



## Part 5 Application **ACCESS REPORT**

**Reference Number:** 22100

**Client:** Homes NSW

**Site Address:** 24 Thuralilly St, Queanbeyan East NSW



**Vista Access Architects Pty. Ltd.**

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## Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Part 5 Application for the development proposed at **24 Thuralilly St, Queanbeyan East NSW**

The development is within Queanbeyan–Palerang Regional Council LGA and proposes a **New Building**

The development proposes the following:

Residential units	3
Livable Housing Units	1

The development has building classification as detailed below:

- Class 2 (building containing more than 2 SOUs i.e., sole-occupancy units)

This report is based on the relevant components of:

- Building Code of Australia (BCA) 2022, Volume 1- Performance requirements of D1P1, D1P2, D1P8, D1P9, E3P4, F4P1 and Parts D4, E3 and F4 (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
- Livable Housing Australia's Livable Housing Design Guidelines- Fourth Edition

This assessment has been undertaken to the extent necessary to issue a Part 5 application under the Environmental Planning and Assessment Act. Where there is insufficient information provided to make a full assessment, the assessment has been provided in regard to the capability of the proposal to achieve compliance.

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, the Disability Access relevant sections of Building Code of Australia 2019 and LHA Gold level for 1 unit.

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-22219 dated **17-03-2022**. Fee proposal was accepted by Client on **17-03-2022**

## Assessed Drawings:

The following drawings by Kennedy Associates Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
DA-000	A		Cover Page
DA-102	A	22-03-2024	Site plan
DA-201	A	22-03-2024	General arrangement – External works
DA-202	A	22-03-2024	General arrangement – Level 00
DA-203	A	22-03-2024	General arrangement – Level 01
DA-210	A	22-03-2024	Access zone – Level 00

## Document Issue:

Issue	Date	Details
Issue B	20-11-2023	Issued for Part 5 Application
Issue C	22-03-2024	Issued for Part 5 Application
Issue D	11-05-2024	Issued for Part 5 Application

## 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

## 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 2022 Part D4 Access for People with a Disability D4D2 General building Access requirements

SOU refers to a Sole Occupancy Unit

#### Requirement

**Class 2** - building containing more than 2 SOUs i.e. sole-occupancy units

For residential use components, access is required:

- From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of door of each SOU on that level.
- To and within 1 of each type of room or space in common use.
- Where floor is accessed by an AS1428.1 ramp or lift, access is required to the entry doorway of each SOU on that level and to and within all common use areas on that level.

#### Compliance

Complies

#### Comments

- Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on at least one floor level (ground floor in this case) by means of accessible pathways.
- Since access has been provided to the entry level, lift access is not required to the upper floor levels
- All accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M

Details to be verified at Crown Certificate stage of works

### BCA 2022 Part D4D3 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

#### Comments

- Level Access has been provided from the main pedestrian entry at the site boundary.
- No accessible parking spaces are required or provided.

Details to be verified at Crown Certificate stage of works

## Requirement

### Common use External Walkway / Pedestrian access requirements as per AS1428-2009:

- 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

Complies with spatial requirements

## Comments

Details to be verified at Crown Certificate stage of works **DA-000**

## Requirement

### Common use floor or ground surfaces

- Use slip-resistant surfaces
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- Abutment of surfaces is to have a smooth transition.
- Construction tolerances to be  $\pm 3$ mm vertical or  $\pm 5$ mm, provided the edges have a bevelled or rounded edge (See diagrams below)

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

- Circular openings maximum of 13 mm in diameter
- Slotted openings maximum of 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel

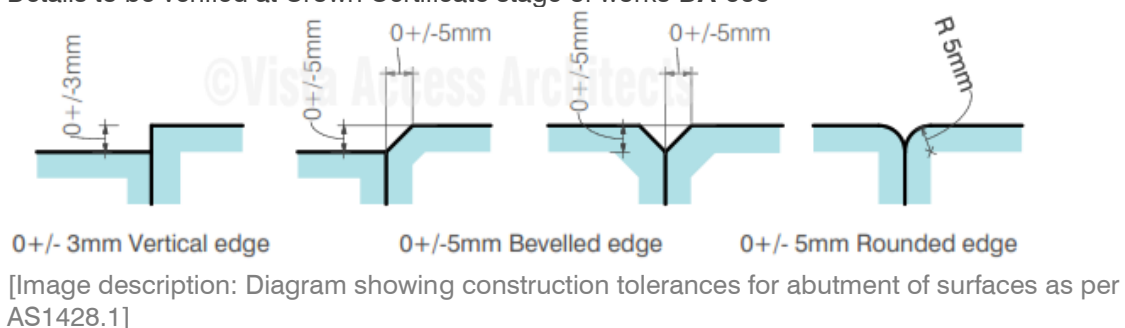
Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel

