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DA ACCESS REPORT

PROJECT NAME 29 Grey St Clarence Town
PROJECT NUMBER CA240240
CLIENT Williams River Steel

REVISION	ISSUE DATE	DETAILS
DA	20/01/2025	DA Access Report

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).

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 1428.5-2010
- AS/NZS 2890.6-2009



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 accessible car parking on the allotment.	BCA D4D3 (1)(c)	Compliance achievable
	c) Through the principal pedestrian entrance.	BCA D4D3 (2)	Compliance achievable
	d) To and within all areas normally used by the occupants.	BCA D4D2	Compliance achievable
1.2	Class 5, 6, 7b, 8 buildings do not require access to storeys other than the entrance storey if they meet the following criteria:	BCA D4D4 (f)	Confirm for CC
	a) They contain 3 storeys or less; and		
	b) Have a floor area of less than 200m ² for each storey excluding the entrance storey.		
	Comment: An upper floor office is shown on drawing A201. The certifier is to confirm the building classification to determine if the small building exemption is applicable.		

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.3	<p>It is not necessary to provide access for people with a disability to or within an area where access would be inappropriate because of the particular purpose for which the area is used and/or an area that would pose a health or safety risk for people with a disability.</p> <p>It is typically not considered necessary to provide access to and within areas such as the loading dock, commercial kitchen, store rooms, cool rooms and behind the bar as it is anticipated that the duties of staff in these areas will require physical capabilities. We note that a person with a disability (i.e. a wheelchair user) may have the abilities required to fulfill certain duties and DDA action may be taken if facilities are not accessible. It is therefore recommended that accessible features be incorporated where practicable (e.g. doorways, flush transitions, and circulation/turning spaces). We further recommend that the employer consider DDA risk in their policies, procedures, and position descriptions as it is unlawful to discriminate against people with a disability in employment.</p>	BCA D4D5	Exemption applied
2. ACCESSIBLE PATH OF TRAVEL			
2.1	<p>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 and gradients of accessways.</p> <p>Comment: A stage area is indicated in the corner of the function area. Where a fixed, inbuilt stage is proposed, the BCA requires access to it eg via ramp and CC plans are to demonstrate compliance if applicable.</p>	AS 1428.1 7.2 Fig. 6, 7	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3. APPROACHES AND ENTRANCES			
3.1	<p>A ramp is shown for the approach 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 D3D15.</p> <p>Comment: Where the ramp intersects with a or transverse path of travel (ie at both the top and bottom of the ramp), it is to be set back so that the handrail extensions do not protrude into the transverse pathway. The intermediate landing and top landing will require minimum dimensions of 1500mm in the forward direction of travel as shown in Figure 4 of AS 1428.1.</p>	<p>BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10</p> <p>AS 1428.1 10.3 f g Fig. 16, 17</p>	<p>Compliance achievable/ confirm for CC</p> <p>Confirm for CC</p>
3.2	<p>The approach from accessible car parking to the building is shown at the rear of the building. In the absence of any ramp or stairs shown for the approach to this entrance, it is anticipated to have a gradient not steeper than 1:40 and therefore be accessible. Where this varies on site, further details are to be assessed to determine compliance.</p>	BCA D4D3	Compliance achievable
3.3	<p>Stairs are shown as an alternative approach to the principal pedestrian entrance and to the upper floor. All stairs are to have accessible features complying with AS 1428.1, including: opaque risers, sharp nosing profile, non-slip contrasting edge strips, handrails on both sides and tactile ground surface indicators at the top and bottom. The BCA requires slip-resistance of stair treads and landings or their nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D3D15.</p>	<p>BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 11.1</p>	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
4.	DOORWAYS		
4.1	<p>Doorways are required to have a minimum clear opening width of 850mm (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.</p> <p>Comment: Door to the male/female toilets are not required to be wheelchair accessible and are to have a minimum clear width of 700mm.</p>	<p>BCA D4D3(5) AS 1428.1 13.2</p> <p>AS 1428.1 16.3</p>	<p>Compliance achievable/ confirm for CC</p>
4.2	<p>Circulation space is required at each 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>
5.	HANDRAILS		
5.1	<p>Handrails are required along both sides of ramps 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 or ramp.</p>	<p>BCA D4D4(a) AS 1428.1 10.3 e 11.2 b</p>	<p>Compliance achievable/ confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
6.	TACTILE GROUND SURFACE INDICATORS		
6.1	Tactile ground surface indicators are required:		
	a) At the top and bottom of stairs and ramps which are not fire-isolated.	BCA D4D9	Compliance achievable/ confirm for CC
	b) An accessway meeting a vehicular way adjacent to any pedestrian entrance, if there is no kerb, kerb ramp or suitable barrier provided.	BCA D4D9 (1)(e)(ii)	Compliance achievable/ confirm for CC
	They are to comply with AS 1428.4.1 and CC plans are to demonstrate compliance.		
7.	SANITARY FACILITIES		
7.1	An accessible sanitary facility is shown at one of the two banks of sanitary facilities to satisfy BCA F4D6. This is to comply with AS 1428.1 and the dimensions shown indicate that circulation spaces will be achievable. Fixtures and fittings, including the toilet pan, toilet seat, backrest, toilet paper dispenser, sink, shelf, soap dispenser, mirror, clothes hook, grabrails and door hardware, are to comply with AS 1428.1 and CC plans are to demonstrate compliance.	BCA F4D5 F4D6 AS 1428.1 15	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
7.2	<p>BCA F4D5(c) requires a toilet suitable for a person with an ambulant disability for use by males and a toilet suitable for a person with an ambulant disability for use by females at each bank of toilets where toilets are provided in addition to an accessible toilet.</p> <p>Ambulant toilets are to comply with AS 1428.1 including a cubicle width of 900-920mm and clearance of 900mm x 900mm in the cubicle clear of the door swing, outside the cubicle, and between successive doors on the path of travel to the cubicle. The toilet pan and grabrails are to comply with the ambulant toilet requirements of AS 1428.1 and CC plans are to demonstrate compliance.</p> <p>Comment: The BCA does not prescribe these in a bank where there is not accessible toilet, ie the function room amenities.</p>	<p>BCA F4D5(c) AS 1428.1 16</p>	<p>Compliance achievable/ confirm for CC</p>
8.	SIGNAGE		
8.1	<p>Signage is required in accordance with BCA Specification 15 as follows:</p> <p>a) 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 15. These are to state 'Exit' and 'Level' followed by the floor level number and be located in accordance with BCA Specification 15. (Consideration should be given to the practicality of installing exit signage at any glazed doors or double leaf doors, as installation locations specified by the BCA do not offer guidance for such scenarios.)</p>	<p>BCA D4D7 (1)(a)(ii)</p>	<p>Compliance achievable/ confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	b) All sanitary facilities and associated airlocks are to be identified with Braille and tactile signage.	BCA D4D7 (1)(a)(i)(A)	Compliance achievable/ confirm for CC
	c) The unisex accessible sanitary facilities are to be identified by Braille and tactile signage which incorporates the international symbol of access, male and female symbols and identifies if the facility is for left- or right-handed use.	BCA D4D7 (1)(a)(i)(A) (1)(c) AS 1428.1 8.1 a i, ii	Compliance achievable/ confirm for CC
	d) Toilet cubicles which are suitable for the use of people with an ambulant disability are to be identified by Braille and tactile signage complying with AS 1428.1 which is located on the door of the cubicle.	BCA D4D7 (1)(a)(i)(A) (1)(d) AS 1428.1 8.1 e Fig. 9f	Compliance achievable/ confirm for CC
	e) Where a bank of toilets does not include an accessible toilet, signage incorporating the international symbol of access is required to provide directions to an accessible toilet.	BCA D4D7 (1)(f)	Compliance achievable/ confirm for CC

