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DA ACCESS REPORT

PROJECT NAME 30 Christopher Rd Lochinvar
PROJECT NUMBER CA240070
CLIENT Lochinvar Downs Pty Ltd

REVISION	ISSUE DATE	DETAILS
DA	26/04/2024	DA Access Report
DA-A	7/06/2024	Amendment A

REPORT PREPARED BY

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DOCUMENTATION REVIEWED

Refer to Appendix A.



INTRODUCTION

This Access Report is an assessment of the proposed development to demonstrate consideration of access for people with a disability and adaptable housing 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), Maitland Development Control Plan Part C (DCP), 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 1428.2-1992
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS/NZS 2890.6-2009
- AS 4299-1995



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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1. ACCESS REQUIREMENTS

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|-----|---|----------------|--|
| 1.1 | Adaptable housing is prescribed by the Maitland DCP Part C. Based on this development containing 31 units, the total number of adaptable units required will be three. Plans nominate the Type 2 units as accessible and three of these are proposed in stage 4 of the development. These have been assessed against the Class C requirements of AS 4299. | DCP 12.2, 12.3 | Compliance achievable |
| 1.2 | While external communal areas are not covered by BCA accessibility provisions, these are recommended to comply with AS 1428.1, being the relevant standard for accessibility considering DCP 12.10 prescribes access to communal facilities and open space areas. | DCP 12.10 | Compliance achievable/
confirm for CC |

2. ACCESSIBLE PATH OF TRAVEL

- | | | | |
|-----|--|------------------------|--|
| 2.1 | The site plan shows a communal open space at the corner of driveways 1 and 3. RLs of surrounding dwellings and of the adaptable dwellings are 39.0 and it has therefore been assessed that paths of travel will be relatively level between adaptable dwellings and the communal open space. | AS 1428.1
AS 1428.2 | Compliance achievable/
confirm for CC |
|-----|--|------------------------|--|

Plans note that BBQ facilities, seating and play equipment will be provided in this space. Paths within the communal open space itself are not shown at this early stage of design.

The continuous accessible path of travel is to comply with AS 1428.1. Specific dimensions and features are to be confirmed as the design progresses including flush transitions between floor surfaces, gradients of accessways and turning spaces. It is recommended that accessible features of BBQs and seating be considered. AS 1428.2 offers guidance on reach ranges and street furniture.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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3. APPROACHES AND ENTRANCES

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|-----|--|---|--|
| 3.1 | The entrances to the three adaptable dwellings, units 7, 8 and 9, will be off driveway 2. In the absence of any level changes shown for the approaches to these entrances, they are 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. | AS 1428.1
10 | Compliance achievable/
confirm for CC |
| 3.2 | A pedestrian access gate and pathway are shown from the property boundary. The gate is to have a minimum clear opening width of 850mm and controls located between 900-1100mm AFFL in accordance with AS 1428.1. Circulation space is to be provided on each side of the gate akin to doorways in AS 1428.1. | AS 1428.1
13 | Compliance achievable/
confirm for CC |
| 3.3 | Kerb ramps, where present, are to comply with AS 1428.1, including a maximum length of 1520mm, a maximum rise of 190mm, a gradient no steeper than 1:8 and landings appropriate to the change in direction. Kerb ramps are to be aligned in the direction of travel and have splayed sides or suitable barriers. | AS 1428.1
10.7.1
10.7.2
10.8.3 | Confirm for CC
if applicable |

4. DOORWAYS

- | | | | |
|-----|---|----------------------------------|-----------------------|
| 4.1 | The entrance doors to adaptable units 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). | BCA D4D3(5)
AS 1428.1
13.2 | Compliance achievable |
|-----|---|----------------------------------|-----------------------|

Other required features that are to comply with AS 1428.1 include luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds, glazing identification and door hardware.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
4.2	<p>Internal doors for adaptable units are required to have a minimum clear opening width of 820mm.</p> <p>Note that sliding doors will require 60mm clearance on each side of the D handle when in the open and closed position. The width of the door leaf and constructed opening must therefore take this into consideration to ensure that a minimum 820mm clear will still be achieved.</p>	<p>AS 4299 4.3.3</p> <p>AS 1428.1 Fig. 30</p>	<p>Compliance achievable</p>
4.3	<p>Circulation space is required at each door with a maximum gradient and crossfall of 1:40. Dimensions vary depending on the direction of approach and clear width of the door. Note that dimensions are to be clear of the finished surface (e.g. wall/skirting) or any other obstruction (eg joinery) and are minimum dimensions. Plans were scaled where dimensions are not shown and circulation spaces were found to generally be in accordance with AS 1428.1.</p>	<p>AS 4299 4.3.7 AS 1428.1 13.3</p>	<p>Compliance achievable</p>
4.4	<p>Where the transition between floor surfaces 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.</p> <p>Comment: Plans show a 20mm step at the sliding garage door and a ramped threshold will be required here.</p>	<p>AS 1428.1 10.5 Fig. 21</p>	<p>Confirm for CC</p>
5. INTERNAL SPACES			
5.1	<p>The adaptable units are to have a minimum bedroom width to provide 1m clearance on each side of a queen bed and at least 1540mm x 2070mm for turning space at the foot of the bed (or at one side) with additional space for a wardrobe.</p>	<p>AS 4299 4.6.1</p>	<p>Compliance achievable</p>



