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		original	27-06-2014
	A	Revised plans	15-11-2016



# report

## **Statement of Compliance Access for People with a Disability**

**Mixed use development at  
2 - 6 Bold Street & 80 - 82 Cowper Street,  
Granville**

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# Report

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**Report Type:** DA Access report  
**Development:** Mixed use development at 2 - 6 Bold Street & 80 - 82 Cowper Street, Granville

Mixed use development consisting of 2 retail / commercial use units and 92 residential SOUs (Sole Occupancy Units) including 10 Adaptable units.

## **Introduction:**

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by IDRAFT ARCHITECTS:

Drawing number 10 Dated 15-11-2016  
to 20 and 36

The report is not to be used for any other purpose than its original intention.

Parramatta City Council has a requirement for 10% Adaptable SOUs  
A total of 92 SOUs have been provided and as such 10 Adaptable SOUs are required.  
10 Adaptable SOUs (Unit numbers 16,17,18,19,28,29,30, 31, 12 & 26) have been provided.  
Access is also provided to the entry doors to all SOUs in the development which is required for 'visitability' as per requirements of Parramatta City Council.

## **Assessment:**

### Assessment Criteria

This assessment has been undertaken to the extent necessary to issue a development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements will occur at CC stage.

Compliance is required with the following:

- The access provisions of the BCA
- The Access To Premises Standard
- The Council's DCP relating to Access for People with a Disability.
- AS 1428 suite of Standards
- AS 2890.6 for car parking
- AS4299 Adaptable Housing
- AS1735.12 Lifts Part 12: Facilities for persons with disabilities

All required dimensions mentioned in the report are net (CLEAR) dimensions and are not 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

### Assessment

The following tables assess compliance with the relevant parts of the BCA and Standards

## BCA & The Premises Standard Compliance

<b>D3 Access &amp; Egress</b>	
<b>Requirement</b>	<b>Class 2</b> <b>To at least 1 floor containing units, and any floor accessed by a lift or ramp, and to the entry door of all units on that floor</b> <b>To and within not less than 1 of each type of common use facility</b>
<b>Compliance Comment</b>	Complies Access is available to the entry doors of all SOUs on all levels by means of lifts. Access to the common use garbage storage chutes on all levels, common use gym / spa area and common use amenities. Access has been provided to the communal use roof top terrace, associated toilet and kitchen facilities. To be verified at CC stage of works.
<b>Requirement</b>	<b>Class 6</b> <b>To all areas normally used by the occupants</b>
<b>Compliance Comment</b>	Capable of Compliance Two retail use units have been provided to the ground floor level. All areas within these units have been designed to be accessible. Note that bi-fold doorways have been proposed with a panel that can be used as an accessible single hinged door. Details to be verified at CC stage.
<b>Requirement</b>	<b>Class 7a</b> <b>To and within any level containing accessible carspaces</b>
<b>Compliance Comment</b>	Complies Access has been provided to the car parking levels by means of lifts. Details of the same are to be assessed at the CC stage of works.
<b>Requirement</b>	<b>Required external access must be provided from</b> (i) <b>The main pedestrian entry points at the allotment boundary</b> (ii) <b>from any other accessible building connected by a pedestrian link</b> (iii) <b>accessible carparking space</b>
<b>Compliance Comment</b>	Complies Access has been provided from the allotment boundaries, by means of walkways and ramps. Access is also available from residential use accessible car parking spaces to the Adaptable SOUs via lifts and from the retail use accessible parking space to the retail area by means of a walkways, ramps and lifts. To be verified at CC stage of works.
<b>Requirement</b>	<b>In a building required to be accessible an entry must be:</b> (i) <b>Through the principal entry</b> (ii) <b>Not less than 50% of all pedestrian entries</b> (iii) <b>In a building &gt;500sqm a non accessible entry must be &lt;50m from an accessible entrance</b> (iv) <b>If the doorways are separated by more than the width of a door leaf they will be considered as separate entrances</b>
<b>Compliance Comment</b>	Complies. Details are to be verified at CC stage of works.
<b>Requirement</b>	<b>Where an accessible entry has more than 1 doorway, 50% of the doors shall be accessible if there are &gt;3 doors</b>
<b>Compliance Comment</b>	Capable of compliance Details are to be verified at CC stage of works.
<b>Requirement</b>	<b>Where a doorway has multiple door leafs, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm</b>
<b>Compliance Comment</b>	Capable of compliance Details are to be verified at CC stage of works.