9. CAR PARKING

9.1	Two accessible car parks are shown to satisfy BCA D4D6(2). The car parking spaces are to comply with AS 2890.6 and the configuration shown is generally consistent with this standard. Plans are to confirm compliance at CC stage including the following features:	BCA D4D6 (1)(c) (2)	
	a) A firm plane surface with a maximum fall of 1:40 in any direction (1:33 if of a bitumen surface and outdoors) for the accessible car parks and associated shared areas.	AS 2890.6 2.3	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
b)	Minimum dimensions of 2400mm wide x 5400mm long for the accessible car parks.	AS 2890.6 2.2.1 a	Compliance achievable/ confirm for CC
c)	A shared area adjacent to the accessible car parks with minimum dimensions of 2400mm wide x 5400mm long and a bollard located in accordance with AS 2890.6. (Note that this shared area may be a common shared area between 2 accessible car parking spaces.)	AS 2890.6 2.2.1 b e Fig. 2.2, 2.3	Compliance achievable/ confirm for CC
d)	A shared area is also required at one end of the accessible car parks with minimum dimensions of 2400mm x 2400mm. This may be located within a trafficked area and is not required to be line marked.	AS 2890.6 2.2.1 c Fig. 2.2, 2.3	Compliance achievable/ confirm for CC
e)	Minimum headroom of 2500mm is required above the accessible car parks and the associated shared areas. The vehicular path of travel to the accessible spaces is to have minimum vertical clearance of 2200mm.	AS 2890.6 2.4 Fig. 2.7	Compliance achievable/ confirm for CC
f)	Signage is required to designate accessible car parking spaces for the use of people with a disability. The international symbol of access (white symbol on blue background) is to be placed as a pavement marking in accordance with AS 2890.6.	BCA D4D6 (1)(c) AS 2890.6 3.1	Compliance achievable/ confirm for CC
g)	Yellow, slip-resistant pavement markings are to identify dedicated parking spaces and shared areas. Shared areas are to be marked with diagonal lines complying with AS 2890.6.	AS 2890.6 3.2 3.2 b ii	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 including switches, controls and hearing augmentation, 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 Williams River Steel | Project JN613132

DOCUMENT NUMBER NAME	REVISION	DATE
A103	1	28/11/2024
A200	1	28/11/2024
A201	1	28/11/2024
A203	1	28/11/2024
A204	1	28/11/2024
A600	1	28/11/2024
A601	1	28/11/2024