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DA ACCESS REPORT

PROJECT NAME Morpeth Gardens – Proposed Country Club
39 Metford Road, Tenambit NSW

PROJECT NUMBER CA230045-DA

CLIENT Urbandwell Constructions

REVISION	ISSUE DATE	DETAILS
DA-DRAFT1	3 May 2024	Issued for review
DA-1	13 May 2024	Issued for DA submission

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/NZS 2890.6-2009



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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1. ACCESS REQUIREMENTS

1.1 Access for people with a disability is required:

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| a) From the main points of pedestrian entry at the allotment boundary. | BCA D4D3
(1)(a) |
| b) From another accessible building connected by a pedestrian link. | BCA D4D3
(1)(b) |
| c) From accessible car parking on the allotment. | BCA D4D3
(1)(c) |
| d) Through at least 50% of entrances, including the principal pedestrian entrance. | BCA D4D3
(2) |
| e) To and within all areas normally used by the occupants. | BCA D4D2
(8)(b) |
| f) To and within a pool with a perimeter greater than 40m. | BCA D4D2
(10)(b) |



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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1.2	<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>	BCA D4D5	
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It is typically not considered necessary to provide access to and within areas such as plant/maintenance/service areas, store rooms, and the cleaning store as it is anticipated that the duties of people in these areas will require physical capabilities. In this case, the kitchen has been considered an area normally used by the occupants and therefore access for people with a disability is required. Conversely, the function preparation area has been considered similar to a commercial or semi-commercial kitchen and is therefore considered exempt from the provision of access. Where specific occupant needs vary from the assumptions of this report, further assessment may be required at CC stage.

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).



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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2. ACCESSIBLE PATH OF TRAVEL

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.	AS 1428.1 7.2 Fig. 6, 7	As scaled from plans/confirm for CC
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3. APPROACHES AND ENTRANCES

3.1	In this case, principal pedestrian entrances are considered to be via the main entry and entry 2.	BCA D4D3	As shown on plans
	Approaches from new accessible car parking spaces, and via accessways from existing accessible car parking and the existing community building pedestrian link are not fully detailed on plans at this early stage of the design process. At CC stage, plans are to demonstrate compliance with AS 1428.1, including accessible gradients, landings, passing/turning spaces, flush transitions, walkway borders/barriers, and kerb ramps to manage any level changes.		Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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4. TACTILE GROUND SURFACE INDICATORS

- 4.1 Tactile ground surface indicators are required at 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)

At this early stage of the design process, plans do not yet detail any level changes to car parking. If flush transitions are intended, tactile ground surface indicators will be required to provide warning to pedestrians. They are to comply with AS 1428.4.1 and CC plans are to demonstrate compliance.

Confirm for CC

Comment:

It is instead recommended that kerb ramps are incorporated to provide adequate cues and minimise the overuse of tactile ground surface indicators. CC plans would need to demonstrate compliance for kerb ramps and their landings.

BCA D4D4(a)
D3D11(3)

Consider best practice/confirm for CC

5. DOORWAYS

- 5.1 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.

BCA D4D3(5)
AS 1428.1
13.2

Where floor plan DA02 indicates 920mm widths for hinged doors to accessible areas, it is anticipated that 850mm clear opening widths are achievable.

As shown on plans

For doors into the multi-purpose space, floor plan DA02 notes that a single leaf door with an 850mm clear opening width will be provided, which will serve as the accessible entry/egress door.

As noted on plans

Door schedule DA05 indicates that 850mm clear opening widths will be achieved overall by the active leaves of automatic sliding doors.

As scaled from plans



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>Manually operated sliding doors require 60mm clearance on each side of the D handle when in open and closed positions. The width of the door leaf and constructed opening must therefore take this into consideration to ensure that a minimum 850mm clear will still be achieved for doors to the sports bar, snooker room, and change rooms airlock.</p>	AS 1428.1 Fig. 30	Confirm for CC
	<p>Doors to male and female toilets and change rooms are not required to be wheelchair accessible and are to instead have a minimum clear opening width of 700mm. Where 720mm dimensions shown on plans at cubicle doorways represent clear opening widths, compliance is achievable. CC plans are to confirm compliance.</p>	AS 1428.1 16.3	As shown on plans/confirm for CC
5.2	<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.</p> <p>Plans were scaled where dimensions are not shown, and circulation spaces were generally found to be in accordance with AS 1428.1. The following were noted.</p>	AS 1428.1 13.3	As scaled from plans
	<p>a) Latch and hinge side clearance for door circulation are not required for automatic sliding doors.</p>	AS 1428.1 13.3.4	As shown on plans
	<p>Any manual controls installed at these doors, including those for afterhours access, will need to be accessible.</p>	13.5.3 13.5.4	Confirm for CC where present



