

## Access Report

Date of Report: 5 December 2014

Re: 142-146 Dudley Road & 2-4 Kopa Street Whitebridge

For: SNL Building Constructions Pty Ltd

Assessment: Plans by Smith & Tzannes

Project Number 14\_026

Drawing Numbers DA-A-010, 011, 012, 013, 014, 015, 050, 800 (Revision A dated 15/08/2014), 100, 101, 102, 150 (Revision B dated 18/11/2014), 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214 (Revision A dated 15/08/2014)

Plans by Forum Consulting Engineers

Project Number 30806

Drawing Numbers SWD-01 and 02 (Revision D dated 01/08/2014)

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

The following comments are based on access requirements of the Building Code of Australia 2014 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Amendment No. 1) (Premises Standards), Australian Standards (AS), Disability Discrimination Act (DDA) and Lake Macquarie City Council Development Control Plan 2014 (DCP).

This report contains comments regarding issues of non-compliance, or identifying 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 Amendment No. 1)

AS 1428.2-1992

AS/NZS 1428.4.1-2009 (including Amendment No. 1)

AS 1735.12-1999

AS/NZS 2890.6-2009

AS 4299-1995

Access elements	Reference	Assessment
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## 1. Access requirements

- 1.1 The BCA requires that common areas within Class 2 buildings be accessible as follows: *BCA  
Table D3.1*

- a) From a pedestrian entrance required to be accessible to the entrance of each sole-occupancy unit located on levels served by a lift or ramp.
- b) To and within at least one of each type of room or space for use in common by the residents.

**Comment:**

These requirements apply to Lot 1 (with the exception of units M05 and M06 which are not served by the lift). Consideration has therefore been given to accessing the resident waste room on Level -0 as a common area. While the open space and play equipment are not part of the building, it is recommended that access for people with a disability to these facilities be considered as areas which residents may use, however, it is acknowledged that site constraints may impact on the accessibility of external paths of travel (eg RLs will dictate gradients of pathways). Note that where townhouse buildings on other lots within this development are considered Class 2 due to basement car parking and there is no common principal pedestrian entrance, there are no areas subject to accessibility requirements (refer to Guideline on the application of the Premises Standards, version 2 – 2013, pg 69).

- 1.2 The BCA requires the retail spaces to be accessible to and within all areas normally used by the occupants with the exception of areas where access would be inappropriate because of the particular purpose for which the area is used and/or that would pose a health or safety risk for people with a disability. *BCA  
Table D3.1  
D3.4*

**Comment:**

It is typically not considered necessary to provide access to and within areas such as the plant room and retail waste room as it is anticipated that the duties of staff in these areas will require physical capabilities. We note that a person with a disability (ie 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 (eg doorways, flush transitions and circulation/turning spaces).

Access elements		Reference	Assessment
1.3	The DCP requires that one adaptable dwelling be provided for every ten dwellings in a residential flat building, attached dwellings (where more than ten dwellings are proposed) and multi dwelling housing (where there are three or more dwellings on one lot). While the adaptable housing requirements are therefore considered applicable for Lots 1-4 of this development, nine adaptable dwellings consisting on one, two and three bedroom types are proposed within Lot 1 to satisfy the requirement for the entire development.	DCP 9.13.13 9.1.7 9.11.10	
<p><b>Comment:</b> The Lake Macquarie City Council Non-Discriminatory Access Guideline identifies AS 4299 as the applicable standard and in the absence of any other prescriptive information, the adaptable units have been assessed against the Class C requirements of that standard. Note that these requirements are limited to accessibility/adaptability within the development site and therefore areas outside the site such as shops and bus stops are not covered in this report (contrary to how different types of developments, such as those for seniors living, are assessed).</p>			
<b>2. Continuous accessible path of travel</b>			
2.1	The continuous accessible path of travel to and within all areas required to be accessible is to comply with AS 1428.1 including the following features:		
	a) Accessways, walkways, ramps and landings are required to have an unobstructed width of at least 1000mm and an unobstructed vertical clearance of at least 2000mm (or 1980mm at doorways).	AS 1428.1 6.3 6.2	As scaled/ provide detail for CC
	b) A continuous accessible path of travel is not to include a step, stairway or other impediment.	AS 1428.1 6.1	Ensure compliance
	c) Turning spaces complying with AS 1428.1 are to be provided within 2m of the end of an accessway where it is not possible to continue travelling along the accessway (ie a space of 1540mm x 2070mm at the end of residential corridors).	BCA D3.3 c AS 1428.1 6.5	As scaled/ provide detail for CC
	d) Walkways are required to have firm and level ground of a different material to the walkway abutting the sides of the walkway, extending horizontally for at least 600mm and following the same grade unless a kerb; a kerb rail and handrail; or a wall at least 450mm high is provided.	AS 1428.1 10.2 a	Provide detail for CC