## Compliance

Complies

## Comments

Details to be verified at Crown Certificate stage of works **DA-000**



### Requirement

**Accessway** is required through:

- Principal pedestrian entry; and
- Not less than 50% of all pedestrian entrances; and
- In building with floor area over 500m<sup>2</sup>, a non-accessible entry must not be located more than 50M from an accessible entry.

### Compliance

Complies

### Comments

All pedestrian entries have been designed to be accessible.

### 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)

**Door hardware to comply with AS1428.1**

### Compliance

N/A

### Comments

No common use doorways have been identified in the development

## BCA 2022 Part D4D4 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 Clause 10 of AS1428.1

### Compliance

N/A

### Comments

No 1:14 ramps have been identified in the development.

### Requirement

**Step ramp** if provided in common use areas is to be compliant with AS1428.1-2009 and NCC/BCA

### Compliance

N/A

### Comments

No step ramps have been identified in the development.

### Requirement

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

**Compliance** N/A

### Comments

No kerb ramps have been identified in the development.

### Requirement

Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with:

- Clause 11 of AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips).
- Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.

**Compliance** N/A

### Comments

No common use stairways have been identified in the development.

### Requirement

Every **Fire-isolated Stairway** is to be compliant with AS1428.1-2009

**Compliance** N/A

### Comments

No common use stairways have been identified in the development.

### Requirement

#### Slip resistance requirements as per BCA

BCA 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** Complies

### Comments

Details to be verified at Crown Certificate stage of works

For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586.



### 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

### Comments

There are no accessways over 20M lengths in the development where a direct line of sight is not available.

### 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

### Comments

No common use passageways have been identified in the development.

### Requirement

#### Carpet specifications

Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.

**Compliance** N/A

### Comments

Use of carpets have not been identified in the common use areas

## BCA 2022 Part D4D5 Exemption

### Requirement

**Access is not required to be provided in the following areas:**

- Where access would be inappropriate because of the use of the area
- Where area would pose a health and safety risk
- Any path which exclusively provides access to an exempted area

### Compliance

For information only

### Comments

Areas such as lift machine rooms, fire services room, commercial kitchens etc. in the development are exempted from providing access under this clause due to WHS concerns.

Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.

## BCA 2022 Part D4D6 Accessible Carparking

### Requirement

#### Class 2

There are no Accessible carparking requirements for a Class 2 under the BCA.

If adaptable housing has been mandated by the Council, then carparking spaces for Adaptable units will be required under the requirements of AS4299- Adaptable housing.

### Compliance

N/A

### Comments

No accessible parking spaces are required provided in the development.

## BCA 2022 Part D4D7 Signage

### Requirement

**Braille and Tactile signage are required to identify Accessible Sanitary facilities**

### Compliance

N/A

### Comments

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

### Requirement

**Braille and Tactile signage are required to identify Ambulant Sanitary facilities**

### Compliance

N/A

### Comments

No ambulant sanitary facilities have been provided in the development.

## Requirement

**Braille and Tactile signage is required to identify Hearing Augmentation**

**Compliance** N/A

## Comments

Hearing augmentation is not provided since there is no inbuilt amplification system proposed in the development.


## 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



Exit Level ?

[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

No common use doorways have been identified in the development.

## Requirement

**Signage is required to a non-accessible pedestrian entrance**

**Compliance** N/A

## Comments

All pedestrian entrances have been designed to be accessible.

## BCA 2022 Part D4D8 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.

## BCA 2022 Part D4D9 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

No areas requiring TGSIs have been identified.

## BCA 2022 Part D4D12 Limitations on Ramps

### Requirement

#### On an accessway:

- A series of connected ramps must not have a combined vertical rise of more than 3.6M;
- And a landing for a step ramp must not overlap a landing for another step ramp or ramp.

**Compliance** N/A

### Comments

No ramps have been identified in the development

## BCA 2022 Part D4D13 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

No common use doorways or glazed areas have been identified in the development

## BCA Part F Accessible Sanitary Facilities

### BCA 2022 Part F4D5 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

No common use sanitary facilities have been identified in the development

## BCA 2022 Part F4D6 Accessible unisex sanitary compartments

### Requirement

#### Class 2

At least 1 unisex Accessible toilet when sanitary compartments are provided in common areas.

