitted, (excluding fire door, unless the fire door is used to access a required accessible area), the force required at the door handle to operate the door is not to exceed 20N
- Manual control to power operated door to be push button type control with a minimum diameter of 25mm, proud of the surface and shall activate the door before the button becomes level with the surrounding surface. The push button control must be located a min of 500mm from an internal corner and between 1M- 2M from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.
- Doors to accessible and ambulant sanitary facilities shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be operable from the outside.

Compliance N/A

Comments

Common use doorway requirements are exempt for this development due to the building classification.

Requirement

Luminance contrast requirements for all common use doorways

Doorways to have a minimum luminance contrast of 30% provided between,

- Door leaf and door jamb (min 50mm) or
- Door leaf and adjacent wall or
- Architrave (min 50mm) and wall or
- Door leaf and architrave (min 50mm) or
- Door jamb (min 50mm) and adjacent wall

The minimum width of the luminance contrast to be 50mm.

Compliance	N/A
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Comments

- Common use doorway requirements are exempt for this development due to the building classification.

BCA 2019 Part D3.3 Parts of buildings required to be accessible

Requirement

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

Compliance	N/A
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Comments

No 1:14 ramps have been assessed in this development due to the building classification

Requirement

Step ramp if provided in common use areas is to be compliant with AS1428.1-2009

Compliance	N/A
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Comments

No step ramps have been assessed in this development due to the building classification

Requirement

Kerb ramp if provided in common use areas is to be compliant with AS1428.1

Compliance	N/A
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Comments

No kerb ramps have been assessed in this development due to the building classification

Requirement

Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with AS1428.1 as required.

Compliance N/A

Comments

No stairways have been assessed in this development due to the building classification

Requirement

Every **Fire-isolated Stairway** is to be compliant with AS1428.1 as required

Compliance N/A

Comments

No fire-isolated stairways have been assessed in this development due to the building classification

Requirement

Slip resistance requirements as per BCA

BCA 2019 Table D2.14 Slip –resistance requirements when tested in accordance with AS4586:

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

HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces

Compliance N/A

Comments

No slip resistance requirements are exempt for this development due to the building classification.

Requirement

Every **Passenger lift** is to comply with the requirements of BCA E3.6.

Compliance N/A

Comments

No lifts have been identified in the development

Requirement

Passing spaces requirement

It is a requirement to provide passing spaces in common use 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.

Compliance	N/A
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Comments

Passing space requirements are exempt for this development due to the building classification.

Requirement**Turning spaces requirement**

It is a requirement to provide turning spaces in common use 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).

Compliance	N/A
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Comments

Turning space requirements are exempt for this development due to the building classification.

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 yellow 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	N/A
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Comments

Accessible parking space requirements are exempt for this development due to the building classification.

BCA 2019 Part D3.6 Signage

Requirement

Braille and Tactile signage are required to identify Accessible Sanitary facilities

Compliance	N/A
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Comments

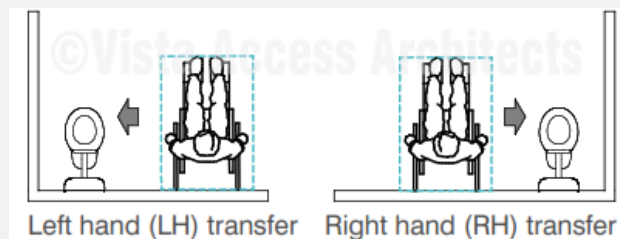
No common use sanitary facilities have been identified in the development.

Requirement

Braille and Tactile signage are required to identify Accessible Sanitary facilities

International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)

[Image description: Diagram to help choose the correct signage based on LH/RH transfer]



Compliance

N/A

Comments

Signage requirements are exempt for this development due to the building classification.

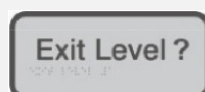
Requirement

Braille and Tactile signage for Fire Exits

E4.5 requires an exit signage to be clearly visible to persons approaching the exit, and must be installed to each:

- a) door providing direct egress from a storey to—
 - i. an enclosed stairway, passageway or ramp serving as a required exit; and
 - ii. an external stairway, passageway or ramp serving as a required exit; and
 - iii. an external access balcony leading to a required exit; and
- b) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and
- c) horizontal exit; and
- d) door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4.2.

