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## DA ACCESS REPORT

**PROJECT NAME** Alexander St Fairy Meadow  
**PROJECT NUMBER** CA230031-FM  
**CLIENT** SARM

REVISION	ISSUE DATE	DETAILS
DA-DRAFT1	22/08/2024	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 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 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/NZS 2890.6-2009
- AS 4299-1995
- Livable Housing Design Guidelines (4<sup>th</sup> Edition)

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.	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).	BCA D4D2
1.2	All dwellings are intended to be designed to meet the gold level of the Livable Housing Design Guidelines.	
<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, gradients of accessways, and flush surfaces beside external paths.	AS 1428.1 7.2 Fig. 6, 7
<b>3.</b>	<b>APPROACHES AND ENTRANCES</b>	
3.1	A ramped approach is shown to the principal pedestrian entrance. This is to comply with AS 1428.1 and plans are to demonstrate compliance at CC stage with further details and dimensions, including a maximum gradient of 1:14, landings at maximum 9m intervals, handrails and kerbs/kerbrails on both sides, and tactile ground surface indicators at the top and bottom. The BCA requires that the slip-resistance of this ramp be tested in accordance with AS 4586 and comply with BCA Table D2.14.	BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10

ITEM	ACCESS ELEMENTS	REFERENCE
3.2	Walkways are shown in conjunction with the approach to the principal pedestrian entrance and to the waste area. These are to comply with AS 1428.1 including elements outlined in section 2 of this report.	BCA D4D3 (1)(a) AS 1428.1 10
4.	<b>DOORWAYS</b>	
4.1	Doorways in common areas 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). At least one leaf of multiple leaf doors is to meet this requirement.  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.	BCA D4D3(5) AS 1428.1 13.2
4.2	Circulation space is required at each common area 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.	AS 1428.1 13.3

ITEM	ACCESS ELEMENTS	REFERENCE
<b>5.</b>	<b>LIFT</b>	
5.1	<p>A passenger lift is proposed to provide an accessible path of travel for vertical circulation. This is to comply with BCA E3D7 and E3D8, including minimum floor dimensions of 1100mm x 1400mm.</p> <p>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.</p> <p>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.</p>	<p>BCA E3D7 E3D8</p>
<b>6.</b>	<b>STAIRS</b>	
6.1	<p>Plans show stairs internally for alternative vertical circulation and at the rear of the building. 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.</p>	<p>BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 11.1</p>
<b>7.</b>	<b>LIVABLE HOUSING – GOLD</b>	
7.1	<b>Dwelling access</b>	
	<p>A safe, continuous step-free pathway from the front boundary of the property is required to an entry door of the dwelling. This is to have:</p> <ul style="list-style-type: none"> <li>a) A minimum clear width of 1100mm. Plans scale sufficiently.</li> <li>b) No steps.</li> <li>c) An even, firm, slip-resistant surface.</li> </ul>	<p>LHDG 1</p>



ITEM	ACCESS ELEMENTS	REFERENCE
	<ul style="list-style-type: none"><li>d) A crossfall of not more than 1:40.</li><li>e) A maximum pathway slope of 1:14 (minimum 1200mm landings are to be provided at intervals appropriate to the pathway gradient).</li><li>f) Where a step ramp is incorporated, it is to have a maximum gradient of 1:10 and length of 1900mm.</li><li>g) Where a ramp forms part of the pathway, minimum 1200mm level landings are to be provided exclusive of any door swing or gate swing.</li></ul>	
7.2	<b>Dwelling entrance</b>	LHDG 2
	<ul style="list-style-type: none"><li>a) A level landing area of at least 1350mm x 1350mm is required on the arrival side of the entrance door (i.e. the external side).</li><li>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.</li><li>c) An entrance door is to have a minimum clear opening width of 850mm.</li><li>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.</li><li>e) A ramped threshold may be provided at the entrance where the threshold is between 5mm and 56mm.</li></ul>	
7.3	<b>Internal doors and corridors</b>	LHDG 3
	<ul style="list-style-type: none"><li>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 850mm.</li></ul>	

ITEM	ACCESS ELEMENTS	REFERENCE
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- 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.
- c) Internal corridors to the doorways referred to above are to have a minimum clear width of 1200mm. On completion, 1200mm clearance is required between skirtings or the narrowest point.

7.4	<b>Toilet</b>	LHDG 4
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- a) A toilet is to be provided on ground or entry level with a minimum 1200mm between amenities in a combined bathroom, minimum 1200mm clearance forward of the WC pan clear of the door swing.
- 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 for the future installation of grab rails.

**Comment:**

Where there is a window adjacent to the toilet, the sill height will need to be above the wall reinforcing zone.

7.5	<b>Shower</b>	LHDG 5
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- a) An entry level bathroom is to feature a slip resistant, hobless shower recess which measures minimum 900mm x 900mm. Clear space of at least 1200mm x 1200mm is required forward of the shower recess. Shower screens are permitted provided they can be easily removed at a later date.
- 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 2.6 of this report.

ITEM	ACCESS ELEMENTS	REFERENCE
7.6	<p><b>Reinforcement of bathroom &amp; toilet walls</b></p> <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> <li>b) The walls around the toilet and shower recess are to be reinforced by installing: <ul style="list-style-type: none"> <li>i. Noggings with a thickness of at least 25mm in accordance with Fig. 6a and 8a of LHDG; or</li> <li>ii. Sheeting with a thickness of at least 12mm in accordance with Fig. 6b and 8b of LHDG.</li> </ul> </li> </ul> <p><b>Comment:</b> 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.</p>	LHDG 6
7.7	<p><b>Kitchen</b></p> <p>The kitchen space should be designed to support ease of movement and adaptation with at least 1200mm clearance in front of fixed benches and appliances (excluding handles). Slip resistant flooring is required.</p> <p>Note that floor finishes should extend under kitchen cabinetry to enable cupboards to be easily removed without affecting flooring.</p>	LHDG 8
7.8	<p><b>Laundry</b></p> <p>The laundry space should be designed to support ease of movement and adaptation with at least 1200mm clear width provided in front of fixed benches and appliances (excluding handles). Where the appliances are not installed, the recessed area provision for an appliance is to be minimum 600mm. Slip resistant flooring is required.</p> <p>Note that floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting flooring.</p>	LHDG 9





ITEM	ACCESS ELEMENTS	REFERENCE
7.9	<b>Bedroom</b>  A bedroom or space on the ground (entry) level is to have at least 10sqm clearance exclusive of wardrobes, skirtings and wall lining. At least 1000mm clearance is required on at least one side of the bed.	LHDG 10
7.10	<b>Switches and power points</b>  a) Light switches are to be positioned in a consistent location between 900-1100mm AFFL and horizontally aligned with the door handle at the entrance to a room.  b) Power points are to be installed at least 300mm AFFL.	LHDG 11
7.11	<b>Door hardware</b>  Doorways are to feature hardware installed at 900-1100mm AFFL.	LHDG 12

## CONCLUSION

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

Generally, the plans assessed show that compliance 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, adaptable and livable housing 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 BGYUD

DOCUMENT NUMBER   NAME	REVISION	DATE
A202	E	07/02/2025
A203	E	07/02/2025
A204	E	07/02/2025
A205	E	07/02/2025
A206	E	07/02/2025