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified in the development

## BCA 2022 Part F4D7 Requirements for Accessible unisex showers

### Requirement

#### Class 2

At least 1 unisex Accessible shower when showers are provided in common areas.

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified in the development

### Requirement

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

**Compliance** N/A

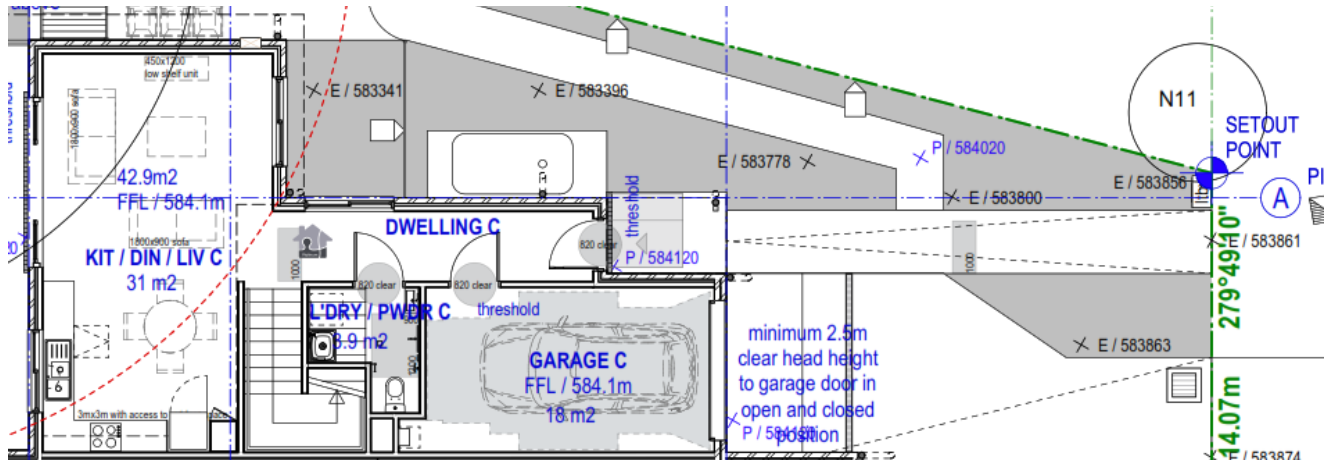
### Comments

No common use sanitary facilities have been identified in the development

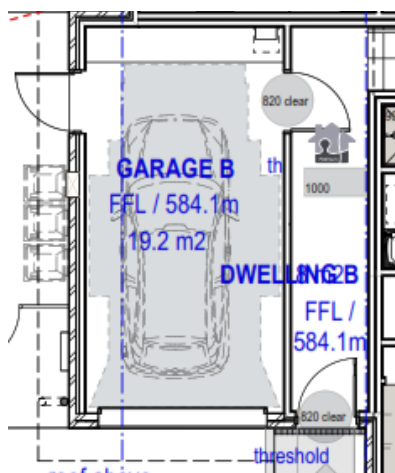
Homes NSW Design requirement for all new dwellings where level access is available.

Dwelling A has been designed to comply with LHA Gold level requirements

Dwelling B and C have been designed with some features to comply with LHA Silver level requirements



Ground level of Dwelling C



Ground level of Dwelling B

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments CC means Crown Certificate
<b>1 Dwelling Access</b>	<p>a. Provide a safe and continuous 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. 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> </ul>	<p>N/A. Access is via parking space</p> <p>Complies 3.2x5.4M wide parking space is provided.</p>

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments CC means Crown Certificate
	<ul style="list-style-type: none"> <li>even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen</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.</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>	N/A  N/A
<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 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> <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>	N/A Access is from garage  N/A Access is from garage  N/A  N/A Access is from garage
<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> <ul style="list-style-type: none"> <li>i. 820mm clear opening and</li> <li>ii. provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip</li> </ul> <p>b. Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)</p>	Complies. Details to be verified at CC stage of works  Complies. Details to be verified at CC stage of works
<b>4</b> <b>Toilet</b>	<p>a. One Toilet to be provided on the ground or entry level that provides,</p> <ul style="list-style-type: none"> <li>i. Min 900mm between walls or amenities</li> <li>ii. Min 1200mm clear space in forward of the WC pan exclusive of door swing.</li> <li>iii. The toilet pan to be positioned in the corner of a room to enable handrails</li> </ul>	Complies with Dwelling C  <b>Does not comply with Dwelling B as toilet is not provided in entry level</b>  Details to be verified at CC 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>	Complies. Details to be verified at CC stage of works