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 the floor level number or floor level descriptor or a combination of both of the above and located on the side that faces a person seeking egress



[Image description: Image of Signage The “?” shown in image is to be replaced with the floor level where the door is located]

Compliance

N/A

Comments

Signage requirements are exempt for this development due to the building classification.

Requirement

All signage is required to be as per BCA 2019 Specification D3.6 Braille and Tactile Signs

- Location of the Braille / tactile components - between 1200mm-1600mm above FFL.
- Location of single line of characters – between 1250mm-1350mm above FFL.

- Locate signage on the wall on the latch side of the door with the leading edge of the sign located between 50-300mm from the architrave; and where that is not possible, the sign may be placed on the door itself (excluding Ambulant toilet signage to be on the ambulant toilet cubicle door)
- Exit sign must be located on the side that faces a person seeking egress and on the latch side of the door and only where not possible on the door itself.
- Sign to have rounded edges with the tactile characters to be as noted in BCA 2019 Specification D3.6
- Tactile to be in Title case, with upper case height between 15-55mm (20-55mm for fire exit signage) and lower-case min 50% of upper-case characters.
- Under all lighting conditions, (at the times during which the sign is required to be read) the background, negative space, fill of a sign or border with a minimum width of 5mm must have a luminance contrast with the surface on which it is mounted of not less than 30% and the tactile characters, icons and symbols must have a min luminance contrast of 30% to the surface on which the characters are mounted.

Compliance N/A

Comments

Signage requirements are exempt for this development due to the building classification.

BCA 2019 Part D3.7 Hearing Augmentation

Requirement

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.

Compliance N/A

Comments

No areas with provision of inbuilt amplification have been identified on plans and hence no hearing augmentation requirements apply to this development.

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

BCA 2019 Part D3.8 Tactile ground surface indicators (TGSIs)

Requirement

TGSIs are required when approaching:

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

Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.

Compliance N/A

Comments

TGSI requirements are exempt for this development due to the building classification.

BCA 2019 Part D3.12 Glazing on Accessways

Requirement

Glazing requirements:

- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip
- 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 N/A

Comments

Glazing strip requirements are exempt for this development due to the building classification.

BCA Part F Accessible Sanitary Facilities

BCA 2019 Part F2.4 Accessible Sanitary facilities

Requirement

Accessible unisex toilet is to be provided in accessible part of building such that;

- 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 N/A

Comments

Accessible toilet requirements are exempt for this development due to the building classification.

Requirement

Accessible unisex toilet is to be designed in accordance with AS1428.1-2009

Compliance N/A

Comments

Accessible toilet requirements are exempt for this development due to the building classification.

Requirement

Showers for Accessible use are to be designed in accordance with AS1428.1

Compliance N/A

Comments

Accessible shower requirements are exempt for this development due to the building classification.

Requirement

Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided

Compliance N/A

Comments

No ambulant toilet facilities have been identified in the development

AS4299.1995- Adaptable Housing

Adaptable housing assessment not required for this development at the request of LAHC

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
	Drawings				
1	2.3	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	☑	☑	
	Siting				
3	3.3.2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	☑	☑	N/A
	Letter boxes				
11	3.8	Letterboxes to be on hard standing area connected to accessible pathway	☑	☑	N/A
	Parking				
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	☑	☑	N/A
	Accessible Entry				
20	4.3.1	Accessible entry	☑	☑	N/A
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	☑	☑	N/A
27	4.3.4	Door lever handles and hardware to AS1428.1	☑	☑	N/A
	Interior: General				
32	4.3.3	Internal doors to have 820mm minimum clearance	☑	☑	N/A