Access elements	Reference	Assessment
e) The transition between floor surfaces is to be flush. A construction tolerance is allowed between surfaces of less than 5mm with rounded edges or less than 3mm tolerance for vertical edges.	AS 1428.1 7.2 Fig. 6, 7	Provide detail for CC
f) The gradient and crossfall of a landing or circulation space is required to be shallower than 1:40.	AS 1428.1 13.3.1 Appendix C	Provide detail for CC
g) External walkways with a gradient shallower than 1:33 are to have a crossfall of 1:40 to allow for the shedding of water.	AS 1428.1 10.1 d	Provide detail for CC
h) Walkways are to have landings at intervals appropriate to their gradient (ie every 15m for a 1:20 walkway and every 25m for a 1:33 walkway).	AS 1428.1 10.2 b	Provide detail for CC
i) The BCA requires slip-resistance of ramps, stair treads, landings and nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D2.14.	BCA Table D2.14 D2.10 c D2.13 a v D2.14 a ii	Obtain certification of slip resistance
j) Where carpets or soft floor coverings are used the pile height is to be 11mm or less with a backing thickness of 4mm or less. Any exposed edges, leading edges and trims are to be flush with their adjoining floor surface (or utilise a covering strip with a maximum height of 10mm and gradient of 1:8).	BCA D3.3 g h AS 1428.1 7.4.1 c Fig. 8	Provide detail for CC
k) Any grated drains are to have openings less than 13mm in width. Slotted openings with a width of 8-13mm are to be oriented so that the long dimension is transverse to the dominant direction of travel.	AS 1428.1 7.5	Provide detail for CC

**Comment:**

These elements are not fully detailed on the plans at this early stage of design. Plans showing more details and dimensions are to be assessed at CC stage to confirm compliance.

2.2	Kerb ramps are shown at various locations throughout the development. While these are not necessarily part of the building required to be accessible, it is recommended that kerb ramps comply with AS 1428.1 to enable access for people with a disability and minimise the risk of action under the DDA.	AS 1428.1 10.7	Consider DDA risk
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Access elements	Reference	Assessment
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### 3. Approaches and entrances

3.1 Access for people with a disability is required to be provided:

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| a) From the main points of a pedestrian entry at the allotment boundary to a building required to be accessible. | BCA D3.2<br>a i   | Provide detail for CC |
| b) From another accessible building connected by a pedestrian link to a building required to be accessible.      | BCA D3.2<br>a ii  | Provide detail for CC |
| c) From any required accessible car parking space on the allotment.  | BCA D3.2<br>a iii | Provide detail for CC |
| d) Through the principal pedestrian entrance.  | BCA D3.2 b        | Provide detail for CC |

**Comment:**

1:14 ramps are shown to provide access for people with a disability for the required approaches on Level 0. A 1:14 ramp is also shown on level -0 for the connection between car park levels for the provision of access to common areas. These are to comply with AS 1428.1 and plans showing details such as dimensions, handrails, kerb rails and tactile ground surface indicators are to be assessed at CC stage to confirm compliance.

BCA D3.3 a Provide detail for CC

### 4. Doorways

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|---|---|------------------------------|
| 4.1 All doorways are required to have a minimum clear opening width of 850mm (note that a standard 870mm door leaf will not meet this requirement). At least one leaf of multiple leaf doors is to meet this requirement. | BCA D3.2 e<br>D3.4<br>AS 1428.1<br>13.2 | Provide door schedule for CC |
|---|---|------------------------------|

**Comment:**

This excludes doors which are not required to be accessible such as those within private residential units which are not adaptable or doors serving a stairway only. Note that door widths may remain subject to emergency egress requirements and this should be confirmed with the principal certifying authority. It is a best practice recommendation that the entrance doorway to each sole-occupancy unit meet this requirement for the purpose of visitability.

