

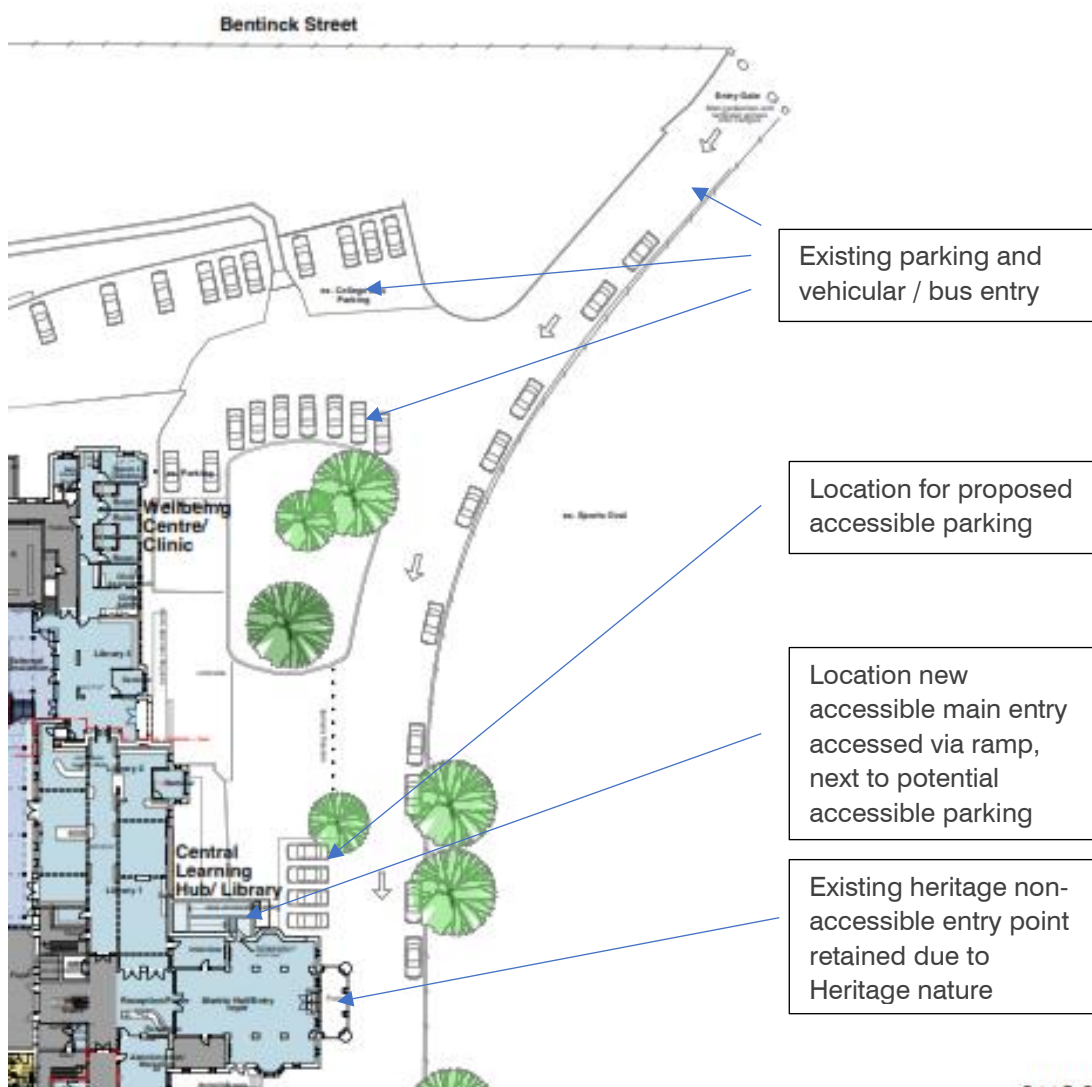
14-04-2023

Subject: St Stanislaus College, Bathurst at 220 Bentinck Street, Bathurst NSW

The development is within Bathurst Regional Council LGA and proposes Additions and Alterations to Existing Buildings within an educational precinct which also offers Boarding facilities.