<b>Requirement</b>	<p><b>In areas required to be accessible:</b></p> <ul style="list-style-type: none"> <li>(i) Every ramp or stairway which is not fire isolated must comply with AS 1428.1</li> <li>(ii) Ramps, landings and nosings shall have the slip resistance stated in Clause D2.14</li> <li>(iii) Passing bays must be provided at max 20m intervals</li> <li>(iv) Turning spaces must be provided at max 20m intervals and within 2m of a dead end passage</li> <li>(v) Carpet pile height shall comply with Clause D3.3 g &amp; h</li> </ul>
<b>Compliance Comment</b>	<p>Capable of compliance</p> <p><b>Ramp</b> - Any ramps in the development that are considered to be non-fire-isolated are required to comply with the above requirements.</p> <p><b>Stairway</b> - Any stairways in the development that are considered to be non-fire-isolated are required to comply with the above requirements.</p> <p><b>Slip resistance</b>- All slip resistance requirements as listed above are to be complied with.</p> <p><b>Passing bays</b>- Adequate passing spaces have been provided</p> <p><b>Turning spaces</b>- Adequate turning spaces at end of corridors have been provided since all passageways provide a minimum width of 1.54M or alternative have turning space available within 2M of the end of the corridor.</p> <p><b>Carpets</b> if provided in common use areas are required to comply with the BCA requirements.</p> <p>To be verified at CC stage of works.</p>
<b>Requirement</b>	<p><b>It is not necessary to provide access to</b></p> <ul style="list-style-type: none"> <li>a. An area which would be inappropriate because of its particular use</li> <li>b. An area that would pose a health or safety risk for people with a disability</li> <li>c. a path of travel to a space exempted in (a) or (b).</li> </ul>
<b>Compliance Comment</b>	<p>Information only</p> <p>All areas for services such as exhaust room, hot water room, sprinkler pump room, mechanical services room etc., can be excluded from providing access due to health and safety concerns.</p>
<b>Requirement</b>	<b>Class 2 Car parking requirements</b>
<b>Compliance Comment</b>	<p>Complies</p> <p>There is no accessible car parking requirement for Class 2 under the BCA.</p> <ul style="list-style-type: none"> <li>- However since 10 adaptable units are required to be provided, 10 accessible parking spaces are required.</li> <li>- 10 Accessible car parking spaces have been provided in Basement Level 1, which complies with the requirements.</li> </ul> <p>To be verified at CC stage of works.</p>
<b>Requirement</b>	<p><b>Class 5</b></p> <p><b>Carparking @ 1 space per 100 spaces or part thereof</b></p> <p><b>Class 6</b></p> <p><b>Carparking</b></p> <p><b>up to 1000 spaces 1 per 50 (in excess of 1000 1 per 100)</b></p>
<b>Compliance Comment</b>	<p>Complies</p> <p>1 accessible car parking space has been provided at the ground level for the retail spaces.</p> <p>Details to be verified at CC stage.</p>

<b>Requirement</b>	<p>Every building required to be accessible shall provide Braille and tactile signage to identify:</p> <ul style="list-style-type: none"> <li>• sanitary facilities,</li> <li>• a space with hearing augmentation,</li> <li>• where an entry is not accessible the location of the nearest accessible facility.</li> <li>• a required exit door</li> <li>• where a bank of toilets does not contain an accessible toilet, the location of the nearest accessible toilet</li> </ul>
<b>Compliance Comment</b>	<p>Capable of compliance</p> <p>There are no non-accessible entries and no areas with hearing augmentation provided in the development.</p> <p>Signage will be required to all exit doors.</p> <p>Signage will be required to the common use unisex accessible toilets on the ground floor level and roof top level.</p> <p>Signage will be required to the common use banks of the male and female toilets.</p> <p>Signage will be required to 1 ambulant use facility within each bank of male / female toilets.</p> <p>To be verified at CC stage of works.</p>
<b>Requirement</b>	<p>Signage must be provided within a room with hearing augmentation identifying:</p> <ol style="list-style-type: none"> <li>i. the type of hearing augmentation</li> <li>ii. the area covered within the room</li> <li>iii. if receivers are being used and where they are obtained</li> </ol>
<b>Compliance Comment</b>	<p>N/A</p> <p>No areas with hearing augmentation have been identified.</p> <p>To be verified at CC stage of works.</p>
<b>Requirement</b>	<p>For sanitary facilities signage must:</p> <ul style="list-style-type: none"> <li>• identify the handing</li> <li>• identify on the door, if a facility is ambulant accessible</li> <li>• identify at a bank of facilities which does not contain an accessible facility, where the nearest accessible facility is located</li> </ul>
<b>Compliance Comment</b>	<p>Capable of compliance</p> <p>Signage will be required to the common use unisex accessible toilets on the ground floor level and roof top level.</p> <p>Signage will be required to the common use banks of the male and female toilets.</p> <p>Signage will be required to 1 ambulant use facility within each bank of male / female toilets.</p> <p>To be verified at CC stage of works.</p>
<b>Requirement</b>	<p>For Exit door braille and tactile signage must:</p> <ul style="list-style-type: none"> <li>• identify each required exit door and state</li> <li>• "Exit" and</li> <li>• "Level" followed by the floor level number</li> </ul>
<b>Compliance Comment</b>	<p>Capable of compliance</p> <p>To be verified at CC stage of works.</p>
<b>Requirement</b>	<p>Tactile indicators required at stairs other than a fire isolated stair, escalators, travelator, ramp other than a kerb or step ramp, a fire isolated ramp or a swimming pool ramp</p>
<b>Compliance Comment</b>	<p>Capable of compliance if required.</p> <p>To be verified at CC stage of works.</p>