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|---|-------------------|-----------------------|
| 4.2 All doors or doorframes in common/retail areas are required to have a minimum 30% luminance contrast to their adjacent surface. | AS 1428.1<br>13.1 | Provide detail for CC |
|---|-------------------|-----------------------|

Access elements	Reference	Assessment
4.3 Doorways in common/retail areas and adaptable dwellings are to have handles which are capable of being unlocked and opened with one hand and placed at a height between 900-1100mm. A lever handle is preferred and is to be between 35mm-45mm from the door-face. A 'D' type handle is required on sliding doors.	AS 1428.1 13.5.2 13.5.3	Provide detail for CC
4.4 Circulation space is required at each doorway in common/retail areas and those in adaptable units are to be capable of meeting door circulation requirements upon adaptation. While these have generally been indicated on plans, dimensions are to be confirmed at CC stage to ensure minimum clearances, which vary depending on the direction of approach and clear width of the door, achieve compliance with AS 1428.1 (particularly internally for adaptable bedrooms where door circulation spaces are not indicated). Note that dimensions are to be clear of the finished surface (eg wall/skirting) or any other obstruction (eg fire equipment) and are minimum dimensions.	AS 1428.1 13.3	Provide detail for CC
4.5 The force required to open a door is not to exceed 20N. (Note that doors required to be fire doors or smoke doors do not need to comply with this requirement).	AS 1428.1 13.5.2 e	Provide detail for CC
4.6 Any frameless or fully glazed doors and any glazing capable of being mistaken for a doorway or opening for common/retail areas are required to have a solid, non-transparent line: <ul style="list-style-type: none"> <li>a) With a minimum 30% luminance contrast when viewed from both sides.</li> <li>b) For the full width of the glazing.</li> <li>c) At least 75mm wide.</li> <li>d) At a height between 900mm-1000mm.</li> </ul> <p>(A chair rail, hand rail or transom may adequately indicate that the glazing is not a doorway or opening.)</p>	BCA D3.12 AS 1428.1 6.6	Provide detail for CC
4.7 Where the transition at an accessible doorway 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.	AS 1428.1 10.5 Fig. 21	Provide detail for CC

Access elements		Reference	Assessment
<b>5. Stairs</b>			
5.1	Stairs are shown as an alternative means of vertical circulation. These are to have accessible features complying with AS 1428.1 and plans showing opaque risers, sharp nosing profiles, contrasting non-slip nosing strips, handrails and tactile ground surface indicators are to be assessed at CC stage to confirm compliance.	BCA D3.3 a	Provide detail for CC
<b>6. Lifts</b>			
6.1	Plans show the provision of passenger lifts for the accessible path of travel to upper levels and basement car parking. These are required to: <ul style="list-style-type: none"> <li>a) Be one of the types identified in BCA Table E3.6a and comply with the limitations listed in the table.</li> <li>b) Not rely on a constant pressure device for its operation if the lift car is fully enclosed.</li> <li>c) Have accessible features in accordance with BCA Table E3.6b.</li> </ul>	BCA E3.6	Provide detail for CC/ obtain certification from supplier
<b>7. Adaptable dwellings</b>			
7.1	The living room in each adaptable dwelling is to have provision for circulation space of at least 2250mm. This is indicated on plans.	AS 4299 4.7.1	As indicated on plans
7.2	Kitchens in adaptable dwellings are to have circulation space of at least 1550mm between benches. Other adaptable, adjustable or replaceable kitchen features are to be provided in accordance with AS 4299. These are indicated on plans, however, plans showing more details and dimensions are to be assessed at CC stage to confirm compliance.	AS 4299 4.5	As indicated on plans/ provide detail for CC
7.3	The main bedroom in each adaptable dwelling is to be capable of accommodation circulation space of at least 1m on each side of a queen bed and 1540mm x 2070mm at the foot of the bed.	AS 4299 4.6.1	As scaled from plans/ provide detail for CC
<b>Comments:</b>			
	a) The Type B bedroom may need to be increased slightly in length to ensure the 1540mm clearance is provided to the edge of the built in robe.		



