

# Part 5 Approval **ACCESS REPORT**

**Reference Number:** 22324

**Client:** Stanton Dahl Architects

**Site Address:** 71-73 Viccliffe Avenue, Campsie 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 Approval for the development proposed at **71-73 Vicliffe Avenue, Campsie NSW**

The development is within The Canterbury-Bankstown Council LGA and proposes **New Buildings**

The development proposes the following:

Residential units	8
Silver level Livable Housing Units	8
Adaptable units	None
Accessible parking spaces	None

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:

- 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 Approval. 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 Tender stage.

By compliance with the recommendation in this report, the development complies with the requirements of Silver level of Livable housing guidelines

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-22130 dated **17-02-2022**. Fee proposal was accepted by Client on **18-08-2022**

## Assessed Drawings:

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

Drawing no	Issue	Date	Details
DA04	01	13-11-2022	Site and external works plan
DA05	01	13-11-2022	Ground and first floor plan (Block A)
DA06	01	13-11-2022	Ground and first floor plan (Block B)

## Document Issue:

Issue	Date	Details
Draft 1	30-08-2022	Issued for Architect's review
Issue A	07-09-2022	Issued for DA
Issue 4	14-11-2022	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.**

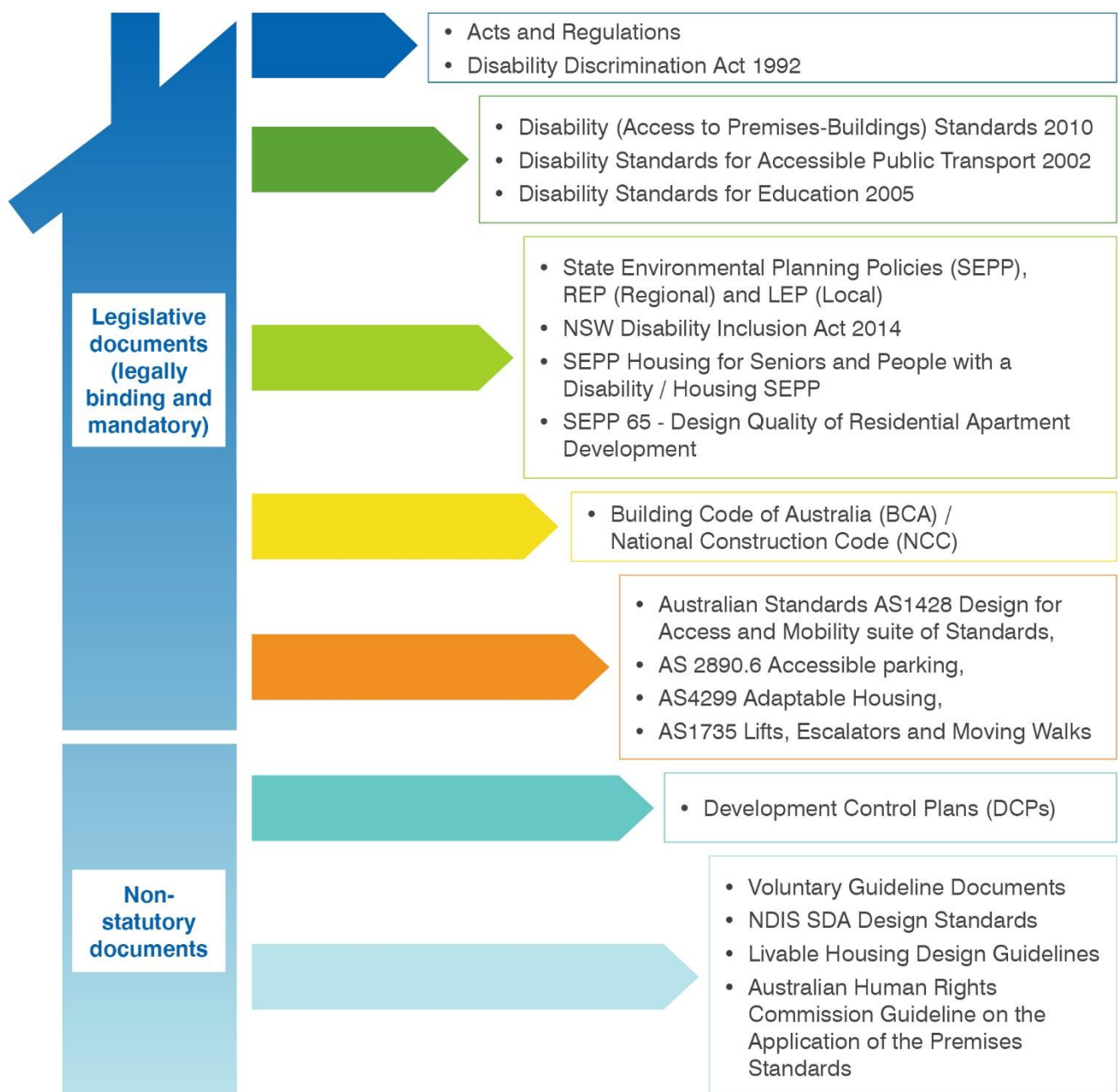
Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