<b>Requirement</b>	<b>Tactile indicators or other suitable barrier is required to warn of overhead obstruction less than 2m above floor or a pathway meeting a vehicle accessway adjacent to a pedestrian entrance, if there is no kerb or kerb ramp at that point.</b>
<b>Compliance Comment</b>	Capable of compliance, if required. To be verified at CC stage of works.
<b>Requirement</b>	<b>On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1</b>
<b>Compliance Comment</b>	Capable of compliance. Glazing strips may only be required to glazed areas in common use areas such as lift lobbies and all glazed areas to the commercial / retail section. To be verified at CC stage of works.
<b>Requirement</b>	<b>On an accessway:</b> <ol style="list-style-type: none"> <li><b>A series of connected ramps must not have a combined vertical rise of &gt; 3.6m</b></li> <li><b>A landing for a step ramp must not overlap a landing for another ramp or step ramp</b></li> </ol>
<b>Compliance Comment</b>	N/A There are no ramps identified in the development. To be verified at CC stage of works.
<b>Requirement</b>	<b>In areas required to be accessible, the following are to be considered:</b> <ul style="list-style-type: none"> <li><b>Width of access ways min 1m clear, and be increased for door circulation, turning areas and passing areas as required by AS 1428.1</b></li> <li><b>Doors shall provide a clear opening of 850mm</b></li> <li><b>Doors to provide circulation space, hardware and luminance contrast as required by AS 1428.1</b></li> <li><b>Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1</b></li> <li><b>In sole occupancy units the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.</b></li> <li><b>Fire isolated stairs to have contrasting nosing strips to AS 1428.1</b></li> </ul>
<b>Compliance Comment</b>	Capable of compliance All of the above requirements are achievable and will be checked for compliance at CC stage of works.

## **F2 Sanitary Facilities**

<b>Requirement</b>	<b>A unisex accessible toilet must be provided on a storey required to be accessible, and</b> <ul style="list-style-type: none"><li>• Where there is more than 1 bank of M+F toilets, at 50% of those banks of toilets</li><li>• where there is more than 1 toilet in addition to an accessible toilet, a toilet suitable for a person with ambulant disabilities must be provided, and</li><li>• Where male and female facilities are provided at separate locations the accessible facility need only be provided at one of the locations.</li><li>• Be accessible without crossing an area reserved for one sex only</li><li>• Provide even distribution of left and right hand facilities where more than 1 facility is provided</li></ul>
<b>Compliance Comment</b>	Capable of compliance 2 common use unisex accessible toilets have been provided on the ground floor level. 1 ambulant use facility has been provided within each bank of male / female toilets. Details of the internal layout and fixtures will be assessed at the CC stage of works.
<b>Requirement</b>	<b>An accessible sanitary compartment must contain:</b> <ul style="list-style-type: none"><li>• A closet pan &amp; backrest</li><li>• A basin</li><li>• A shelf or bench</li><li>• A means of disposal of sanitary towels.</li></ul>
<b>Compliance Comment</b>	Capable of compliance All of the above requirements are achievable and will be checked for compliance at CC stage of works.
<b>Requirement</b>	<b>Layout to comply with AS 1428.1</b>
<b>Compliance Comment</b>	Capable of compliance Details will be checked for compliance at CC stage of works.
<b>Requirement</b>	<b>Class 2</b> <b>Where sanitary compartments are provided in common areas, not less than 1,</b> <b>Where showers are provided in common areas, not less than 1,</b>
<b>Compliance Comment</b>	Complies Details will be checked for compliance at CC stage of works.
<b>Requirement</b>	<b>Class 5,6,7, 8 &amp; 9 (except ward area of 9a)</b> <ul style="list-style-type: none"><li>• At least 1 on every storey containing sanitary compartments</li><li>• Where a storey has more than 1 bank of compartments at not less than 50% of those banks</li><li>• Where showers are reqd by F2.3 then 1/10 to be accessible</li></ul>
<b>Compliance Comment</b>	Complies Details will be checked for compliance at CC stage of works.

