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DA ACCESS REPORT

PROJECT NAME 7-9 Wattle Ave Orange
PROJECT NUMBER CA230114
CLIENT SARM for LAHC

REVISION	ISSUE DATE	DETAILS
DRAFT1	7/02/2024	Draft DA Access Report
DA	14/05/2024	DA Access Report
DA-A	3/07/2024	Amendment A
DA-B	25/07/2024	Amendment B

REPORT PREPARED BY

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DOCUMENTATION REVIEWED

Refer to Appendix A.



INTRODUCTION

This Access Report is an assessment of the proposed building to demonstrate consideration of access for people with a disability for the development application submission.

The following comments are based on access and adaptable housing requirements of the Building Code of Australia 2022 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Compilation No. 2) (Premises Standards), Australian Standards (AS) and Disability Discrimination Act (DDA) and the Livable Housing Design Guidelines (4th Edition) as referenced by NSW Land and Housing Corporation (LAHC).

This report contains comments regarding issues of non-compliance and identifies where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendments No. 1 and 2)
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS/NZS 2890.6-2009
- AS 4299-1995



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.	ACCESS REQUIREMENTS		
1.1	Access for people with a disability is required:		
	a) From the main points of pedestrian entry at the allotment boundary.	BCA D4D3 (1)(a)	Compliance achievable
	b) From required accessible car parking on the allotment.	BCA D4D3 (1)(c)	Compliance achievable
	c) Through the principal pedestrian entrance of the apartment building.	BCA D4D3 (2)	Compliance achievable
	d) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance of each sole-occupancy unit on that level.	BCA D4D2	Compliance achievable
	e) To and within all spaces for use in common by the residents (ie the bin storage areas).	BCA D4D2	Compliance achievable
1.2	Adaptable housing is prescribed by LAHC and unit 5 is proposed to be adaptable in this development. The design of the nominated adaptable unit has been refined and assessed against the Class C requirements of AS 4299 in this report.		Compliance achievable
1.3	LAHC also require that dwellings be designed to meet the silver level of the Livable Housing Design Guidelines. The unit designs have been refined and assessed against silver level requirements in this report, noting that access via stairs to first floor units is acceptable to LAHC.		Compliance achievable

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
2.	ACCESSIBLE PATH OF TRAVEL		
2.1	The continuous accessible path of travel to and within areas required to be accessible is to comply with AS 1428.1. A scaled assessment indicates that this is achievable subject to confirmation of specific dimensions and features which are not fully detailed on the plans at this early stage of design including flush transitions between floor surfaces.	AS 1428.1 7.2 Fig. 6, 7	Compliance achievable/ confirm for CC
3.	APPROACHES AND ENTRANCES		
3.1	The approach from Wattle Avenue comprises a 1:10 step ramp and a 1:14 ramp separated by a landing approximately 3m in length. The ramps are to comply with AS 1428.1 including:	BCA D4D12(b) D4D4(a)	Compliance achievable/ confirm for CC
	a) For the step ramp – a maximum length of 1900mm, maximum rise of 190mm, a gradient not steeper than 1:10, landings at the top and bottom with a gradient not steeper than 1:40, and splayed sides or suitable barriers.	BCA D4D4(a) AS 1428.1 10.1 a, 10.6.1 10.8.2	
	b) For the ramp – a maximum gradient of 1:14, handrails and kerbs/kerbrails on both sides, and tactile ground surface indicators at the top and bottom.	BCA D4D4(a) AS 1428.1 10	
	The BCA requires that the slip-resistance of ramps be tested in accordance with AS 4586 and comply with BCA Table D3D15.	BCA Table D3D15 D3D11(3)	
3.2	Plans show stairs for the approach to first floor units. The BCA requires full compliance with AS 1428.1 including non-slip contrasting nosing strips, opaque risers, sharp nosing profile, handrails on both sides and tactile ground surface indicators. CC plans are to show more details demonstrating compliance.	BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 11.1	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
4.	DOORWAYS		
4.1	<p>Doorways in common areas and the entrance door to the adaptable unit, are required to have a minimum clear opening width of 850mm (note that a standard 870mm door leaf will not meet this requirement and the use of a 920mm door leaf may depend on suitable leaf thickness and hinge style).</p> <p>Doorways are not fully detailed on the plans at this early stage of design and CC plans are to demonstrate compliance. Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds, glazing identification and door hardware are to comply with AS 1428.1.</p>	<p>BCA D4D3(5) AS 1428.1 13.2</p>	<p>Compliance achievable/ confirm for CC</p>
4.2	<p>Circulation space is required at each accessible door with a maximum gradient and crossfall of 1:40. Dimensions are to be confirmed on site to ensure minimum clearances, which vary depending on the direction of approach and clear width of the door, achieve compliance with AS 1428.1. Note that dimensions are to be clear of the finished surface (e.g. wall/skirting) or any other obstruction (e.g. fire equipment) and are minimum dimensions. Plans were scaled where dimensions are not shown, and circulation spaces were generally found to be in accordance with AS 1428.1.</p>	<p>AS 1428.1 13.3</p>	<p>Compliance achievable</p>
4.3	<p>Where the transition between floor surfaces is not flush, a ramped threshold is to be provided with a maximum length of 280mm, maximum height of 35mm and maximum gradient of 1:8. It is to be located within 20mm of the door leaf which it serves.</p>	<p>AS 1428.1 10.5 Fig. 21</p>	<p>Compliance achievable/ confirm for CC</p>



