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DA ACCESS REPORT

PROJECT NAME 29-33 Cessnock Road, Gillieston Heights NSW
PROJECT NUMBER CA240043
CLIENT Approved

REVISION	ISSUE DATE	DETAILS
DA-1	10 July 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 1428.2-1992

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

AS 1428.5-2010

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:

- | | |
|--|--------------------|
| a) From the main points of pedestrian entry at the allotment boundary. | BCA D4D3
(1)(a) |
| b) From accessible car parking on the allotment. | BCA D4D3
(1)(c) |
| c) Through the principal pedestrian entrance and through 50% of entrances to each accessible area. | BCA D4D3
(2) |
| d) To and within all areas normally used by the occupants. | BCA D4D2 |

1.2 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.

It is typically not considered necessary to provide access to and within areas such as a commercial kitchen and pantry, laundry, external store rooms, and store rooms for heavy or bulky items. In child care centres, children's toilets, cots rooms, sleep rooms, and change rooms are typically also considered under this exemption, as it is anticipated that the duties of staff in these areas will require physical capabilities. Where doors to these areas function as direct connections between playrooms, access is required via at least one connecting thoroughfare.

Areas for consideration under BCA D4D5 are to be confirmed at CC stage.



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

Comment:

As the design progresses, ensure minimum 1540mm clearance is maintained within reception and staff room joinery to provide wheelchair turning spaces.

Confirm for CC

3. APPROACHES AND ENTRANCES

3.1 In this case, the principal pedestrian entrance is considered to be into the foyer.

BCA D4D3

As shown on plans

The approach from the point of pedestrian entry at the allotment boundary has been assessed to commence at the Cessnock Road boundary. The carpark & public domain plan A-015 demonstrates gradients shallower than 1:40 between the public footpath and the base of the entry ramp. Where this varies on site, further details are to be assessed to determine compliance.

As shown on plans



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.2	<p>A 1:14 gradient ramp is shown as the step-free approach from car parking.</p> <p>This is to comply with AS 1428.1, and plans are to demonstrate compliance at CC stage with further details and dimensions, including a consistent and maximum gradient of 1:14, compliant handrail extensions, 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>BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10</p>	<p>As shown on plans</p> <p>Confirm for CC</p>
	<p>Comments:</p> <p>a) The BCA and AS 1428.1 require turning spaces of at least 1540 x 2070mm at maximum 20m intervals and passing spaces of at least 1800 x 2000mm at maximum 20m intervals on parts of an accessway where a direct line of sight is not available.</p> <p>In this case, the landing for the 90° change in direction towards the base of the ramp scales at 1540 x 2070mm between handrails. It is anticipated that a direct line of sight will not be available between the base and top of the ramp and therefore this landing will need to be increased to 1800 x 2000mm.</p> <p>Additionally, a scaled assessment indicates that the travel distance between this 90° landing and the landing at the top of the ramp is approximately 25.3m. A 1540 x 2070mm turning space is therefore required on this stretch. The intermediate landing dimensions could be increased to provide this turning space between handrails.</p>	<p>BCA D4D4 (c)(i),(ii), (d), (e) AS 1428.1 6.4, Fig. 3, 6.5</p>	<p>Amend for CC</p> <p>Amend for CC</p>



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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Turning and passing spaces are essential on extended paths of travel where the width of the accessway does not allow wheelchair users to pass each other, another pedestrian, or a person with a pram. They permit either a 180° degree turn or a passing space to return to the start of the ramp and/or avoid an impasse.

- b) It is recommended that construction tolerance is provided in the 1:14 gradient of the ramp to ensure compliance. A gradient steeper than 1:14 will not comply. Consider best practice

- 3.3 Stairs are shown as an alternative to the ramp approach from car parking. BCA D4D4(a) As shown on plans
Table D3D15
D3D14(e)
D3D15(a)(ii) Confirm for CC
AS 1428.1
11.1
- They are to have accessible features complying with AS 1428.1, including opaque risers, a 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. CC plans are to demonstrate compliance.

4. HANDRAILS

- 4.1 Handrails are required along both sides of ramps and stairs. BCA D3D22 As shown on plans
(1)(f), (4)
D4D4(a)
AS 1428.1 Confirm for CC
10.3 e
11.2 b
- 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, be continuous on the inside at landings, and terminate with extensions past the end of the stairs or ramp.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	Comment: For ramp ends, handrails are required to extend 300mm horizontally and turn away to the side wall or turn downwards through 180°.	10.3 h Fig. 14 Fig. 15 B	Confirm for CC
	At the bottom of stairs, handrails are to extend one tread width in the downward angle plus 300mm horizontally. At the top they are to extend 300mm horizontally. The ends are to be turned away to the side wall or turned downwards through 180°.	11.2 d, e Fig. 28 b	Confirm for CC
5.	TACTILE GROUND SURFACE INDICATORS		
5.1	Tactile ground surface indicators are required at the top and bottom of stairs and ramps. They are to comply with AS 1428.4.1.	BCA D4D9	Confirm for CC
6.	DOORWAYS		
6.1	Doorways to accessible areas 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	Confirm for CC
	Doors to the male and female ambulant toilets are not required to be wheelchair accessible and are to instead have a minimum clear opening width of 700mm.	AS 1428.1 16.3	Confirm for CC
6.2	Sliding doors 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 minimum 850mm will still be achieved.	AS 1428.1 Fig. 30	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
6.3	<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, except for:</p> <ul style="list-style-type: none">a) At the 3-4 Years playroom door, at least 530mm latch side clearance is required where the door swings towards the user.b) At the sliding door between the 1-2 Years playroom and the outdoor playspace, at least 530mm latch side clearance is required internally for a front approach.c) Where doorways have minimal construction tolerance in latch side clearance, further tolerance is recommended. Doorways must be monitored during design and construction to ensure compliance.	AS 1428.1 13.3	<p>Amend for CC</p> <p>Amend for CC</p> <p>Confirm for CC</p>
6.4	<p>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 the doors, level or ramped thresholds, glazing identification, and door hardware are to comply with AS 1428.1.</p>		Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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7. SANITARY FACILITIES

7.1 An accessible sanitary facility is shown to satisfy BCA F4D6. This is to comply with AS 1428.1, and a scaled assessment indicates that circulation spaces will be achievable.