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	b) The proposed single leaf door into the multi-purpose space must be oriented to achieve AS 1428.1 door circulation spaces at CC stage.		Confirm for CC
5.3	Doorways are not fully detailed on 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 doors, level or ramped thresholds, glazing identification, and door hardware are to comply with AS 1428.1.		Confirm for CC
6.	SANITARY FACILITIES		
6.1	Three accessible sanitary facilities are shown on plans to satisfy BCA F4D6. These are to comply with AS 1428.1, and a scaled assessment indicates that circulation spaces will be achievable, subject to confirmation of fixtures and drainage. 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. Comment: The toilet pan will need to be shifted and the shower recess size increased on CC plans.	BCA F4D5 F4D6 AS 1428.1 15	As shown on plans As scaled from plans/confirm for CC Confirm for CC Amend for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
6.2	Toilets suitable for a person with an ambulant disability are shown on plans for use by males and females at each bank of toilets to satisfy BCA F4D5(c).	BCA F4D5(c) AS 1428.1 16	As shown on plans
	Ambulant toilets are to comply with AS 1428.1, and a scaled assessment indicates that circulation spaces in the change room ambulant toilets will require the cubicle doors to instead swing outward to achieve circulation space clear of the door swing.		Amend for CC
	The toilet pan, grabrails, and all other fixtures and fittings are to comply with the ambulant toilet requirements of AS 1428.1, and CC plans are to demonstrate compliance.		Confirm for CC
7.	HEARING AUGMENTATION		
7.1	A hearing augmentation system is to be provided in accordance with BCA D4D8 where an inbuilt amplification system is installed (other than one used for emergency warning purposes only) in any room or space within this building.	BCA D4D8	Confirm for CC
8.	SIGNAGE		
8.1	Signage is required in accordance with BCA Specification 15 as follows:		
	a) Each door required by BCA E4D5 to be provided with an exit sign 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.	BCA D4D7 (1)(a)(ii)	Confirm for CC



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)	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	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	Confirm for CC
	e) Where a hearing augmentation system is installed, Braille and tactile signage is required to identify the space containing it, and within the room to identify the type of system, area covered and if receivers are being used, where they can be obtained.	BCA D4D7 (1)(a)(i)(B)	Confirm for CC where present

9. CAR PARKING

9.1	Two accessible car parking spaces are shown in the new car park to satisfy BCA D4D6(2). The accessible spaces are to comply with AS 2890.6-2009. However plans appear to propose dimensions similar to older standard AS 2890.1, i.e. minimum 3200mm wide dedicated spaces with no shared area. While this layout replicates accessible parking spaces in the existing car park, the BCA requires compliance with AS 2890.6 for new car parking to suit current wheelchair unloading/loading technologies.	BCA D4D6 (1)(c) (2)	As shown on plans Amend for CC
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ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
9.2	Plans are to confirm compliance at CC stage, including the following features:		
	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 parking spaces and associated shared areas.	AS 2890.6 2.3	Confirm for CC
	b) Minimum dimensions of 2400mm wide x 5400mm long for the accessible car parking spaces.	AS 2890.6 2.2.1 a	Amend for CC
	c) A shared area adjacent to the accessible car parking space with minimum dimensions of 2400mm wide x 5400mm long and a bollard located in accordance with AS 2890.6. This shared area may be a common shared area between two accessible car parking spaces.	AS 2890.6 2.2.1 b e Fig. 2.2, 2.3	Amend for CC
	d) A shared area is also required at one end of the accessible car parking spaces 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
	e) Minimum headroom of 2500mm is required above the accessible car parking spaces 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	Confirm for CC clear of trees
	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	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	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	Amend for CC
10.	SWIMMING POOL		
10.1	An accessible entry/exit method is required into a swimming pool with a perimeter greater than 40m. It is to comply with BCA Specification 16 and may be either a fixed or movable ramp, zero depth entry, platform pool lift with aquatic wheelchair, or sling style pool lift.	BCA D4D2 (10)(b) D4D11 S16	
	In this case, a fixed 1:14 gradient ramp is proposed at one end of the pool to satisfy BCA D4D2.		As shown on plans
	Further ramp details are to be provided for assessment at CC stage, including the following:		
	a) A slip-resistant surface.	BCA S16C2	Confirm for CC
	b) A maximum gradient of 1:14.	BCA S16C2	As shown on plans
	Comment: It is strongly recommended that some construction tolerance is included in the 1:14 gradient at design stage.		Consider best practice



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>c) Handrails complying with AS 1428.1 ramp requirements on both sides.</p> <p>Comment: The ramp set out must allow for handrail extensions at top and bottom past the ends of the ramp surface. A scaled assessment indicates that the bottom landing will need to be further extended to provide AS 1428.1 landing dimensions clear of these handrails.</p>	BCA S16C2	Confirm for CC
	<p>d) Kerbs in accordance with AS 1428.1 ramp requirements on both sides.</p>	BCA S16C2	Confirm for CC
	<p>e) The ramp must extend to a depth of not less than 900mm and not more than 1100mm below the stationary water level.</p>	BCA S16C2	Confirm for CC
	<p>f) Have landings in accordance with AS 1428.1 ramp requirements with landings located at the bottom, top, and at a level 900-1100mm below the stationary water level.</p> <p>Comment: A scaled assessment suggests that intermediate and bottom landings will need to be increased to achieve minimum dimensions based on the required changes in direction. It is noted that the ramp layout and/or location within the pool may need to change to provide compliant landings.</p>	BCA S16C2	Confirm for CC Amend for CC
10.2	<p>Stairs into the pool are to have accessible features complying with AS 1428.1, including slip-resistance, opaque risers, a sharp nosing profile, handrails on both sides, and handrail extensions at the top and bottom. CC plans are to demonstrate compliance for all features.</p>	BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 11.1	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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10.3	Latching devices on gates and doors forming part of a swimming pool safety barrier are not required to comply with AS 1428.1.	BCA D4D11(4)	Consider DDA
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Comment:

In this case, the door schedule notes that a pool lock will be installed on automatic sliding door D2 leading to the pool. It is recommended that consideration is given to the accessibility of the pool lock, including installation height and style, to ensure independent access is maintained for people with a disability.



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 and the amendments outlined in this report.

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 Natural Homescapes | Project 202114

DOCUMENT NUMBER NAME	REVISION	DATE
DA01	3	12/03/24
DA02	3	12/03/24
DA03	2	12/03/24
DA04	3	30/11/23
DA05	2	30/11/23