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
5.	HANDRAILS		
5.1	Handrails are required along both sides of the 1:14 ramp and both sides of stairs. They are to comply with AS 1428.1 including a 30-50mm diameter, 865-1000mm height, 50mm clearance from wall/obstruction, 270° clearance along the top, and terminate with extensions past the end of the stairs.	BCA D3D22 (1)(f), (4) D4D4(a) AS 1428.1 10.3 e 11.2 b	Compliance achievable/ confirm for CC
6.	TACTILE GROUND SURFACE INDICATORS		
6.1	Tactile ground surface indicators are required at the top and bottom of the 1:14 ramp and stairs. They are to comply with AS 1428.4.1 including luminance contrast appropriate to the type of indicator selected.	BCA D4D9	Compliance achievable/ confirm for CC
7.	SIGNAGE		
7.1	Each door required by BCA E4D5 to be provided with an exit sign (not limited to fire-isolated stair doors only) is to be identified by Braille and tactile signage complying with BCA Specification D3.6. These are to state 'Exit' and 'Level' followed by the floor level number and be located in accordance with BCA Specification D3.6. (Consideration should be given to the practicality of installing exit signage at any glazed doors as installation locations specified by the BCA do not offer guidance for such scenarios.)	BCA D4D7 (1)(a)(ii)	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
8.	ADAPTABLE UNIT		
8.1	The adaptable housing provisions require that internal doors have a minimum clear opening width of 820mm and CC plans are to demonstrate compliance. Internal doorway circulation spaces are required to be capable of compliance upon adaptation. A scaled assessment indicates that compliance with circulation space requirements will generally be in accordance with AS 1428.1 in the initial construction.	AS 4299 4.3.3 4.3.7	Compliance achievable/ confirm for CC
8.2	The adaptable unit is to have a minimum bedroom width to provide 1m clearance on each side of a queen bed and at least 1540mm x 2070mm for turning space at the foot of the bed (or at one side) with additional space for a wardrobe. A scaled assessment indicates that this will be achievable in the main bedroom of the adaptable unit.	AS 4299 4.6.1	Compliance achievable
8.3	The living/dining area in the adaptable unit is to have at least 2250mm clear of furniture. The open plan design is conducive to this, however, will be impacted by an occupant's furniture layout.	AS 4299 4.7.1	Compliance achievable
8.4	The kitchen in the adaptable unit is to have at least 1550mm clearance in front of the kitchen bench. A scaled assessment indicates this will be achievable in the initial construction. Other Class C features of AS 4299 are to be incorporated during detailed design stage. Floor finishes are to be slip-resistant continuous beneath kitchen joinery to enable removal of cabinets or replacement/relocation of joinery for adaptation.	AS 4299 4.5.2 4.5.4	Compliance achievable/ confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
8.5	The laundry in the adaptable unit is to have at least 1550mm clearance in front of or beside appliances and a scaled assessment indicates this will be achievable in the initial construction. There is to be provision for an automatic washing machine and a slip resistant floor surface.	AS 4299 4.8 4.9.1	Compliance achievable/ confirm for CC
8.6	Where a clothes line is provided, an accessible path of travel is to be provided between laundry and clothesline. Note that this will require inclusion of an accessible sliding door track.	AS 4299 4.8(a)	Compliance achievable/ confirm for CC
8.7	Letterboxes are to be located on a hard standing area which is to be connected to an accessible pathway.	AS 4299 3.8	Compliance achievable/ confirm for CC
8.8	The bathroom in the adaptable unit is to be capable of complying with AS 1428.1 in the future. It is to incorporate the following features:		
	a) Minimum room size conducive to AS 1428.1 circulation space requirements.	AS 4299 4.4.1	Compliance achievable
	b) A hobless shower recess with the shower screen able to be easily removed.	AS 4299 4.4.4 f	Compliance achievable/ confirm for CC
	c) A recessed soap holder.	AS 4299 4.4.4 f	Compliance achievable/ confirm for CC
	d) A slip-resistant floor surface.	AS 4299 4.4.2	Compliance achievable/ confirm for CC
	e) Shower taps able to be positioned in accordance with AS 1428.1.	AS 4299 4.4.4 f	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	f) Provision for an adjustable, detachable hand held shower rose.	AS 4299 4.4.4 h	Compliance achievable/ confirm for CC
	g) Provision for a grabrail and folding seat in the shower to comply with AS 1428.1 through reinforced walls.	AS 4299 4.4.4 f Fig. 4.6	Compliance achievable/ confirm for CC
	Comment: It is strongly recommended that wall reinforcing consist of 12mm structural ply to the entire walls surrounding the shower, given the potential for error in aiming for compliance with AS 4299 Figure 4.6.		
	h) Tap sets to be capstan or lever handles with a single outlet.	AS 4299 4.4.4 c	Compliance achievable/ confirm for CC
	i) Provision for a washbasin with clearances to comply with AS 1428.1.	AS 4299 4.4.4 g	Compliance achievable/ confirm for CC
8.9	The toilet for the adaptable unit is to be capable of complying with AS 1428.1 in the future. It is to incorporate the following features:	AS 4299 4.4.1	
	a) The WC pan located at correct distances from fixed walls.	AS 4299 4.4.3	Compliance achievable/ confirm for CC
	b) Provision for grab rails through reinforced walls.	AS 4299 4.4.4 h Fig. 4.5	Compliance achievable/ confirm for CC
	Comment: It is strongly recommended that wall reinforcing consist of 12mm structural ply to the entire walls surrounding the toilet, given the potential for error in aiming for compliance with AS 4299 Figure 4.5.		