## Design Element

## Requirements

(All dimensions noted are required to be clear of finishes as required under AS1428.1)

Compliance /  
Comments  
CC means  
Crown  
Certificate

- 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

## 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.

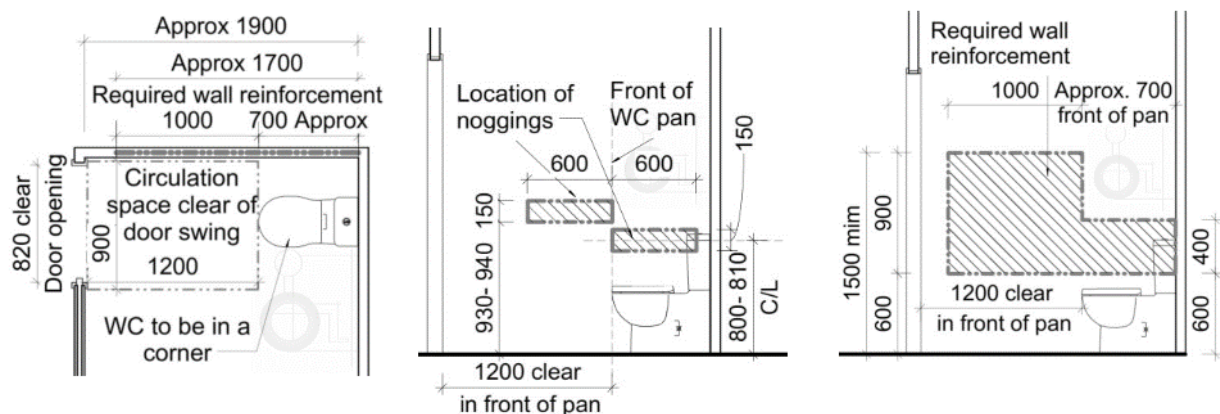
- (b), (c) and (d) the walls around toilet, bath and shower to be via:
- Noggins with a thickness of at least 25mm
  - Sheeting with a thickness of at least 12mm

Refer to diagrams provided in the Livable Housing Guideline document.

**Does not comply**

**Dwelling C does not have walls to both sides of the WC pan to be provided for min 600 wall reinforcement**

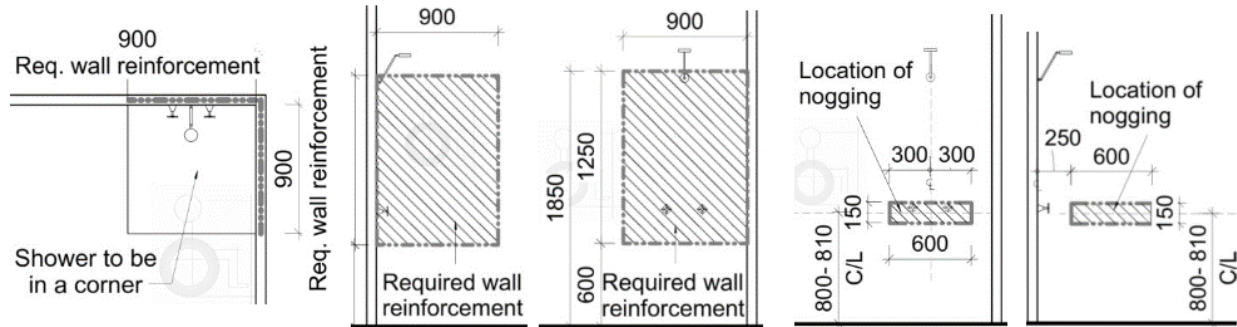
**Does not comply with Dwelling B as toilet is not provided in entry level**