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
5.2	The living/dining area in each adaptable unit is to have at least 2250mm clear of furniture. The open plan designs are conducive to this, however, will be impacted by an occupant's furniture layout.	AS 4299 4.7.1	Compliance achievable
5.3	The kitchen in each adaptable unit is to have at least 1550mm clearance in front of the kitchen bench. A scaled assessment indicates this will be achievable without future adaptation.	AS 4299 4.5.2 4.5.4	Compliance achievable
Other class C features of AS 4299 include:			
a)	A minimum 800mm length of work surface to be adjustable in height or replaceable (floor surfaces are to extend beneath joinery to enable removal of cabinets for adaptation).	AS 4299 4.5.5	Confirm for CC
Comment: 800mm lengths are shown in three locations and CC plans are to nominate a specific adjustable or replaceable bench.			
b)	Refrigerator located adjacent to a work surface.	AS 4299 4.5.5	Compliance achievable
c)	Adjustable height or replaceable kitchen sink and surrounding work surface.	AS 4299 4.5.6	Confirm for CC
Comment: CC plans are to nominate whether this will be adjustable or replaceable.			
d)	A maximum depth of 150mm for the main kitchen sink bowl.	AS 4299 4.5.6	Confirm for CC
e)	Capstan or lever taps with the operable parts located within 300mm of the front of the sink.	AS 4299 4.5.6	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	f) Front or side controls with raised cross bars for the cooktop (note that more modern touch type controls are considered a suitable alternative).	AS 4299 4.5.7	Confirm for CC
	g) An isolating switch for the cooktop.	AS 4299 4.5.7	Confirm for CC
	h) A minimum 800mm work surface adjacent to the cooktop and at the same height.	AS 4299 4.5.7	Compliance achievable/ confirm for CC
	i) An oven located adjacent to an adjustable height or replaceable work surface.	AS 4299 4.5.8	Confirm for CC
	j) At least one double GPO within 300mm of the front of a work surface. Other GPOs are to be 600mm to 1100mm AFFL.	AS 4299 4.5.11	Confirm for CC
	k) A slip-resistant floor surface	AS 4299 4.5.4	Confirm for CC
5.4	The laundry in each adaptable unit is to have at least 1550mm clearance in front of or beside appliances. There is to be provision for an automatic washing machine and a slip resistant floor surface.	AS 4299 4.8 4.9.1	Compliance achievable
5.5	Where a clothes line is provided, an accessible path of travel is to be provided between laundry and clothesline.	AS 4299 4.8(a)	Confirm for CC if applicable
5.6	Letterboxes are to be located on a hard standing area which is to be connected to an accessible pathway.	AS 4299 3.8	Compliance achievable/ confirm for CC

Comment:

These are indicated on the site plan on the northern side of unit 7. Level space of 1540mm x 2070mm in front of the letterboxes is recommended.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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6. SANITARY FACILITIES

6.1 An accessible bathroom is indicated in each accessible unit. AS 4299 requires they be capable of complying with AS 1428.1 in the future. They are to incorporate the following features:

a)	Minimum room size conducive to AS 1428.1 circulation space requirements.	AS 4299 4.4.1	Compliance achievable
b)	A hobless shower recess with the shower screen able to be easily removed.	AS 4299 4.4.4 f	Confirm for CC
c)	A recessed soap holder.	AS 4299 4.4.4 f	Confirm for CC
d)	A slip-resistant floor surface.	AS 4299 4.4.2	Confirm for CC
e)	Shower taps able to be positioned in accordance with AS 1428.1.	AS 4299 4.4.4 f	Confirm for CC
f)	Provision for an adjustable, detachable hand held shower rose.	AS 4299 4.4.4 h	Confirm for CC
g)	Provision for a grabrail and folding seat in the shower to comply with AS 1428.1 through reinforced walls.	AS 4299 4.4.4 f Fig. 4.6	Confirm for CC

Comment:

It is strongly recommended that wall reinforcing consist of 12mm structural ply to the entire walls surrounding the shower, given the potential for error in aiming for compliance with AS 4299 Figure 4.6.

h)	Tap sets to be capstan or lever handles with a single outlet.	AS 4299 4.4.4 c	Confirm for CC
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ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	i) Provision for a washbasin with clearances to comply with AS 1428.1.	AS 4299 4.4.4 g	Confirm for CC
6.2	The toilet for each adaptable unit is to be capable of complying with AS 1428.1 in the future. They are to incorporate the following features:	AS 4299 4.4.1	
	a) The WC pan located at correct distances from fixed walls.	AS 4299 4.4.3	Confirm for CC
	b) Provision for grab rails through reinforced walls.	AS 4299 4.4.4 h Fig. 4.5	Confirm for CC
	Comment: It is strongly recommended that wall reinforcing consist of 12mm structural ply to the entire walls surrounding the toilet, given the potential for error in aiming for compliance with AS 4299 Figure 4.5.		
	c) Slip resistant floor surface.	AS 4299 4.4.2	Confirm for CC
	d) Minimum circulation space of 900mm x 1250mm in front of the WC pan clear of any door swing or obstruction in the initial construction.	AS 4299 4.4.3 Fig. 1.1	Compliance achievable
	Comment: While the door swings into this space, the AS 1428.1 circulation space has been considered as superior.		



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7.	CAR PARKING		
7.1	AS 4299 prescribes car parking for adaptable units with minimum dimensions of 3.8m x 6m. Internal vertical clearances are not prescribed for class C adaptable housing.	AS 4299 3.7.1 3.7.2	Compliance achievable
7.2	Two accessible visitor car parks are shown at the communal open space in a configuration consistent with AS 2890.6. CC plans are to confirm compliance with this standard including dimensions, location of bollard, 2500mm vertical clearance and maximum 1:40 fall in any direction.	BCA D4D6(2) AS 2890.6	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 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 Blackdraft Architectural Design | Project 21 01

DOCUMENT NUMBER NAME	REVISION	DATE
002 / 015	DA	01/06/24
003 / 015	DA	01/06/24
010 / 015	DA	01/06/24
011 / 015	DA	01/06/24
014 / 015	DA	01/06/24