The development has Heritage value and therefore the access to the Marble Hall/ Entry foyer has been provided with a new main entry doorway which has been designed to be accessible.

The site plan is as shown below



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The NCC Performance requirement, Performance DP1 clearly states that access to a building is required “to the degree necessary”.

NCC Clause D3.2 states that

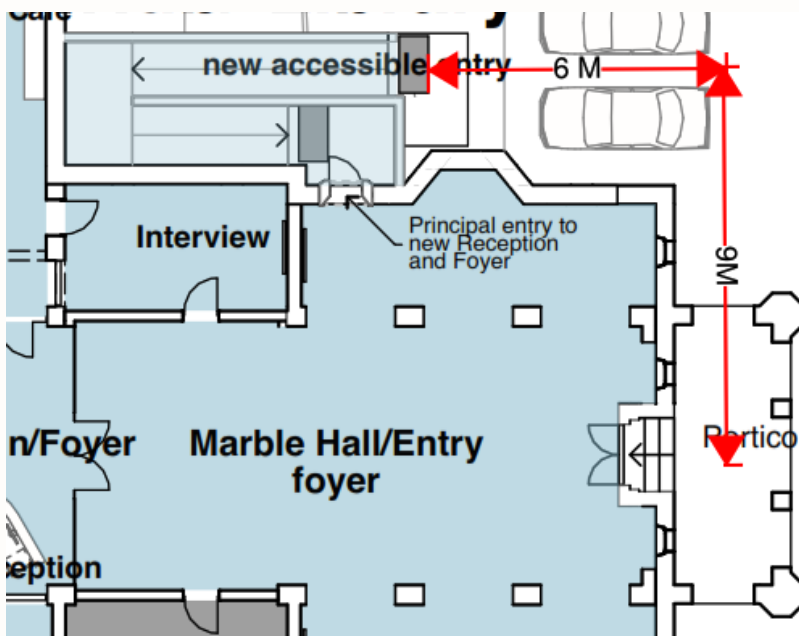
In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—

- through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a total floor area more than 500sq.m., a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4.

Due to the Heritage nature of the building, it is considered to be a reasonable solution to retain the existing heritage entry and provide a new main accessible entry.

The new main accessible entry location has been determined by

- Reviewing the access to site, i.e., via existing pedestrian and vehicular traffic from Bentinck Street.
- Reviewing the proximity of accessible parking which could be located near the entry point and can also be used as a pick up / drop off area for people with disabilities and
- In close proximity to the non- accessible entry point, leading to the exact same location as the non-accessible entry point (approx. 15M apart)



The guiding purpose of the Disability Access to Premises Standards are the objects of the Disability Discrimination Act 1992 (DDA), is to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability.

The Australian Human Rights Commission’s Guideline document on the Disability Access to Premises Standards states clearly that

“There is no definition in the Premises Standards or BCA on what constitutes the ‘principal pedestrian entrance’ to a building. There will be times where it will be necessary to pick one of several entrances that may have equal status. This has always been the case under building law.”

Given that,

- The main building entry has Heritage value and needs to be kept in its original stage to preserve the Heritage value.
- An alternative new main entry point has been created with careful consideration of many factors such as pedestrian and traffic flow and potential location of accessible parking spaces and pick up drop off points.
- The alternative new main entry point leads to the same area and is only 15M away from the non-accessible entry point.

We find that the intent of the Disability Access to Premises Standards and therefore Access requirements of the NCC are met by provision of the new accessible entry and retaining the existing Heritage entry.

Farah Madon

Accredited Access Consultant and LHA Assessor

ACAA Accredited Membership number 281

LHA Assessor Licence number 10032

NDIS Accredited SDA Assessor number SDA00001

Vista Access Architects Pty. Ltd.

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
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- 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
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- 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)