



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** 106 New England Highway Lochnivar  
**PROJECT NUMBER** CA2455002  
**CLIENT** MMC Integrated Services Pty Ltd

REVISION	ISSUE DATE	DETAILS
DA	24/04/2025	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 building work 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/NZS 2890.6-2009

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.	<b>ACCESS REQUIREMENTS</b>		
1.1	<p>The proposed work will be subject to the Premises Standards when an application for building work is made. Therefore, the following are required to comply with the Premises Standards (which is adopted by relevant parts of the BCA):</p> <ul style="list-style-type: none"> <li>a) The new parts of the building.</li> <li>b) The principal pedestrian entry.</li> <li>c) The path of travel between the principal pedestrian entry and the new parts.</li> </ul> <p><b>Comment:</b> This has been considered to the extent of areas subject to the accessibility requirements. The principal pedestrian entrance is proposed to be upgraded with ramp access and this also offers the connection to new accessible car parking. Internally, new parts are intended to comply and have been assessed in this report. There is a rear entry which provides the connection to a car parking area not containing accessible spaces, and as this is not an affected part, it is not required to be upgraded (noting it is recommended that the stairs have AS 1428.1 features for safety).</p>	<p>Premises Standards 2.1 – 1 b 2.1 – 4 a 2.1 – 5</p>	<p>Compliance achievable/ confirm specific details as design progresses</p>
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> <p><b>Comment:</b> The store room and computer/server room have been considered under this exemption.</p>	<p>BCA D4D5</p>	<p>Exemption applied</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
<b>2.</b>	<b>ACCESSIBLE PATH OF TRAVEL</b>		
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 specific details as design progresses
<b>3.</b>	<b>APPROACHES AND ENTRANCES</b>		
3.1	A new ramp is shown to the principal pedestrian entrance. This is to comply with AS 1428.1 and plans are to demonstrate compliance at CC stage with further details and dimensions, including a maximum gradient of 1:14, landings at maximum 9m intervals, handrails and 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.	BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10	Compliance achievable/ confirm specific details as design progresses
3.2	Stairs are shown as an alternative approach to the principal pedestrian entrance, and to the rear entry. While these are not necessarily affected parts under the Premises Standards, it is recommended that accessible features complying with AS 1428.1 be provided to the extent possible, including: opaque risers, 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.	BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 11.1	Consider best practice

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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### 3. DOORWAYS

3.1	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). 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 specific details as design progresses/ refer to comments
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#### Comments:

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|----|---|----------------------|--------------------------|
| a) | Doors to toilets which are not required to be wheelchair accessible are to have a minimum clear width of 700mm.   | AS 1428.1<br>16.3    |                          |
| b) | Sliding doors (ie the principal pedestrian entrance) 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 850mm clear will still be achieved.   | AS 1428.1<br>Fig. 30 | Note for detailed design |
| c) | The door to the lunch room/meeting room is shown with a width of 760mm. The Premises Standards require this be upgraded as an affected part leading to a part containing new works. Where it is not possible to provide a compliant door width, an opening without a door leaf may be necessary to achieve a minimum 850mm clear width (refer also to section 3.2 regarding doorway circulation space). |                      | Increase width           |



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.2	<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, with the exception of those listed below.</p> <p><b>Comment:</b> The door to the lunch room/meeting room lacks latch side circulation space due to its location in a corner. It is anticipated that reconfiguration of walls is undesirable and therefore, removal of the door leaf may be a suitable solution. Alternatively, automatic door operation can address this.</p>	AS 1428.1 13.3	Compliance achievable/ refer to comment
4.	<b>HANDRAILS</b>		
4.1	<p>Handrails are required along both sides of ramps and both sides of stairs. 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.</p>	BCA D3D22 (1)(f), (4) D4D4(a) AS 1428.1 10.3 e 11.2 b	Compliance achievable/ confirm specific details as design progresses



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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 including minimum luminance contrast appropriate to the type of indicator selected.	BCA D4D9	Compliance achievable/ confirm specific details as design progresses
6.	SANITARY FACILITIES		
6.1	An accessible sanitary facility is shown to satisfy BCA F4D6. This are to comply with AS 1428.1 and the dimensions shown indicate the room will need an increase in either length or width to accommodate the washbasin (as this may only encroach up to 100mm into the length of the WC circulation and may not encroach at the side). 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.	BCA F4D5 F4D6 AS 1428.1 15	Increase room size
6.2	BCA F4D5(c) requires a toilet suitable for a person with an ambulant disability for use by males and a toilet suitable for a person with an ambulant disability for use by females at each bank of toilets where toilets are provided in addition to an accessible toilet.	BCA F4D5(c) AS 1428.1 16	Not applicable

**Comment:**

Considering the location of the secondary WC in this building, it could be considered a second 'bank' and therefore no accessibility or ambulant provisions would apply to it.

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
7.	<b>SIGNAGE</b>		
7.1	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 (not limited to fire-isolated stair doors only) 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. (Consideration should be given to the practicality of installing exit signage at any glazed doors or double leaf doors, as installation locations specified by the BCA do not offer guidance for such scenarios.)	BCA D4D7 (1)(a)(ii)	Compliance achievable/ confirm specific details as design progresses
	b) All sanitary facilities are to be identified with Braille and tactile signage.	BCA D4D7 (1)(a)(i)(A)	Compliance achievable/ confirm specific details as design progresses
	c) 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 that the facility is for right-handed use.	BCA D4D7 (1)(a)(i)(A) (1)(c) AS 1428.1 8.1 a i, ii	Compliance achievable/ confirm specific details as design progresses
	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.	BCA D4D7 (1)(f)	Compliance achievable/ confirm specific details as design progresses



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	f) Where a pedestrian entrance is not accessible, signage incorporating the international symbol of access is required to provide directions to the nearest accessible entrance.	BCA D4D7 (1)(e)	Compliance achievable/ confirm specific details as design progresses
<b>8.</b>	<b>SWITCHES AND CONTROLS</b>		
8.1	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 specific details as design progresses
8.2	Rocker action and toggle switches are to be provided in the accessible sanitary facility and are to have minimum dimensions of 30mm x 30mm.	AS 1428.1 14.2	Compliance achievable/ confirm specific details as design progresses
8.3	General purpose outlets in the accessible sanitary facility 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 specific details as design progresses
<b>9.</b>	<b>CAR PARKING</b>		
9.1	A new accessible car park is shown to satisfy BCA D4D6(2). This is to comply with AS 2890.6 and the configuration shown is generally consistent with this standard. Plans are to confirm compliance as the design progresses including the following features:	BCA D4D6 (1)(c) (2)	Compliance achievable/ confirm specific details as design progresses
	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 park and associated shared areas.	AS 2890.6 2.3	

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
b)	Minimum dimensions of 2400mm wide x 5400mm long for the accessible car park.	AS 2890.6 2.2.1 a	
c)	A shared area adjacent to the accessible car park with minimum dimensions of 2400mm wide x 5400mm long and a bollard located in accordance with AS 2890.6.	AS 2890.6 2.2.1 b e Fig. 2.2, 2.3	
d)	A shared area is also required at one end of the accessible car park 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	
e)	Minimum headroom of 2500mm is required above the accessible car parks 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	
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	
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	



## 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 Complete Planning Solutions | Project 250029

DOCUMENT NUMBER   NAME	REVISION	DATE
AB-00	C	14/04/2025
DA-01	C	14/04/2025
DA-02	C	14/04/2025
DA-03	C	14/04/2025
DA-04	C	14/04/2025
DA-05	C	14/04/2025
DA-06	C	14/04/2025
DA-07	C	14/04/2025