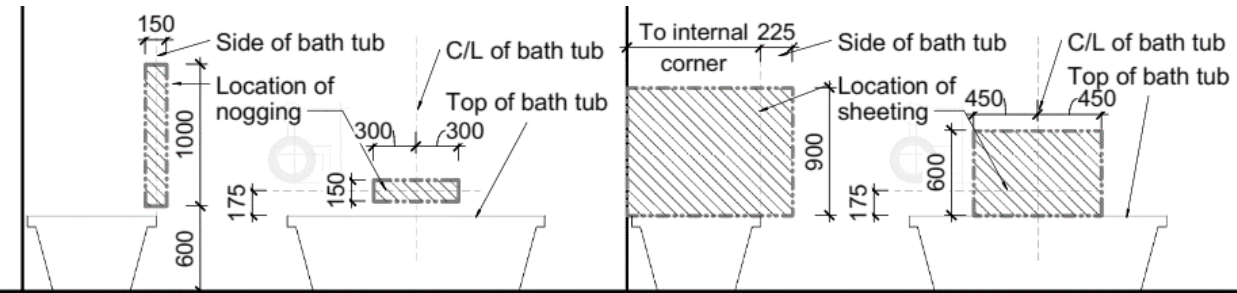
[Image description: Diagram shows wall reinforcements options of noggins or sheeting for a toilet]

**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.

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments CC means Crown Certificate
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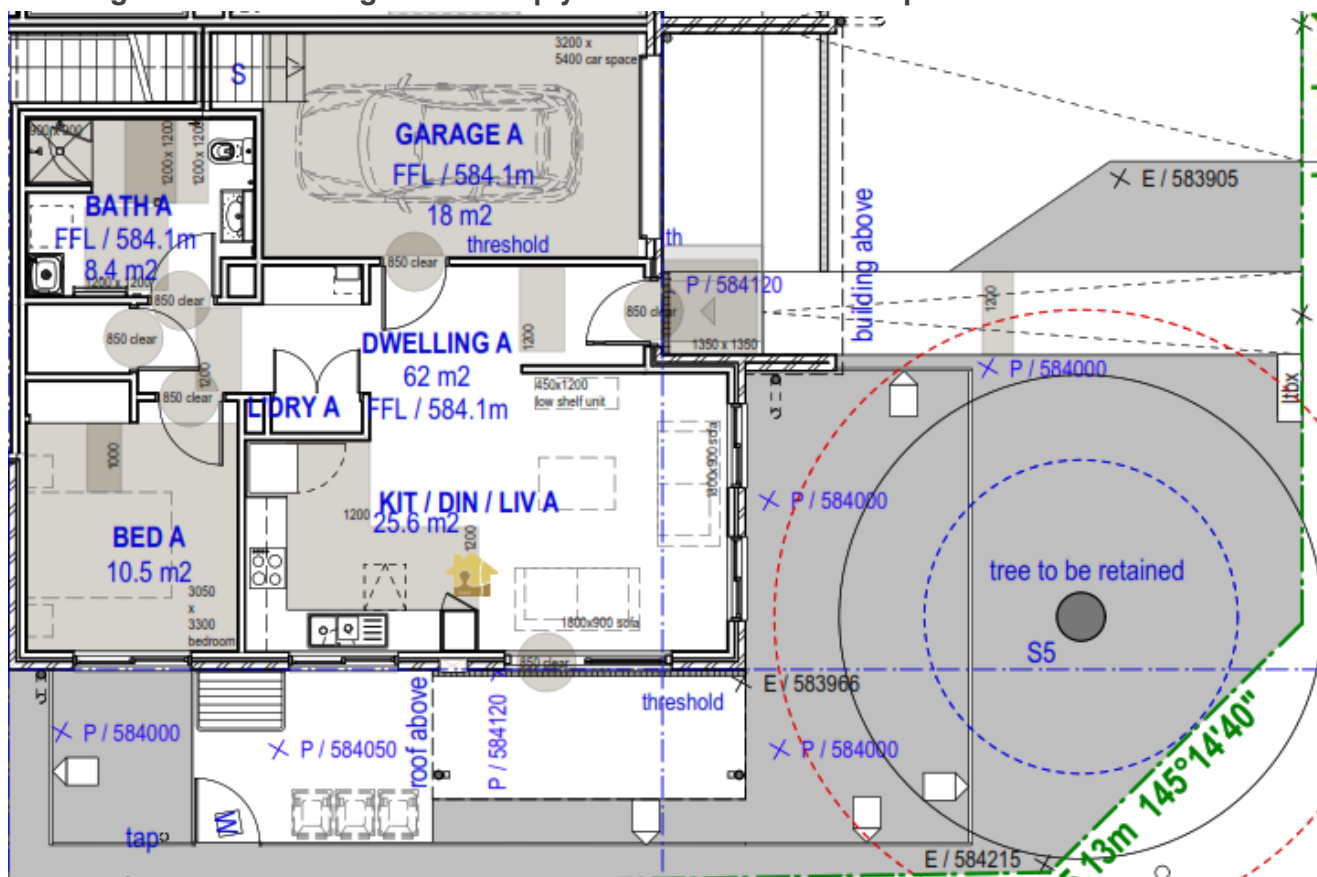
[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a shower]



