



24th May 2020

To,
Penrith City Council

Subject: 682 Castlereagh Road, Agnes Banks

We have been advised that the Council requires provision of ramps in lieu of the proposed lift to gain access from the site boundary for people with a disability.

The RL at site boundary (pedestrian entry point) is approximately RL24.50. The RL of the main building is RL30.20. The level difference therefore being 3.7M.

BCA 2019 Clause D3.11 states that the series of connected ramps must not have a combined vertical rise of more than 3.6M. Refer to snapshot from BCA below.

D3.11 Ramps

On an [accessway](#)—

- (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and
- (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Even if the ramps were designed to be non-connected, a rise of 3.7M would require a maximum 1:14 grade which would mean 51.8M of 1:14 grade ramps with 1.2M landings every 9M i.e. 59M of ramps.

The extent of ramping required is therefore excessive and will not suit a person who requires use of a manual wheelchair. I would therefore recommend use of a lift in lieu of ramps for this particular site.



Farah Madon

*Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 281
LHA Assessor Licence number 10032
NDIS Accredited SDA Assessor number SDA00001*

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Statement of Experience

Farah Madon- Director

ACAA Accredited Access Consultant, NDIS SDA Assessor, Livable Housing Assessor & Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA). Membership no 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board. Reg number 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice member. No 49397
- Registered Assessor of Livable Housing Australia. Licence no 10032
- Internationally Certified Access Consultant GAATES ICAC. Membership BE-02-021-20
- Registered Assessor of Changing Places Australia. Registration no 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 CPP50711
- Accredited Specialist Disability Accommodation (SDA) Assessor's Course
- Standards Australia's course on 'Writing Australian Standards'
- OHS Construction Induction Training Certificate
- Changing Places Australia's Training for Assessors

Farah has 20 years of experience of working in the field of Architecture and Access. Farah specialises in access consultancy services, including NDIS SDA Assessments, access related advise, auditing and reporting services, performance solution assessments for access related issues under the BCA.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited as an expert witness for Access related matters in the Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Committee member of ME-064 Committee of Standards Australia responsible for the AS4299 and AS1428 suite of standards.
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's (RAIA) National Access Work Group (NAWG)
- Management Committee member of NSW Network of Access Consultants
- Livable Housing Australia's Industry Reference Group (IRG) Member

Farah has previously held the following roles:

- Vice President of ACAA from 2016 to 2019 and Management committee member of ACAA from 2011 till 2019.
- Convener of the ACAA's Access related Practice and Advisory Notes

Meet our team

Vanessa Griffin- ACAA Accredited Access Consultant, NDIS SDA Assessor, Livable Housing Assessor & Changing Places Assessor

- Accredited member of ACAA. Membership no 500
- Registered Assessor of Livable Housing Australia.
- NDIS Accredited SDA Assessor
- Member of AIBS – Australian Institute of Building Surveyors

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying
- Certificate IV in Access Consulting
- OHS Construction Induction Training Certificate
- Changing Places Australia's Training for Assessors
- Accredited Specialist Disability Accommodation (SDA) Assessor's Course

Jenny Desai- ACAA Accredited Access Consultant

- Accredited member of ACAA. Membership no 572
- Registered Assessor of Livable Housing Australia

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting
- OHS Construction Induction Training Certificate