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.



## 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

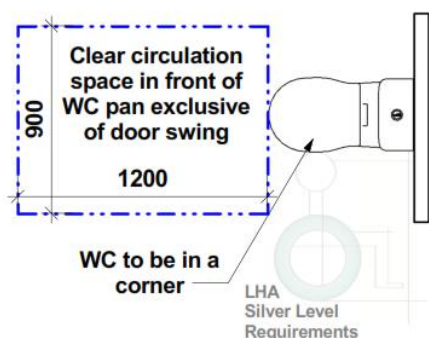
**Compliance** N/A

## Comments

All Class 1a components in the development are exempt from Disability Access related requirements of the BCA/NCC.

## Silver level - Livable Housing Design Guidelines

The 8 townhouses provided are designed to the guidelines of Livable Housing Australia to a Silver level.



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 Tender 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></ul>	<p>Complies. Details to be verified at Tender stage of works</p> <p>N/A Access is provided from the site boundary.</p> <p>N/A</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.	Complies. Details to be verified at Tender stage of works
<b>2</b> <b>Dwelling entry</b>	<p>a. Dwelling Entry should provide an entrance door with</p> <ol 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> </ol> <p>b. Level landing of 1200x1200mm 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) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC</p>	<p>Complies. Details to be verified at Tender stage of works</p> <p>Complies. Details to be verified at Tender stage of works</p> <p>Complies. Details to be verified at Tender stage of works Waterproofing compliance by others.</p> <p>Complies. Details to be verified at Tender stage of works Waterproofing compliance by others.</p>
<b>3</b> <b>Internal doors and corridors</b>	<p>a. Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be</p> <ol 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> </ol> <p>b. Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)</p>	<p>Complies. Details to be verified at Tender stage of works</p> <p>Complies. Details to be verified at Tender stage of works</p>
<b>4</b> <b>Toilet</b>	<p>a. One Toilet to be provided on the ground or entry level that provides,</p> <ol 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> <li>The toilet pan to be positioned in the corner of a room to enable handrails</li> </ol>	Complies. Details to be verified at Tender stage of works
<b>5</b> <b>Shower</b>	<p>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.</p> <p>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6</p>	Complies. Details to be verified at Tender stage of works