	Clause No	Requirements as per AS4299	R	C	Comments
33	4.3.7	Internal corridors min. width of 1000mm	✓	✓	
34	4.3.7	Provision for compliance with AS1428.1 for door approaches	✓	✓	N/A
Living room and dining room					
36	4.7.1	Circulation space of min. 2250mm diameter.	✓	✓	
38	4.7.4	Telephone adjacent to GPO	✓	✓	N/A.
41	4.10	Potential illumination level minimum 300 lux	✓	✓	N/A
Kitchen					
42	4.5.2	Minimum width 2.7M, (1550mm clear between benches)	✓	✓	N/A
43	4.5.1	Provision for circulation at doors to comply with AS1428.1	✓	✓	N/A
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.	✓	✓	N/A
45	4.5.5	Refrigerator adjacent to work surface	✓	✓	N/A
46	4.5.6	Kitchen sink adjustable to heights from 750mm to 850 mm or replaceable	✓	✓	N/A
47	4.5.6	Kitchen sink bowl maximum 150mm deep	✓	✓	N/A
48	4.5.6 e	Tap set capstan or lever handles or lever mixer	✓	✓	N/A
49	4.5.6 e	Tap set located within 300mm of front of sink	✓	✓	N/A
51	4.5.7	Cooktops to include either front or side controls with raised cross bars.	✓	✓	N/A
52	4.5.7	Cooktops to include isolating switch	✓	✓	N/A
53	4.5.7	Work surface minimum 800 mm length, adjacent to cook top at same height	✓	✓	N/A
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.	✓	✓	N/A
59	4.5.11	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	✓	✓	N/A
60	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	✓	✓	N/A
61	4.5.4	Slip-resistant floor surface as per AS3661 and AS 4586	✓	✓	N/A

	Clause No	Requirements as per AS4299	R	C	Comments
	Main bedroom				
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	Main Adaptable bathroom				
75	4.4.1	Provision for bathroom area to comply with AS1428.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
76	4.4.2	Slip-resistant floor surface as per AS3661 and AS 4586	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
77	4.4.4 f	Shower recess - no hob. Minimum size 1160x1100mm to comply with AS1428.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
78	4.4.4 f	Shower area waterproofed to AS3740 with floor to fall to waste	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
79	4.4.4 f	Recessed soap holder	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
80	4.4.4 f	Shower taps positioned for easy reach to access side of shower sliding track.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
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)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
83	4.4.4 h	Provision for grabrail in shower to comply with AS1428.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
86	4.4.4 c	Tap sets to be capstan or lever handles with single outlet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
88	4.4.4 g	Provision for washbasin with clearances to comply with AS1428.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
90	4.4.4 d	Double GPO bedside mirror	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	Toilet				
92	4.4.3	Provision of either 'visitable toilet' or accessible toilet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
93	4.4.1	Provision to comply with AS 1428.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
94	4.4.3	Location of WC pan at correct distance from fixed walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
95	4.4.4 h	Provision for grabrail zone.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
96	4.4.2	Slip-resistant floor surface as per AS3661 and AS 4586	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	Laundry				
98	4.8	Circulation at doors to comply with AS1428.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
99	4.8	Provision for adequate circulation space in front of or besides appliances (minimum 1550mm depth)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A

	Clause No	Requirements as per AS4299	R	C	Comments
100	4.8 e	Provision for automatic washing machine	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
102	4.8 a	Where clothes line is provided, an accessible path of travel to this	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
105	4.8 g	Double GPO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
108	4.9.1	Slip-resistant floor surface as per AS3661 and AS 4586	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
Door locks					
110	4.3.4	Door hardware operable with one hand, located 900-1100mm above floor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A

Livable Housing Australia Design Guidelines – Silver level

Adaptable housing assessment not required for this development at the request of LAHC

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
1 Dwelling Access	<ul style="list-style-type: none"> a. Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling. 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. 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"> ▪ 3200 (width) x5400 (length), ▪ even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen 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. 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>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
2 Dwelling entry	<ul style="list-style-type: none"> a. Dwelling Entry should provide an entrance door with <ul style="list-style-type: none"> i. min clear opening width of door to be 820mm ii. Step free threshold of max 5mm with rounded or beveled lip iii. reasonable shelter from the weather b. Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door. c. Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp. 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 	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>

3

Internal doors and corridors

- a. Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be
 - i. 820mm clear opening and
 - ii. provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip
- b. Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)

N/A

N/A

4

Toilet

- 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

N/A

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.

N/A

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

N/A

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.
- (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

N/A

N/A

Refer to diagrams provided in the Livable Housing Guideline document.

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

N/A

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





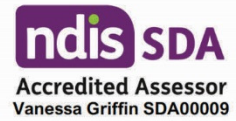
Vanessa Griffin

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



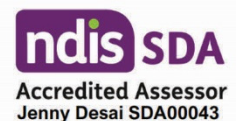
Jenny Desai

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)