



# ACCESS RIGHT

INCLUSIVE ACCESSIBILITY SOLUTIONS

## ACCESSIBILITY REVIEW – DA REPORT



GROUP HOME  
14 CORAKI ROAD, BASS HILL NSW 2197

25 March 2024



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## 1. INTRODUCTION

### 1.1. Executive Summary

The Access Review Report is a key element in the design development of the proposed group home located at 14 Coraki Road, Bass Hill NSW 2197. This report assesses the proposed development compliance against AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Access Right has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that site access, ingress and egress, common area access, circulation areas, accessible car parking and accessible sanitary facilities comply with relevant statutory guidelines and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.

In general, the development has accessible paths of travel. In line with the report recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, ingress and egress, common area access, circulation areas, accessible car parking and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further access review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

## 1.2. Background

AH Building Designers Pty Ltd has engaged Access Right, to provide a design review of the proposed Group Home, located at 14 Coraki Road, Bass Hill NSW 2197.

The development has 2 dwellings within the subject lot for Group Home use with multiple sole occupancy rooms and common areas, including sanitary facilities.

The proposed development falls under BCA classification of:

- Class 1b (Group Home)

The requirements of the investigation are to:

- Provide a report that will analyse the provisions of disability design of the development, and,
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.
- Review supplied drawings of the proposed development:

REPORT REVISIONS		
Date	Version	Drawing No / Revision
20.03.24	V1	<ul style="list-style-type: none"><li>▪ B0.1 Issue B dated 15.03.24</li><li>▪ B0.2 Issue B dated 15.03.24</li><li>▪ B0.3 Issue B dated 15.03.24</li><li>▪ B0.4 Issue B dated 15.03.24.</li></ul>

## 1.3. Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include students, staff, and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

#### 1.4. Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

#### 1.5. Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The Project Architect and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, and staff members.

#### 1.6. Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) 2022- Part D4, F4;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);



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- AS 2890.6:2009 - (Parking for People with Disabilities);
- Canterbury-Bankstown Council DCP (where relevant)

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS 1428.3 – Children/Adolescents
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance)



## 2. GENERAL ACCESS PLANNING CONSIDERATIONS

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting Performance Based Solutions that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

Access Right supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

A UD approach has numerous benefits for the client as an education provider, for businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAP.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:



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- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use





## 3. INGRESS & EGRESS

### 3.1. External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

Path of Travel	It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009.
	An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.
	An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

### Assessment

Access Right has reviewed the drawings and documentation in relation to the aforementioned requirements. An accessible path of travel from the front site boundary along Coraki Road appears to be capable of achieving compliance except the following:

- Pedestrian gateway site boundary to be setback to ensure compliant door latch and circulation space in accordance with AS1428.1-2009.

Further work will be required during the design development stage to ensure appropriate outcomes are achieved.

### Recommendation

- Identify paths of travel on architectural plan with associated compliance details.

#### **Note:**

During the detailed design preparation for the construction certificate, the Project Designer is to ensure respective gradients, cross falls and intervals on the accessible paths of travel comply with AS 1428.1.



### 3.2. Entrances & Internal Linkage

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

Multiple Entries	Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings. Note it is preferred that all entrances are accessible.
	A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m <sup>2</sup> ).
Doorways	All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not accessible, if maintained an alternate accessible door is required adjacent
Path of Travel	An accessible path of travel eg. ramp or lift needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles

#### **Assessment**

Access Right has reviewed the drawings and documentation in relation to the aforementioned requirements. The main entrance into the group home is capable of achieving compliance. Further work will be required during the design development stage to ensure appropriate outcomes are achieved.



## 4. PATHS OF TRAVEL

### 4.1. Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

Circulation Spaces	Wheelchair passing bays (1800mm width x 2000 length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
	Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
Doorways	All common-use doors (i.e. not excluded under Part D3.4) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
Path of Travel	All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction. Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.
Ramps/ Stairs	Ramps are to have maximum 1:14 gradient with landings at no more than 9 metre intervals
	Ramps are to have handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1
	Landings are to have 1200mm length with 1500mm length at 90 degree turns
	Stairs are to have handrails on both sides in accordance with AS1428.1
	Stairs and ramps are to be offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp

### **Assessment**

Access Right has reviewed the drawings and documentation in relation to the aforementioned requirements. Based on the current level of detail, access requirements appear capable of achieving compliance, subject to the following:

- In-lieu of the required 850mm minimum opening door clearances for common doors, some of the doors appear to have 820mm wide doorways.
- No grade levels are provided along the accessible path of travel.
- Ramp widths at the 90-degree turns is not sufficient to accommodate a turning wheelchair.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### **Recommendations**

At the detailed design stage (CC stage), the following amendments are required:

- Ensure min 1000mm path of travel clear of any obstructions from the pedestrian entry fate to and with both building common areas and accessible sanitary facility and Sole Occupancy Room.
- Ensure door openings to common areas are increased to 850mm clear width (see marked doors in yellow).
- Ensure compliant door latch side clearances (i.e. 530mm latch clearance).
- Ensure all pathways are 1:40 (grade/ cross fall) unless stipulated as a walkway or ramp.
- Ensure suitable clear widths on ramps in order to ensure 1500 wide landings for 90 degree turns or 1540mm at mid landings for 180 degree turns.



## 5. FACILITIES & AMENITIES

### 5.1. Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

Number of Accessible Toilet	Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:  (a) For a Class 1b building—  (i) not less than 1; and  (ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.
	Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:  (a) For a Class 1b building—  (i) not less than 1; and  (ii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided
Circulation Space	Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.

### Assessment

Access Right has reviewed the drawings and documentation in relation to the aforementioned requirements. Based on the current level of detail, access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### Recommendation

- Compartment size is able to currently achieve compliances. Re-arrangement of fixtures will be required to take place at design development stage in order to satisfy BCA F4.



## 5.2. Car Parking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

Number of Accessible bays	<p><b>Class 1b development under NCC (Part – D4D6):</b></p> <p><i>For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</i></p> <p>(a) <i>Class 1b and 3 buildings:</i></p> <p>(i) <i>For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of —</i></p> <p>(A) <i>accessible sole-occupancy units to the total number of sole-occupancy units; or</i></p> <p>(B) <i>accessible bedrooms to the total number of bedrooms.</i></p> <p>(ii) <i>For the purposes of (i), the calculated number is taken to the next whole figure.</i></p> <p><b>Canterbury Bankstown Council DCP – Section 3.2</b></p> <p><i>Places of shared accommodation (BCA Classes 1b and 3 including boarding houses, hostels, motels and the like)</i></p> <p><i>1 space per 50 spaces</i></p>
	<p><b>Proximity</b></p> <p>All accessible car bays to be located near relevant building entry points to minimise distance and ensuring accessible path of travel between these areas.</p>

### Assessment

Access Right has reviewed the drawings and documentation in relation to the aforementioned requirements. Based on the current level of detail, access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

## 6. CONCLUSION

Access Right has assessed the proposed scheme for the proposed use. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be achieved. It is advised that Access Right will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.