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

<p><b>7</b></p> <p><b>Internal Stairways</b></p>	<p>Stairways in dwellings must feature:</p> <ul style="list-style-type: none"> <li>a continuous handrail on one side of the stairway where there is a rise of more than 1M.</li> </ul>	<p>Complies</p> <p>No internal stairway in units.</p> <p>Details to be verified at CC stage of works</p>
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## Dwelling A has been designed to comply with LHA Gold level requirements



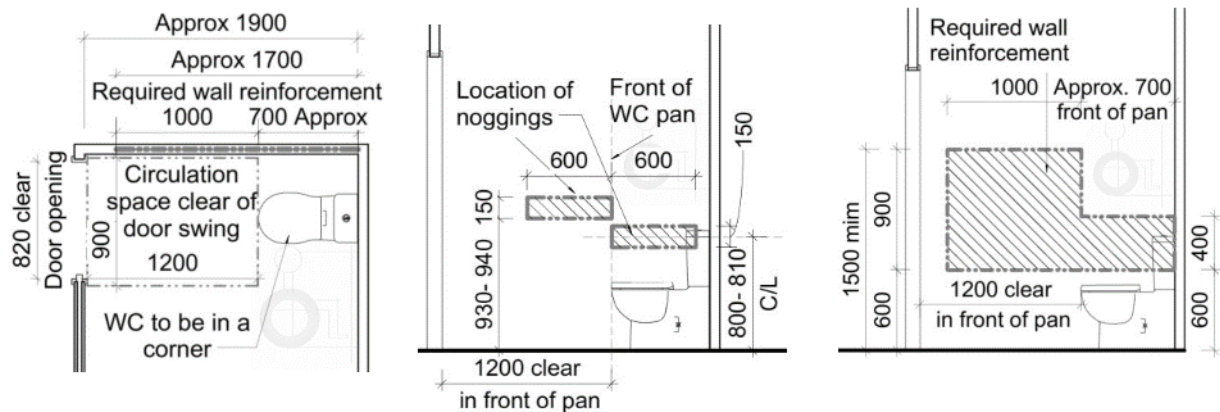
Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments CC means Crown Certificate
<b>1</b> Dwelling Access	<ul style="list-style-type: none"> <li>a. Provide a safe and continuous 1M clear width pathway from front site boundary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

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments CC means Crown Certificate
	<ul style="list-style-type: none"> <li>iii. reasonable shelter from the weather</li> </ul>	stage of works
	<ul style="list-style-type: none"> <li>b. Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.</li> </ul>	Complies Details to be verified at CC stage of works
	<ul style="list-style-type: none"> <li>c. Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.</li> </ul>	N/A
	<ul style="list-style-type: none"> <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>	Complies Waterproofing compliance by others.
<b>3</b> Internal doors and corridors	<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               <ul style="list-style-type: none"> <li>i. 820mm clear opening and</li> <li>ii. provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip</li> </ul> </li> <li>b. Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)</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>
<b>4</b> Toilet	<ul style="list-style-type: none"> <li>a. One Toilet to be provided on the ground or entry level that provides,               <ul style="list-style-type: none"> <li>i. Min 900mm between walls or amenities</li> <li>ii. Min 1200mm clear space in forward of the WC pan exclusive of door swing.</li> <li>iii. The toilet pan to be positioned in the corner of a room to enable handrails</li> </ul> </li> </ul>	Complies Details to be verified at CC stage of works
<b>5</b> Shower	<ul style="list-style-type: none"> <li>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.</li> <li>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</li> </ul> <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 CC stage of works
<b>6</b> Reinforcement of bathroom & toilet walls	<ul style="list-style-type: none"> <li>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.</li> <li>(b), (c) and (d) the walls around toilet, bath and shower to be via:               <ul style="list-style-type: none"> <li>i. Noggins with a thickness of at least 25mm</li> <li>ii. Sheeting with a thickness of at least 12mm</li> </ul> </li> </ul>	<p>Complies Details to be verified at CC stage of works</p> <p>Complies Details to be verified at CC</p>