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### **F3.6 Lifts**

<b>Requirement</b>	<b>In an accessible building every lift must comply with Table E3.6a &amp; b</b>
<b>Compliance</b>	Capable of Compliance
<b>Comment</b>	Details to be verified at the CC stage of works.
<b>Requirement</b>	<b>Where the lift travels more than 12m above the floor providing access to the road or open space then at least 1 lift must be a stretcher lift</b>
<b>Compliance</b>	Capable of Compliance
<b>Comment</b>	Details to be verified at the CC stage of works.
<b>Requirement</b>	<b>If the car is fully enclosed it must not rely on a constant pressure device</b>
<b>Compliance</b>	Capable of Compliance
<b>Comment</b>	Details to be verified at the CC stage of works.
<b>Requirement</b>	<b>A stairway platform lift must not be used:</b> <ul style="list-style-type: none"><li>• To serve a space accommodating &gt;100 people</li><li>• Used in high traffic areas such as a theatre, auditorium, shopping centre or the like</li><li>• Where it is possible to install another type of lift</li><li>• To connect more than 2 storeys or 2 consecutive storeys if more than one stairway lift is provided</li><li>• When in the folded position encroach on the reqd stair width</li></ul>
<b>Compliance</b>	N/A
<b>Comment</b>	Not provided in the development.
<b>Requirement</b>	<b>A low- rise platform lift must not travel more than 1m</b>
<b>Compliance</b>	N/A
<b>Comment</b>	Not provided in the development.
<b>Requirement</b>	<b>A lift complying with AS 1735.15 must not:</b> <ul style="list-style-type: none"><li>• Travel &gt;2m if unenclosed</li><li>• Travel &gt; 4m if enclosed</li><li>• Be used in high traffic areas</li></ul>
<b>Compliance</b>	Capable of Compliance, if provided.
<b>Comment</b>	Details to be verified at the CC stage of works.
<b>Requirement</b>	<b>A lift complying with AS 1735.16 must not travel more than 12m</b>
<b>Compliance</b>	N/A
<b>Comment</b>	Not provided in the development.
<b>Requirement</b>	<b>A lift must comply with Table E3.6b</b>
<b>Compliance</b>	Capable of Compliance
<b>Comment</b>	Details to be verified at the CC stage of works.

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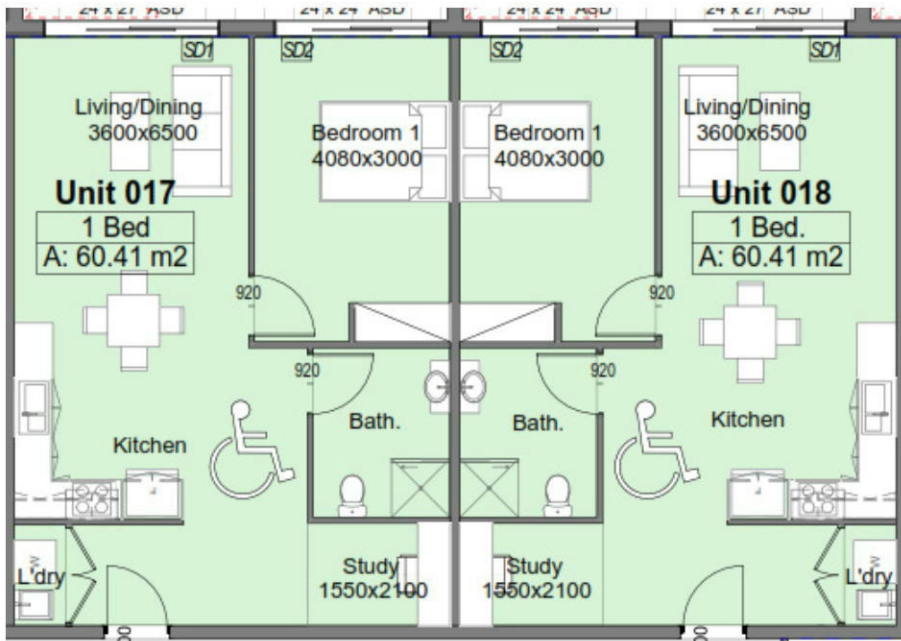
## Adaptable Housing

