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## DA ACCESS REPORT

**PROJECT NAME** 12-16 Stuart Road Warrawong  
**PROJECT NUMBER** CA230031-W  
**CLIENT** SARM Architects

REVISION	ISSUE DATE	DETAILS
DA-DRAFT1	16/08/2024	Draft for Stage B
DA	11/10/2024	Stage C
DA-A	21/11/2024	Amendment A
DA-B	18/02/2025	Amendment B
DA-C	23/02/2025	Amendment C

### 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 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 Homes NSW.

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 1735.12-1999

ITEM	ACCESS ELEMENTS	REFERENCE
<b>1.</b>	<b>ACCESS REQUIREMENTS</b>	
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)
	b) Through the principal pedestrian entrance of the apartment building.	BCA D4D3 (2)
	c) To the entrance door of each sole-occupancy unit.	BCA D4D2
	d) To and within all spaces for use in common by the residents (ie waste area, common outdoor space with garden seat).	BCA D4D2
1.2	Homes NSW 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.	
<b>2.</b>	<b>ACCESSIBLE PATH OF TRAVEL</b>	
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. Some gradients of external paths will need to be refined for compliance as the design progresses.	AS 1428.1 7.2 Fig. 6, 7
<b>3.</b>	<b>APPROACHES AND ENTRANCES</b>	
3.1	Walkways at maximum 1:20 are shown for the approach to the principal pedestrian entrance and bin room. These are to comply with AS 1428.1 and it is recommended that planning include some tolerance to ensure construction will be not steeper than 1:20.	BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10

ITEM	ACCESS ELEMENTS	REFERENCE
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#### 4. DOORWAYS

- |     |  |                                  |
|-----|--|----------------------------------|
| 4.1 | Doorways for the lobby 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). | BCA D4D3(5)<br>AS 1428.1<br>13.2 |
|-----|--|----------------------------------|

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.

- |     |   |                   |
|-----|---|-------------------|
| 4.2 | Circulation space is required at the lobby and doors with a maximum gradient and crossfall of 1:40. For a front approach door circulation space is to project for a length of 1450mm, extending 510mm to the latch side where the door swings away from the user. Where the door swings toward the user, minimum 530mm latch side and 110mm hinge side clearance is required. | AS 1428.1<br>13.3 |
|-----|---|-------------------|

#### 5. LIFT

- |     |   |                  |
|-----|---|------------------|
| 5.1 | A passenger lift is proposed to provide an accessible path of travel between levels. This is to comply with BCA E3D7 and E3D8, including minimum floor dimensions of 1100mm x 1400mm. | BCA E3D7<br>E3D8 |
|-----|---|------------------|

Plans are to show further details for assessment at CC stage and certification is to be obtained from the lift supplier regarding compliance with BCA E3D7 and E3D8.

Note that the BCA may prescribe requirements in relation to accommodating a stretcher in addition to elements required for access for people with a disability.



ITEM	ACCESS ELEMENTS	REFERENCE
6.	STAIRS	
6.1	Plans show stairs externally as an alternative approach to the building and internally for alternative vertical circulation. As these stairs are not fire-isolated, 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
7.	HANDRAILS	
7.1	Handrails are required along both sides of ramps and both sides of stairs which are not fire isolated. They are to comply with AS 1428.1. 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, be continuous on the inside at landings (note that this may require offset treads at intermediate landings to allow for a continuous handrail at a consistent height) and terminate with extensions past the end of the stairs or ramp.	BCA D3D22 (1)(f), (4) D4D4(a) AS 1428.1 10.3 e 11.2 b
8.	TACTILE GROUND SURFACE INDICATORS	
8.1	Tactile ground surface indicators are required at the top and bottom of stairs and ramps which are not fire-isolated and at any overhead obstruction less than 2m above floor level (other than a doorway) if no suitable barrier is provided. They are to comply with AS 1428.4.1. CC plans are to indicate compliant locations and luminance reflectance values of proposed surfaces are to be assessed to calculate luminance contrast.	BCA D4D9
9.	SIGNAGE	
9.1	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.	BCA D4D7 (1)(a)(ii)

ITEM	ACCESS ELEMENTS	REFERENCE
10.	<b>SILVER LEVEL LIVABLE HOUSING</b>	
10.1	The livable unit plans have been assessed against the silver level requirements of the Livable Housing Design Guidelines (LHDG). 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.	
10.2	<b>Dwelling entrance</b>	
	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). Plans scale sufficiently.	LHDG 2.b
	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
	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)
	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
	e) A ramped threshold may be provided at the entrance where the threshold is between 5mm and 56mm.	LHDG 2.c
10.3	<b>Internal doors and corridors</b>	
	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

ITEM	ACCESS ELEMENTS	REFERENCE
	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<p>LHDG 3.a.ii</p> <p>LHDG 3.b</p>
10.4	<b>Toilet</b>	
	<ul style="list-style-type: none"> <li>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.</li> <li>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 10.7 of this report, for the future installation of grab rails.</li> </ul>	<p>LHDG 4.a.i, ii Figs. 3(a), 3(b)</p> <p>LHDG 4.a.iii</p>
10.5	<b>Shower</b>	
	<ul style="list-style-type: none"> <li>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.</li> <li>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 10.7 of this report.</li> </ul>	<p>LHDG 5.a</p> <p>LHDG 5.b</p>
10.7	<b>Reinforcement of bathroom &amp; toilet walls</b>	
	<ul style="list-style-type: none"> <li>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.</li> </ul>	LHDG 6.a



ITEM	ACCESS ELEMENTS	REFERENCE
	b) The walls around the toilet and shower recess are to be reinforced by installing:	
	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

## 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 Livable Housing Design Guidelines, 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 Architects | Project BGYVW

DOCUMENT NUMBER   NAME	REVISION	DATE
A200	G	10/01/2025
A201	G	10/01/2025
A202	G	10/01/2025