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments CC means Crown Certificate
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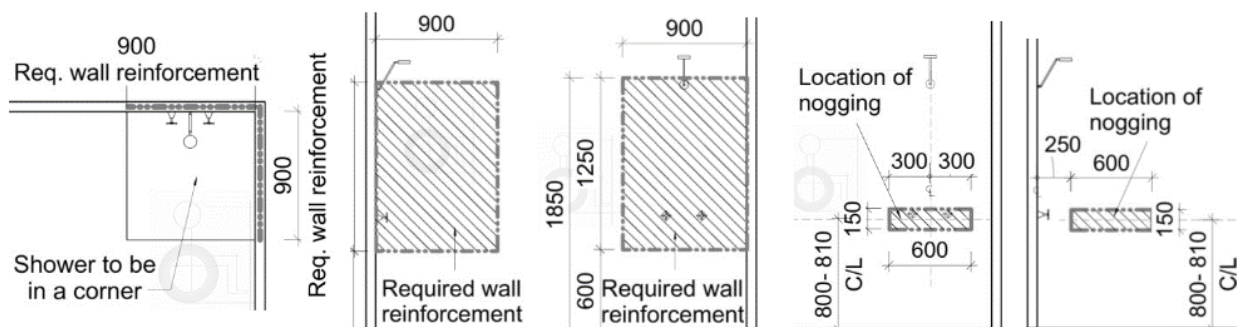
Refer to diagrams provided in the Livable Housing Guideline document.

stage of works

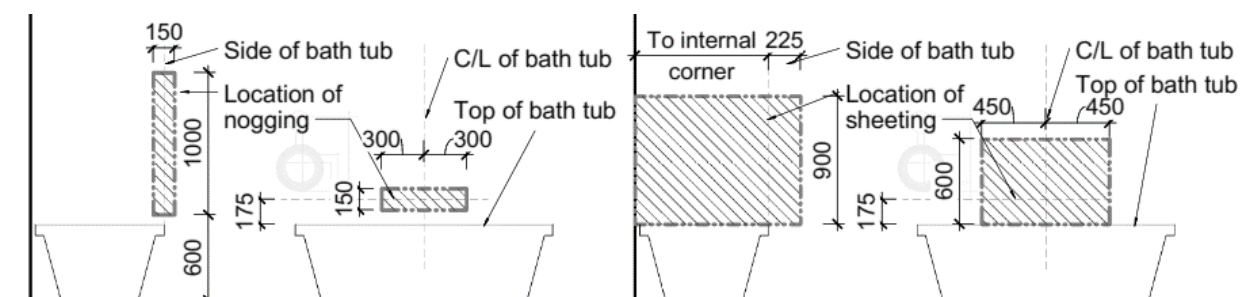


[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a toilet]