BCA F4D5
F4D6
AS 1428.1
15

As shown/scaled from plans

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.

Confirm for CC

Comment:

Floor plan A-100 indicates an element in the corner of this room, which is anticipated to be a shower recess. A scaled assessment indicates that there is sufficient space available for a compliant shower recess and the associated circulation space.

As the design progresses, plans are to demonstrate compliance with AS 1428.1 for any shower within the accessible sanitary facility i.e. a hobless recess with all other features in accordance with this standard.

As scaled from plans/confirm for CC

7.2 Male and female toilets are shown, which have been designed as toilets suitable for a person with an ambulant disability to satisfy BCA F4D5(c). Ambulant toilets are to comply with AS 1428.1, and a scaled assessment indicates that circulation spaces will be achievable.

BCA F4D5(c)
AS 1428.1
16

As shown/scaled from plans

The toilet pan, grabrails, and all other features are to comply with the ambulant toilet requirements of AS 1428.1, and CC plans are to demonstrate compliance.

Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
8.	HEARING AUGMENTATION		
8.1	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.	BCA D4D8	Confirm for CC
9.	SIGNAGE		
9.1	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
	b) The unisex accessible sanitary facility is 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
	c) 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



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
d)	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. Comment: Consider the suitability of installing this signage at children's toilets.	BCA D4D7 (1)(f)	Confirm for CC
e)	Where a pedestrian entrance is not accessible, signage incorporating the international symbol of access is required to provide directions to the nearest accessible entrance. Comment: If there is no clear line of sight between the base of entry stairs and the base of the entry ramp, signage will be required to direct people to the step-free approach.	BCA D4D7 (1)(e)	Confirm for CC
f)	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



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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10. OTHER ELEMENTS

10.1	It is recommended that consideration is given to the accessibility of the reception counter and check in/out bench.	AS 1428.2 24.1	Confirm for CC/ consider best practice
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The reception counter should have a clear line of sight between staff and wheelchair users or people of shorter stature i.e. be clear of raised shelving, hutches, or obstructions. Both the reception counter and check in/out bench should have knee/toe clearance underneath for a minimum length of 900mm to enable a wheelchair user to pull up to the counter/bench.

10.2	It is recommended that careful consideration is given to the accessibility of outdoor playspaces, particularly with respect to the site topography.		Consider DDA/ best practice
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As the landscaping design progresses, access for children with a disability, e.g. wheelchair users, should be achieved to and within key areas while maintaining areas of physical challenge for all children. Particularly, attractions that will form the basis for group activities that are part of the curriculum should not be constructed on raised plinths or with access only via stairs or steep ramped features if there is no accessible alternative.

The risk of a DDA complaint remains if a child with a disability can not participate in outdoor play or engage with their peers.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
11.	CAR PARKING		
11.1	<p>An accessible car parking space is shown to satisfy BCA D4D6(2). The space is to comply with AS 2890.6, and a scaled assessment indicates that sufficient space will be available.</p> <p>Plans are to confirm compliance at CC stage, including the following features:</p> <ul style="list-style-type: none">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 dedicated space and associated shared areas.b) Minimum dimensions of 2400mm wide x 5400mm long for the dedicated space.c) A shared area adjacent to the dedicated space with minimum dimensions of 2400mm wide x 5400mm long and a bollard located in accordance with AS 2890.6.d) A shared area is also required at one end of the dedicated space with minimum dimensions of 2400mm x 2400mm. This may be located within a trafficked area and is not required to be line marked.e) Minimum headroom of 2500mm is required above the dedicated space and the associated shared areas. The vehicular path of travel to the accessible space is to have minimum vertical clearance of 2200mm.	<p>BCA D4D6 (1)(c) (2)</p> <p>AS 2890.6 2.3</p> <p>AS 2890.6 2.2.1 a</p> <p>AS 2890.6 2.2.1 b e Fig. 2.2, 2.3</p> <p>AS 2890.6 2.2.1 c Fig. 2.2, 2.3</p> <p>AS 2890.6 2.4 Fig. 2.7</p>	<p>As shown/scaled from plans</p> <p>As shown on plans</p> <p>As scaled from plans</p> <p>As scaled from plans</p> <p>As scaled from plans</p> <p>Compliance achievable where outdoors</p>



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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
g)	Yellow, slip-resistant pavement markings are to identify the dedicated space and adjacent shared area. The adjacent shared area is to be marked with diagonal lines complying with AS 2890.6.	AS 2890.6 3.2 3.2 b ii	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 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 and controls, hearing augmentation and reception counter joinery, 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 CNA Design Studio | Project 0186

DOCUMENT NUMBER NAME	REVISION	DATE
A-000	E	17/06/2024
A-010	E	17/06/2024
A-013	F	17/06/2024
A-015	F	17/06/2024
A-040	E	17/06/2024
A-100	G	17/06/2024
A-200	E	17/06/2024
A-201	E	17/06/2024
A-300	E	17/06/2024