Parramatta City Council has a requirement for 10% Adaptable SOUs

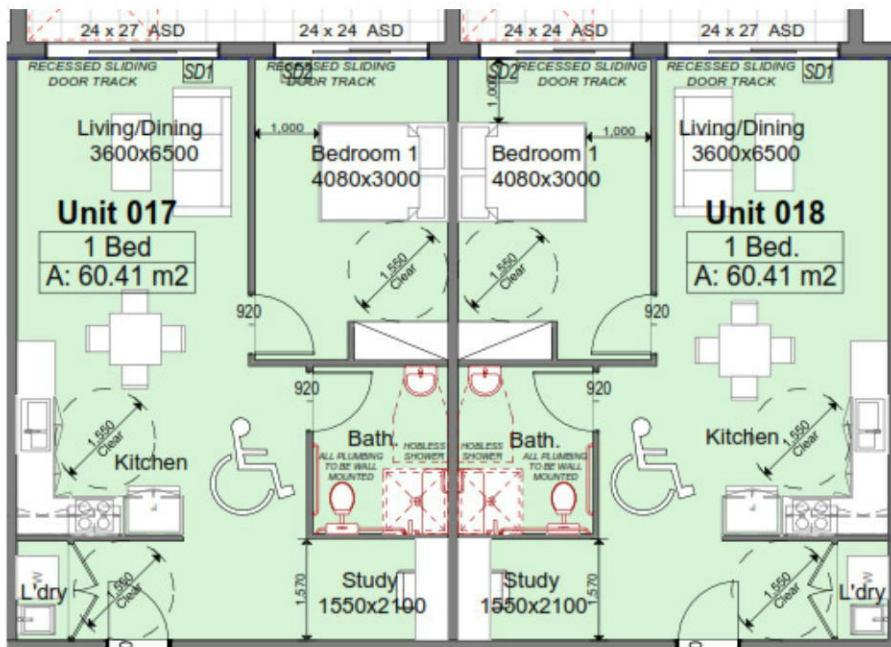
A total of 92 SOUs have been provided and as such 10 Adaptable SOUs are required.

10 Adaptable SOUs (Unit numbers 16,17,18,19,28,29,30, 31, 12 & 26 )have been provided.

Pre-adaptation shown below



Post-adaptation shown below

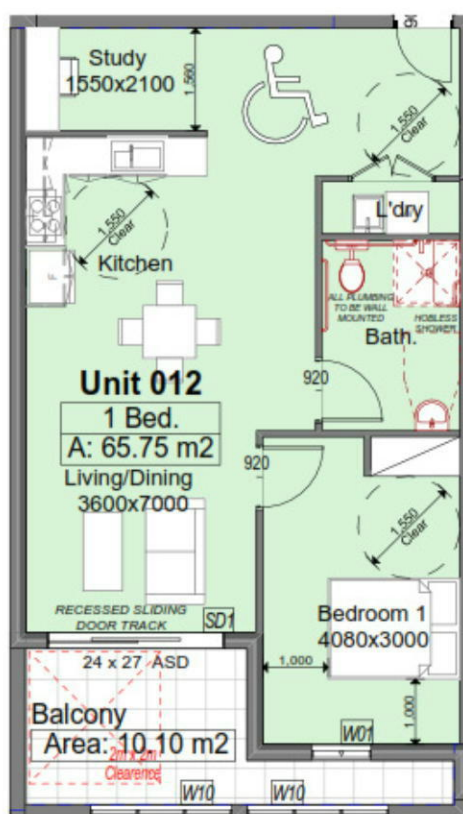
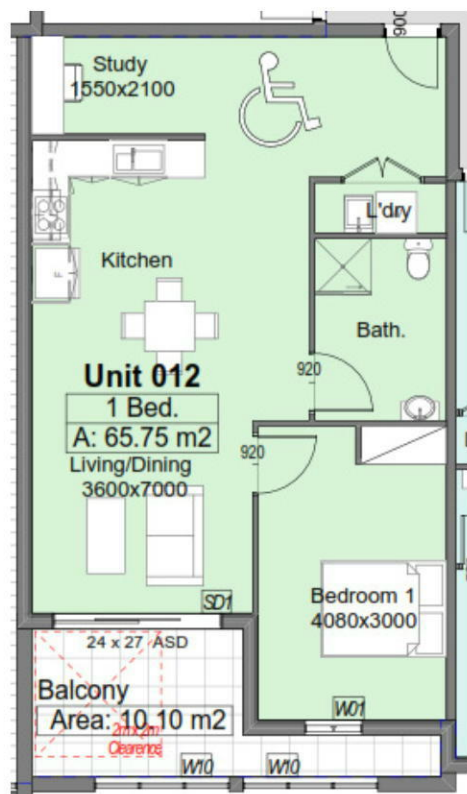


