



PO Box 197 Charlestown NSW 2290
Ph: 02 4943 3834 Email: admin@accessed.com.au
ABN: 22 151 919 489

DA ACCESS REPORT

PROJECT NAME 31-33 Caputar Rd Lochinvar
PROJECT NUMBER CA240171
CLIENT Christopher Road Pty Ltd ATF Christopher Road Unit Trust
c/- Kingston Building

REVISION	ISSUE DATE	DETAILS
DA	1/11/2024	DA Access Report

REPORT PREPARED BY

AJA GODDARD
Accredited Access Consultant | ACA 243
Accredited SDA Assessor | SDA00071
Livable Housing Registered Assessor | LHA10038

DOCUMENTATION REVIEWED

Refer to Appendix A.



INTRODUCTION

This Access Report is an assessment of the proposed dwellings 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). These dwellings are intended to be enrolled for Specialist Disability Accommodation (SDA) with the National Disability Insurance Scheme (NDIS) and additional accessibility provisions are incorporated to reflect the level of funding sought. This report does not specifically address the SDA requirements, but offers information where SDA compliance may supercede or affect BCA accessibility requirements.

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
------	-----------------	-----------	------------

1. ACCESS REQUIREMENTS

1.1 For each dwelling, as a class 1b or 3 building, 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 areas used in common by residents including the kitchen, living area, laundry and external covered area for each dwelling. | BCA D4D2
(5)(a)
(2)(b)(ii) | Compliance
achievable |
| e) To and with one bedroom (sole-occupancy unit for class 3 buildings). | BCA D4D2
(5)(b)
Table D4D2b
(2)(b)(i) | Compliance
achievable |

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.

The OOA room and associated bathroom have been considered under this exemption as these are intended for support staff. Considering this remains part of the resident's home, it is recommended that the door width and floor transition meet accessibility requirements to enable entry to the space if desired.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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	Compliance achievable/ confirm for CC
3. APPROACHES AND ENTRANCES			
3.1	The principal pedestrian entrance is considered to be the front door of each dwelling. The approach from the boundary is via the shared space of the car park for units 1-3 and separate approaches are shown from each the boundary and car park for unit 4. Gradients of between 1:20 and 1:50 are nominated for these walkways and compliance with AS 1428.1 will be required including flush ground on each side.	BCA D4D3	Compliance achievable/ confirm for CC
4. DOORWAYS			
4.1	Doorways are required to have a minimum clear opening width of 850mm (note that Specialist Disability Accommodation requirements require an increased width). 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.	BCA D4D3(5) AS 1428.1 13.2	Compliance achievable/ confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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>Comment: Where door widths are increased for SDA compliance, this may have implications for door circulation spaces such as at entrances and ensuites (clear of the bed).</p>	AS 1428.1 13.3	Compliance achievable/ confirm for CC
5. SANITARY FACILITIES			
5.1	<p>Accessible sanitary facilities are shown as the ensuite for each bedroom to satisfy BCA F4D6. These are to comply with AS 1428.1 and a scaled assessment indicates that circulation spaces will be achievable where the wash basin is relocated to the end wall, outside of shower circulation space. 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.</p>	BCA F4D5 F4D6 AS 1428.1 15	Compliance achievable/ confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

6. SWITCHES AND CONTROLS

6.1	Switches and controls (except general purpose outlets) are to be placed at a height of 900-1100mm and at least 500mm from an internal corner.	AS 1428.1 14.1	Compliance achievable/ confirm for CC
6.2	Rocker action and toggle switches are to be provided in accessible sole-occupancy units and accessible sanitary facilities and are to have minimum dimensions of 30mm x 30mm.	AS 1428.1 14.2	Compliance achievable/ confirm for CC
6.3	General purpose outlets in accessible sole-occupancy units and accessible sanitary facilities are to be located at a height of 600-1100mm and at least 500mm from an internal corner.	AS 1428.1 14.2	Compliance achievable/ confirm for CC

7. INTERNAL SPACE

7.1	Despite the BCA does not specifically address circulation spaces for bedrooms or common areas, these have been indicated on plans to reflect the SDA requirements. Specific assessment will be undertaken for SDA design certification based on construction documentation.		Separate SDA assessment applicable
-----	---	--	------------------------------------

8. CAR PARKING

8.1	Each dwelling is provided with an accessible car park 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.	BCA D4D6 (1)(c) (2)	Compliance achievable/ confirm for CC
-----	--	---------------------------	--

Comment:

The space for unit 2 appears to have a tapered corner, however, this is within increased width and should not impact compliance.



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 Shaddock Architects | Project 1293

DOCUMENT NUMBER NAME	REVISION	DATE
A01	4	10/10/2024
A02	4	10/10/2024