Access elements		Reference	Assessment
<p>b) The 1m clearance on the side of the bed nearest to the door is not fully detailed on the plans for unit types B and C.</p> <p>c) The 1m clearance on the side of the bed furthest from the door is not fully detailed on the plans for unit type D and F.</p> <p>d) The 1540mm x 2070mm clearance is shown beside the bed for unit types D and F in lieu of at the foot of the bed. This is not considered to diminish accessibility as people will generally access the bed from the side and utilise this space. However, it is recommended that the circulation space be reconfigured in unit type D so that the 1540mm clearance is provided between the side of the bed and the built in robe to maximise its functional use. At least 1m clearance is to be provided at the foot of the bed for these unit types for this configuration.</p> <p>e) The 1m clearance on both sides of the bed is not fully detailed on the plans for unit type E.</p>			
7.4	The laundry in each adaptable unit is to have at least 1550mm clearance in front of appliances. This is indicated on plans. The floor is to be slip resistant.	AS 4299 4.8	As indicated on plans/ ensure compliance
7.5	Letterboxes are to be located on a hardstanding area connected to an accessible path of travel.	AS 4299 3.8	Provide detail for CC
<p><b>Comment:</b> Plans indicate the proposed locations and compliance is to be confirmed at CC stage.</p>			

## 8. Switches and controls

8.1	Switches and controls in common/retail areas are to be in accordance with AS 1428.1. These are not shown at this early stage of design and details are to be provided for assessment at CC stage.	AS 1428.1 14	Provide detail for CC
8.2	Switches, controls, general purpose outlets, telephone outlets, television antenna outlets and potential illumination are to be provided in accordance with AS 4299 for adaptable dwellings. Their location is to comply with AS 1428.1. Details are to be provided for assessment at CC stage.	AS 4299 4.7.4, 4.10 4.4.4 d 4.8 g	Provide detail for CC



Access elements		Reference	Assessment
<b>9. Sanitary facilities</b>			
9.1	Each retail space is shown to have an accessible sanitary facility. These are to comply with AS 1428.1 and are not fully detailed on the plans at this early stage of design. Plans showing more details and dimensions including elevations are to be assessed at CC stage to confirm compliance.	BCA F2.4	Provide detail for CC
9.2	At least one bathroom in each adaptable dwelling is to be adaptable in accordance with AS 4299 with a hobless shower and WC pan located in accordance with AS 1428.1 so that the bathroom is capable of complying with AS 1428.1 in the future. Circulation spaces are indicated on the plans, however, plans showing more details and dimensions are to be assessed at CC stage to confirm compliance.	AS 4299 4.4	Provide detail for CC
<b>10. Signage</b>			
10.1	Braille and tactile signage complying with BCA D3.6, Specification D3.6 and AS 1428.1 is required to identify each retail accessible sanitary facility.	BCA D3.6	Provide detail for CC
10.2	Each door required by BCA E4.5 to be provided with an exit sign 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 D3.6 a ii	Provide detail for CC
<b>11. Car parking</b>			
11.1	Nine accessible car parking spaces are shown on level -0 to serve the nine adaptable units. AS 4299 requires that these have minimum dimensions of 6m x 3.8m, however, plans indicate that these are intended to comply with AS 2890.6 and this is encouraged as best practice. Plans showing details and dimensions are to be provided at CC stage to confirm compliance.	AS 4299 3.7.2	Provide detail for CC
11.2	Two accessible car parking spaces are shown externally for the retail spaces to satisfy requirements for provision of accessible car parking in BCA D3.5. These are to comply with AS 2890.6 and plans showing more details are to be assessed at CC stage to confirm compliance.	BCA D3.5 b c	Provide detail for CC

## Conclusion

Generally, the plans assessed for the development application show that compliance with requirements for access for people with a disability will be achievable subject to incorporation of specific elements and further details being assessed prior to the issue of a construction certificate. 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.

A handwritten signature in black ink that reads 'Aja Goddard'.

Aja Goddard

Access Consultant • ACAA Accredited Member 243

*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.*