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	c) Slip resistant floor surface.	AS 4299 4.4.2	Compliance achievable/ confirm for CC
	d) Minimum circulation space of 900mm x 1250mm in front of the WC pan clear of any door swing or obstruction in the initial construction.	AS 4299 4.4.3 Fig. 1.1	Compliance achievable

9. SILVER LEVEL LIVABLE HOUSING

9.1 The livable unit plans have been assessed against the silver level requirements of the Livable Housing Design Guidelines (LHDG) as prescribed by LAHC. A scaled assessment indicates that compliance will generally be achievable subject to confirmation of elements not shown on plans at this early stage of design, including the elements outlined in the remainder of this section of this report.

9.2 Dwelling access

BCA accessibility provisions have taken precedence and for access to the first floor, stair access is permitted in this type of building. For dwelling access to unit 6, being separate from the class 2 building, the following criteria have been assessed:

- | | |
|---|---|
| a) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. | Compliance
achievable/
confirm for CC |
| b) The path of travel is to have a minimum clear width of 1000mm, no steps, an even, firm and slip resistant surface, a maximum cross fall of 1:40, a maximum pathway slope of 1:14 with minimum 1200mm landings at maximum 9m intervals. | Compliance
achievable/
confirm for CC |

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	c) A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. It is to have a maximum 1:10 gradient, minimum clear width of 1000mm, maximum length of 1900mm.		Compliance achievable/ confirm for CC
	d) Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate that opens onto them, must be provided at the head and foot of the ramp.		Compliance achievable/ confirm for CC
9.3	Dwelling entrance		
	a) A level landing area of at least 1200mm x 1200mm is required on the arrival side of the entrance door (i.e. the external side).	LHDG 2.b	Compliance achievable/ confirm for CC
	b) Reasonable shelter from the weather is to be provided at this entrance. Where the entrance is not located inside a building, cover should be provided over the entire landing mentioned above.	LHDG 2.a.iii	Compliance achievable
	c) An entrance door is to have a minimum clear opening width of 820mm (note that the adaptable housing requirement supercedes this).	LHDG 2.a.i Fig. 2(a)	Compliance achievable/ confirm for CC
	d) A level (step-free) transition and threshold is required. A maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled.	LHDG 2.a.ii	Compliance achievable/ confirm for CC
	e) A ramped threshold may be provided at the entrance where the threshold is between 5mm and 56mm (note, for the adaptable unit and common area entrances, BCA requirements and AS 1428.1 take precedence).	LHDG 2.c	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
9.4	Internal doors and corridors		
	a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes are to have a minimum clear opening width of 820mm.	LHDG 3.a.i	Compliance achievable/ confirm for CC
	b) A level (step-free) transition and threshold is required at these doorways. A maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled.	LHDG 3.a.ii	Compliance achievable/ confirm for CC
	c) Internal corridors to the doorways referred to above are to have a minimum clear width of 1000mm. On completion, 1000mm clearance is required between skirtings or the narrowest point. Note that corridors which scale at exactly 1000mm will not have any construction tolerance.	LHDG 3.b	Compliance achievable/ confirm for CC
9.5	Toilet		