*Typical Units (Mirrored)*

*Units 16,17,18,19,28,29,30 & 31*

Pre-adaptation shown below

Post-adaptation shown below



Typical Units    Adaptable Units Required  
Units 12 & 26    Adaptable Units Provided

Note: The location of the WC pan and Shower is required to be the same in both, pre and post adaptation drawings. This is easily achievable and can be provided at the CC stage of works.

Also note that these adaptable units can comply with the LHA Silver level requirements based on the provided checklist for LHA, further in the report.

At DA stage there is insufficient information to certify compliance with the Standard, however, in accordance with the table below, the units can comply with the spatial requirements of AS4299 for Adaptable Housing.

#### AS 4299 Adaptable Housing Class C

The Site	Requirement	An accessible path of travel from the street, letterboxes, car park and to common facilities is provided
	Compliance Comment	Complies Details to be verified at the CC stage of works.
Carparking	Requirement	A carspace 6m x 3.8m is provided
	Compliance Comment	Complies DCP requires 10 Adaptable units to be provided. Therefore 10 accessible carparking spaces are required for compliance and 10 accessible carparking spaces have been provided as per the requirements of AS2890.6. Details to be verified at the CC stage of works.

<b>Unit Entry</b>	<b>Requirement</b>	<b>The entry is accessible, covered, level, has a low threshold, permits wheelchair manouverability and has an 850 clear door with lever handles</b>
	<b>Compliance Comment</b>	Capable of compliance Details to be verified at the CC stage of works.
<b>Interior - General</b>	<b>Requirement</b>	<b>Access to bathroom, kitchen, laundry, living areas and outside areas is provided.</b>
	<b>Compliance Comment</b>	Capable of compliance Details to be verified at the CC stage of works.
	<b>Requirement</b>	<b>Doors are 820mm clear ( 870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1</b>
	<b>Compliance Comment</b>	Capable of compliance Details to be verified at the CC stage of works.
<b>Living/ Dining Rooms</b>	<b>Requirement</b>	<b>Provision for circulation space of min 2250 dia, a telephone point adjacent to GPO and lighting which can achieve min 300 lux</b>
	<b>Compliance Comment</b>	Capable of compliance Details to be verified at the CC stage of works.
<b>Kitchen</b>	<b>Requirement</b>	<b>Floor surface to be non slip with 1550 clear between benches and circulation space at door to comply with AS1428.1. workbenches can be setout to provide requirements of AS 4299 including tap type and location, GPO locations.</b>
	<b>Compliance Comment</b>	Capable of compliance Details to be verified at the CC stage of works.
<b>Main Bedroom</b>	<b>Requirement</b>	<b>Can accommodate a queen size bed, wardrobe and circulation to AS 1428.2</b>
	<b>Compliance Comment</b>	Complies Details to be verified at the CC stage of works.
<b>Bathroom</b>	<b>Requirement</b>	<b>Provision to allow bathroom to be converted to complying with AS 1428.1. The floor is slip resistant and the shower recess is hobless and can provide a compliant shower area with provision for grabrails, mirror, GPO etc.</b>
	<b>Compliance Comment</b>	Capable of compliance Details to be verified at the CC stage of works.
<b>Toilet</b>	<b>Requirement</b>	<b>An accessible toilet or an enlarged toilet with an area 1250x900w in front of pan is provided which is capable of modification to comply with AS 1428.1. The floor is slip resistant and the wall is capable of installing grabrails.</b>
	<b>Compliance Comment</b>	Capable of compliance Details to be verified at the CC stage of works.
<b>Laundry</b>	<b>Requirement</b>	<b>Circulation at doors to comply with AS 1428.1 is provided with adequate circulation in front of appliances (min 1550mm). Provision for washing machine and drier is available with a double GPO and an accessible path of travel to clothes line if provided. The floor is slip resistant.</b>
	<b>Compliance Comment</b>	Capable of compliance Details to be verified at the CC stage of works.

