

Principal Author: Howard Moutrie	Issue.	Revision	Date
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# report

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

### **RSL Lifecare Labuan St 2** Anzac Village Veterans Pde Narrabeen

**Accessible Building Solutions**  
124 Upper Washington Drive  
Bonnet Bay NSW 2226

P 9528 0276

E [howard@absaccess.com.au](mailto:howard@absaccess.com.au)

Accredited Access Consultant  
Howard Moutrie ACAA No 177

# Report

**Report Type:** Statement of Compliance - BCA Access Provisions  
**Development:** ANZAC Village Veterans Pde Narrabeen – Labuan Stage 2

## Introduction:

This report has been prepared to accompany a S96 Application and has been based on the following drawings prepared by Humel Architects:

S01-S09      Site Masterplan  
                 Unit Plans

## Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the 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.

All dimensions mentioned in the report are 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. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

This report and the drawings in this report are a copyright of Accessible Building Solutions and can only be used for the purposes of this particular project. This document may also contain Standards Australia Ltd copyrighted material which may not be reproduced.

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 Australian Standards other than those directly referenced in this report.

ABS 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 are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

*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 is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586*

A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

## Assessment:

### Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Compliance is required with the following:

- The Access provisions of the BCA
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- SEPP Housing for Seniors or People with a Disability
- Council's DCP relating to Access for People with a Disability

### Assessment

The building comprises of new independent living units.

Under the BCA the building is classified as follows,

- Class 1a (detached house or attached dwellings such as townhouse or villas)
- Class 1b (boarding house, guest house, hostel or similar)

Where the dwellings are located above/below another dwelling the dwellings are considered to be Class 2 under the BCA. Otherwise they are Class 1a.

Where the dwellings are deemed to be Class 2, as they are accessed directly from the street, there are no accessibility requirements under the BCA.

A review of the design of the dwellings indicates that from an accessibility point of view, they remain consistent with the approved design and remain compliant with the requirements of SEPP Seniors Living.

## Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal remains compliant with the access provisions of the BCA and the Access to Premises Standard and SEPP Seniors Living.



**Howard Moutrie**

ACAA Accredited Access Consultant No 177

## Statement of experience

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### Howard Moutrie

#### Qualifications:

B. Arch (Hons) Registered Architect ARB Reg. No 4550  
ACAA Accredited Access Consultant Reg. No. 177  
OHS Induction Training, OHS – Monitoring a Safe Workplace  
Registered Assessor of Livable Housing Australia (License no 10054)  
Registered Changing Places Australia Assessor (No 007)



Howard has been or is a member of the following:

Standards Australia ME/64 Committee (Access Standards)  
Sutherland Council Design Review Panel  
Sutherland Council Access Committee  
City of Sydney Access Panel 2010  
Building Professionals Board Access Advisory Panel  
ACAA NSW Network of Access Consultants Management Committee

Howard Moutrie is an architect with over 30 years of experience. Howard is an experienced practicing access consultant and has previously spent 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard. Howard has provided comment to numerous Councils on their Access Policy and acted as an expert witness in the Land & Environment Court.

Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.



**Farah Madon**, is an experienced practicing access consultant and a Sub-Consultant of Accessible Building Solutions.

Farah is a:

- Registered Architect (ARB Reg. No 6940) with 17 years of experience
- ACAA Accredited Access Consultant (Reg. No. 281)
- Registered Assessor of Livable Housing Australia (License no 10032)

Farah has attained Certificate IV in Property (Access Consulting) in Units PRDAC401A/403A/503A and OHS Construction Induction Training Certificate

Farah also participates on the following committees:

- Penrith City Council's Access Committee Member
- National Management Committee member of ACAA
- Management Committee member of ACAA NSW Network of Access Consultants
- Member of the RAIA's National Access Work Group



**Michael Moutrie** is an access consultant. Combined with his training as a travel agent he has reviewed the accessibility of popular tourist areas around the world. Michael has:

- a Certificate IV in Access Consulting,
- completed the Livable Housing Assessor course
- completed the OHS Construction Induction Training Certificate.
- is an associate member of ACAA (No 581).