	a) A toilet is to be provided on ground or entry level with a minimum 900mm x 1200mm circulation space in front of the WC pan clear of the door swing.	LHDG 4.a.i, ii Figs. 3(a), 3(b)	Compliance achievable/ confirm for CC
	b) This toilet pan is to be located in a corner of the room adjacent to a wall that extends 600-1000mm in front of the WC pan, to allow for wall reinforcing in accordance with Figures 6a or 6b of the LHDG as outlined in section 9.7 of this report, for the future installation of grab rails.	LHDG 4.a.iii	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
9.6	Shower		
	a) One bathroom is to feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.	LHDG 5.a	Compliance achievable/ confirm for CC
	b) This shower recess is to be located in a corner of the room to enable the installation of grabrails at a future date in accordance with Figures 8(a) or 8(b) of the LHDG as outlined in section 9.7 of this report.	LHDG 5.b	Compliance achievable/ confirm for CC
9.7	Reinforcement of bathroom & toilet walls		
	a) Except for walls constructed of solid masonry or concrete, the walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	LHDG 6.a	Compliance achievable/ confirm for CC
	b) The walls around the toilet and shower recess are to be reinforced by installing:		Compliance achievable/ confirm for CC
	i. Noggings with a thickness of at least 25mm in accordance with Fig. 6a and 8a of LHDG; or	LHDG 6.b.i, 6.d.i	
	ii. Sheeting with a thickness of at least 12mm in accordance with Fig. 6b and 8b of LHDG.	LHDG 6.b.ii, 6.d.ii	

Comment:

It is strongly recommended that wall reinforcing consist of 12mm structural ply to the entire walls surrounding the shower and toilet given the potential for error in aiming for compliance with LHDG Figures 6a or 6b and 8a or 8b.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
10.	CAR PARKING		
10.1	AS 4299 prescribes car parking for the adaptable unit with minimum dimensions of 3.8m x 6m. However, one car parking space is proposed in a configuration generally consistent with AS 2890.6 in line with current practice for accessible car parking. Compliance is therefore considered achievable, subject to vertical clearance requirements being met. CC plans are to demonstrate compliance.	AS 4299 3.7.1 3.7.2 AS 2890.6 2.2.1, 2.3, 2.4, 3.1, 3.2	Compliance achievable/ confirm for CC

CONCLUSION

Access will need to comply with the elements identified in this report.

Generally, the plans assessed show that compliance with requirements for access for people with a disability is achievable subject to incorporation of further details.

At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements and plans showing more detailed dimensions and features are to confirm compliance at construction certificate stage.

Requirements and recommendations to achieve compliance with the Premises Standards, Building Code of Australia, and Australian Standards for accessibility and to minimise the risk of action under the Disability Discrimination Act, have been explained in this report.

Reference numbers are provided for clarification of comments within this report. Alternatively, the author may be contacted on the details on page 1 for further clarification.

Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.

The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.



APPENDIX A: DOCUMENTATION REVIEWED

Plans by SARM | Project BGYYW

DOCUMENT NUMBER NAME	REVISION	DATE
A000	5	23/07/2024
A101	5	23/07/2024
A102	5	23/07/2024
A103	5	23/07/2024
A104	5	23/07/2024
A105	5	23/07/2024
A201	5	23/07/2024
A202	5	23/07/2024
A203	5	23/07/2024
A204	5	23/07/2024
A301	5	23/07/2024
A302	5	23/07/2024
A303	5	23/07/2024
A304	5	23/07/2024
A305	5	23/07/2024