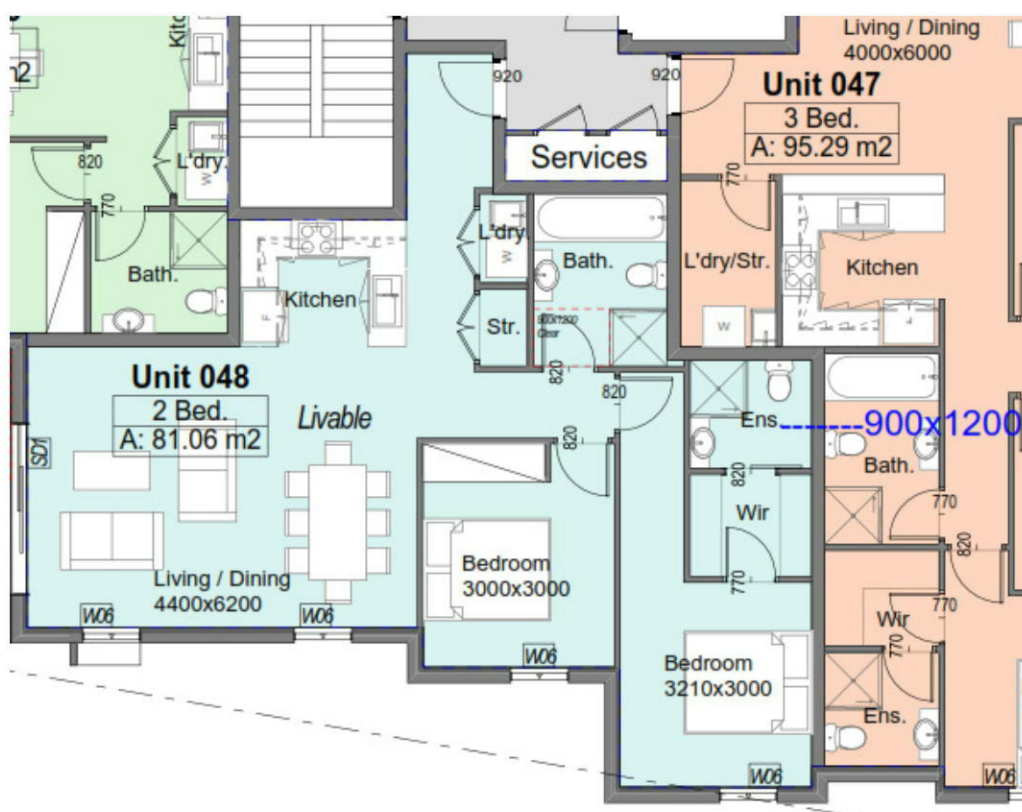
<b>Door Hardware</b>	<b>Requirement</b>	<b>Lever door handles are provided, located 900-1100mm above floor</b>
	<b>Compliance Comment</b>	Capable of compliance Details to be verified at the CC stage of works.

## SEPP 65 – Part 4Q1

Objective 4Q1, of SEPP 65, requires that 20% of the units are to incorporate the features of the Livable Housing Guidelines Silver level.

Since 10% of the units already comply with the Adaptable unit requirements, these units are also capable of satisfying the intent of Silver level of Livable Housing Guidelines.

In addition to the adaptable units provided the following 10 units (Unit 48 over 9 levels and unit 43) are capable of providing compliance with the features of Silver level of Livable Housing Guidelines as tabled below.



<b>Design Element</b>	<b>Requirements</b>	<b>Compliance / Comments</b>
<b>1 Dwelling Access</b>	(a) Provide a safe and continuous pathway from: (i) front site boundary or (ii) associated carparking space, if provided, which may include the driveway on the site, to a step-free entrance (not applicable to sites steeper than 1:14)	Complies
	(b) The path to be 1M clear, step-free, even, firm, slip-resistant with a crossfall of not more than 1:40.	Complies