# 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.

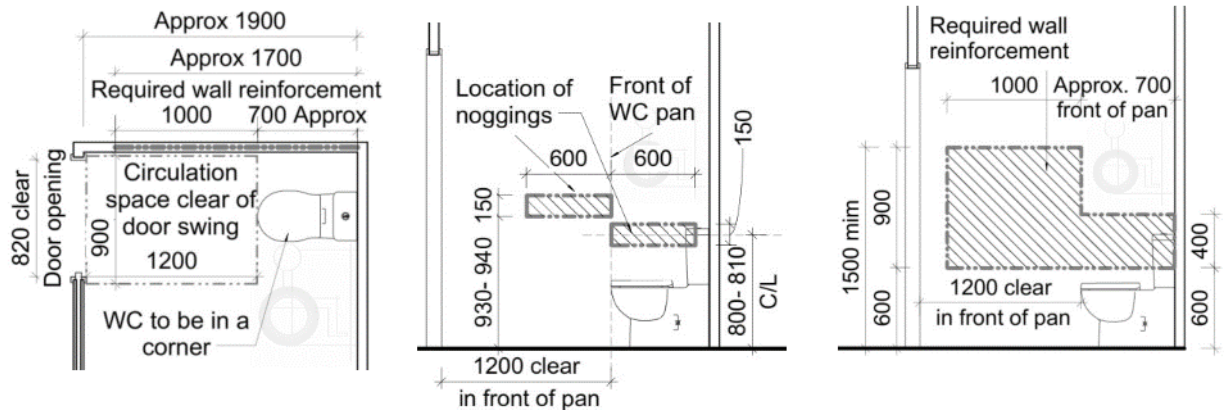
Capable of compliance.  
Details to be verified at Tender stage of works

(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

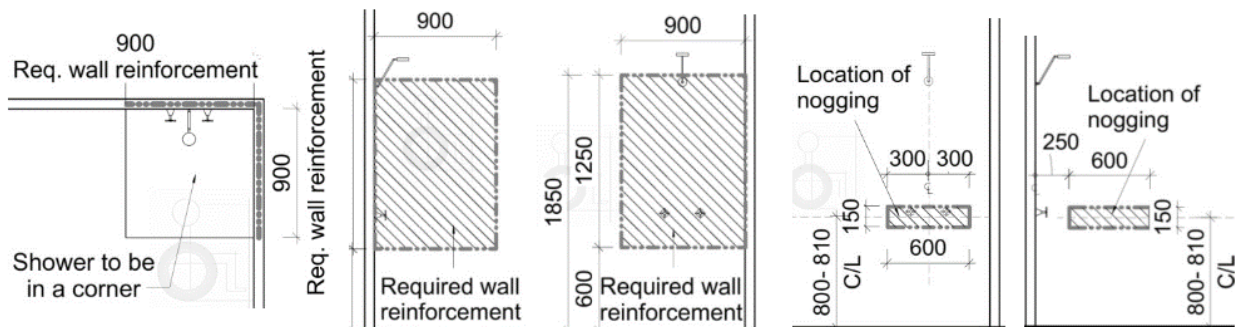
Capable of compliance.  
Details to be verified at Tender stage of works

Refer to diagrams provided in the Livable Housing Guideline document.

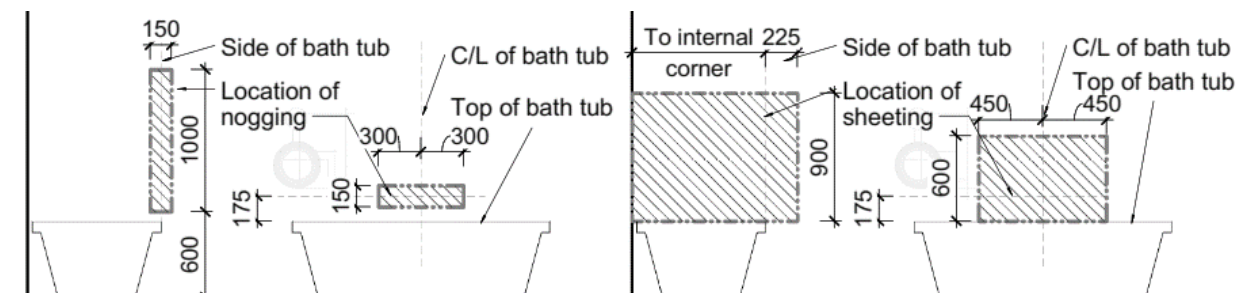


[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a toilet]

**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

Complies. Details to be verified at Tender stage of works  
Waterproofing compliance by others.

# 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