**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

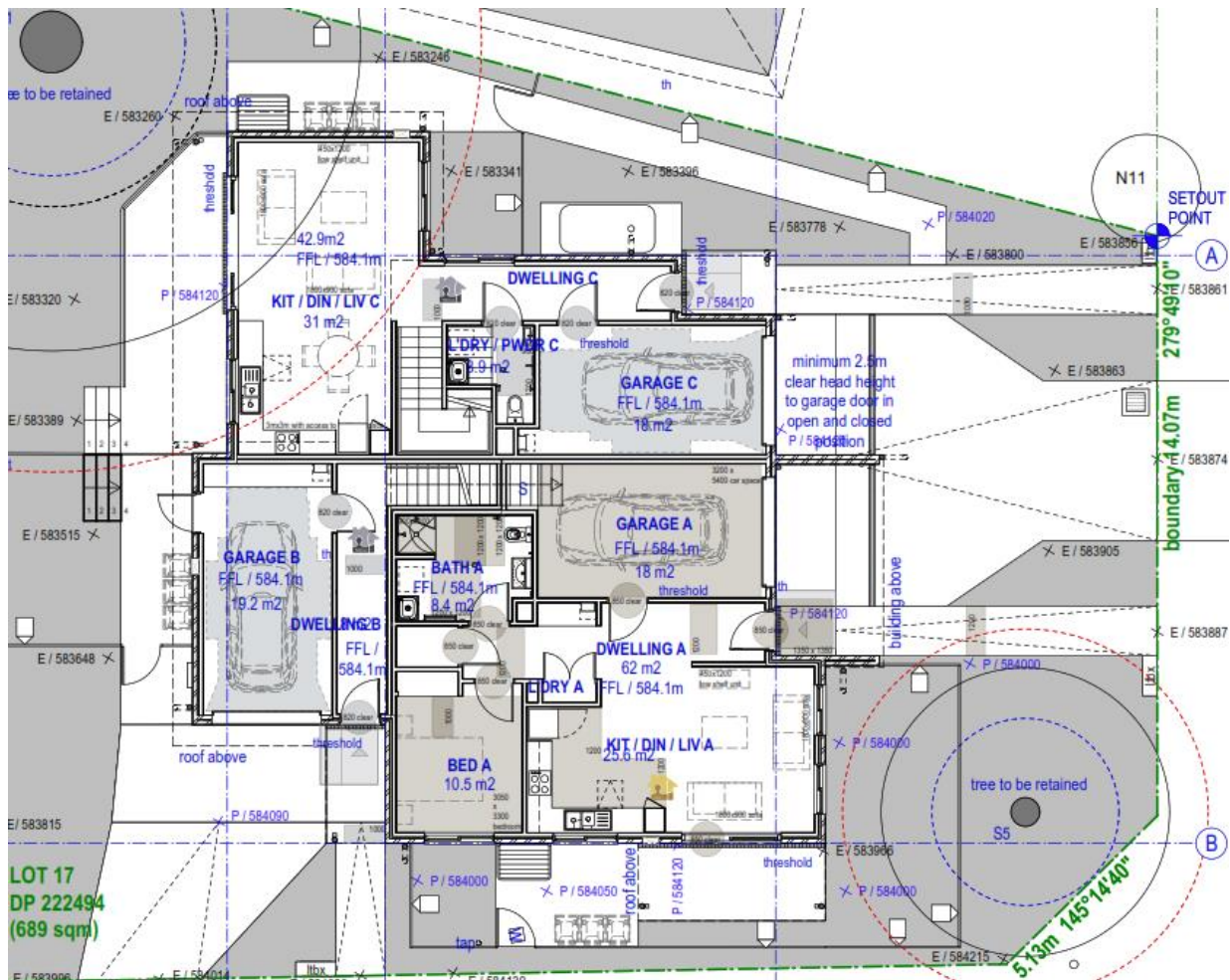
Stairways in dwellings must feature:

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

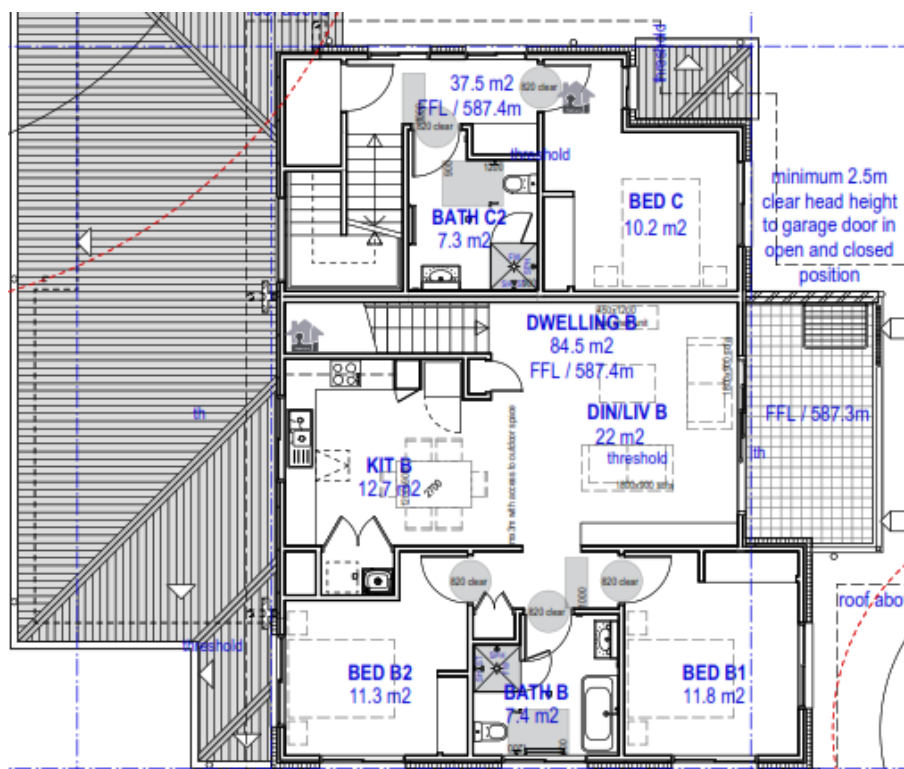
N/A  
No internal  
stairway



Ground floor plan



First floor plan



# 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