	Landings of 1.2M to be every 9M for 1:14 and every 15M for 1:20	
	(c) Step ramp can be provided for max height of 190mm, max grade of 1:10, min width of 1M and max length of 1900mm.	N/A
	<b>Note:</b> Level landings of 1200mm required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
<b>2</b> <b>Dwellin g entry</b>	(a) Dwelling Entry should provide an entrance door with (i) min <b>clear</b> opening width of door to be 820mm (ii) Step free threshold of max 5mm with rounded or bevelled lip (iii) Sheltered	Capable of compliance. Verify at CC
	(b) Level landing of 1200x1200mm at step-free entrance door	Complies Verify at CC
	(c) Max permissible threshold is 56mm where provided with a threshold ramp.	Complies Verify at CC
	(d) Entrance to be connected to a pathway (specified under Element 1) <b>Note:</b> The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies Verify at CC
<b>3</b> <b>Car parking</b>	(a) Where the parking forms part of the dwelling access, the space to be (i) Min 3.2m wide and 5.4m long (ii) even, firm and a slip resistant surface and (iii) level with 1:40 max gradient ( 1:33 for bitumen)	N/A
	<b>Note:</b> Does not apply to Class 2 buildings.	
<b>4</b> <b>Internal doors and corridor s</b>	(a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and bathroom to be (i) 820mm clear opening and (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip	Capable of compliance. Verify at CC
	(b) Internal corridors and passageways to doorway to be min 1M clear.	Capable of compliance. Verify at CC
<b>5</b> <b>Toilet</b>	(a) Toilet to be provided on the ground or entry level with (i) Min 900mm between walls if located in separate room (ii) Min 1200mm clear space in front of the WC pan exclusive of door swing.	Complies
	(b) If toilet is located in bathroom, toilet pan should be located in corner of the room to enable installation of grabrails.	Capable of compliance. Verify at CC

	<p>Approx 1900</p> <p>Approx 1700</p> <p>Required wall reinforcement 1000 700</p> <p>Approx</p> <p>820 clear Door opening</p> <p>900</p> <p>Clear circulation space in front of WC pan exclusive of door swing</p> <p>1200</p> <p>WC to be in the corner</p> <p>LHA Silver Level Requirements</p> <p>Required wall reinforcement 1000</p> <p>Approx. 700 front of pan</p> <p>1500 min</p> <p>900</p> <p>1200 clear in front of pan</p> <p>600</p> <p>400</p> <p>600</p> <p>LHA Silver Level Requirements</p>	
<b>6</b> Shower	<p>(a) One bathroom to have a slip resistant hobless (step free) shower.</p> <p>Shower screens are permitted as long as they can be easily removed at a later date.</p>	Complies
<b>7</b> Reinforce ment of toilet & bathroom walls	<p>(b) Shower to be located in the corner of the room</p> <p>(a) Bathroom walls shall be constructed of masonry or provided with wall reinforcement to allow the later fixing of grabrails around the shower, bath (if provided) and toilet.</p>	Capable of compliance. Verify at CC
	<p>(b) The fastenings, wall reinforcement and grabrails combined must be able to withstand at least 1100N of force applied in any position and in any direction. Builder to photograph the wall before the sheeting</p>	

	(c), (d) and (e) The walls around toilet / bath and shower to be via: (i) noggings with a thickness of at least 25mm (ii) sheeting with a thickness of at least 12mm	Capable of compliance. Verify at CC
	Refer to reinforcement diagrams as demonstrated in the Livable Housing Guidelines Document by LHA	
<b>8</b> <b>Internal Stairways</b>	(a) Where an internal stair rises more than 1M, a continuous handrail must be provided on 1 side.	N/A No internal stairway in units.

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA, AS4299 essential requirements for Adaptable housing and SEPP 65 requirements of LHA Silver level units.

Yours sincerely,



**Farah Madon**

*Registered Architect & ACAA Accredited Access Consultant*  
ARN 6940, ACAA 281  
0412051876

On behalf of



## STATEMENT OF EXPERTISE

**Howard Moutrie** is an Architect with 30 years of experience and an Accredited Access Consultant with the Association of Consultants in Access Australia. Howard is an experienced practicing access consultant and has previously spent 10 years on the Standards Australia Disabled Access Committee ME/64, provided comment to numerous Councils on their Access Policy and acted as an expert witness in the Land & Environment Court. Howard is also a member of:

- Sutherland Shire Council's Access Committee,
- The City of Sydney Access Panel and
- The Building Professionals Board Access Advisory Panel.

Howard attends regular continuing education programs and is a regular contributor to the ACAA member forum.

**Farah Madon** is an Architect with 15 years of experience and an Accredited Access Consultant with the Association of Consultants in Access Australia. Farah is also a Registered Assessor of Livable Housing Australia. Farah is an experienced practicing access consultant is also a member of:

- Penrith City Council's Access Committee,
- Management Committee member of Association of Consultants in Access Australia
- Secretary of NSW Network of Access Consultants
- NSW member on the Australian Institute of Architects National Access Work Group

Farah attends regular continuing education programs.