



NSW: PO Box 197 Charlestown 2290

ACT: Level 1, 50 Geils Court Deakin 2600

Ph: 02 4943 3834 Email: [admin@accessed.com.au](mailto:admin@accessed.com.au) ABN: 22 151 919 489

## DA ACCESS REPORT

**PROJECT NAME** Lochinvar Wyndella Rd – Community Facilities  
**PROJECT NUMBER** CA240072  
**CLIENT** Commercial 7 Pty Ltd as trustee for Commercial 7 Investment Trust

| REVISION | ISSUE DATE | DETAILS                 |
|----------|------------|-------------------------|
| DA       | 2/05/2024  | DA access report        |
| DA-A     | 28/05/2024 | Amendment A             |
| DA-B     | 23/04/2025 | Revised plan references |

### 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 communal facilities 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), 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 1428.5-2010
- AS 1735.12-1999
- AS/NZS 2890.6-2009



| ITEM | ACCESS ELEMENTS   | REFERENCE        | ASSESSMENT            |
|------|---|------------------|-----------------------|
| 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)  | Compliance achievable |
|      | <b>Comment:</b><br>This has been assessed as the site area on which the communal facilities are located, as shown on drawing 8.3. |                  |                       |
|      | b) Between accessible buildings connected by a pedestrian link, ie between the communal building and the workshop.                | BCA D4D3 (1)(b)  | Refer to section 3.4  |
|      | <b>Comment:</b><br>This relies upon use of the shared pedestrian/roadway to the east of the site.                                 |                  |                       |
|      | c) From accessible car parking on the allotment.  | BCA D4D3 (1)(c)  | Compliance achievable |
|      | d) Through the principal pedestrian entrance and through 50% of entrances.  | BCA D4D3 (2)     | Compliance achievable |
|      | e) To and within all areas normally used by the occupants.  | BCA D4D2         | Compliance achievable |
|      | f) To and within a pool with a perimeter greater than 40m.  | BCA D4D2 (10)(b) | Compliance achievable |

| ITEM                                | ACCESS ELEMENTS   | REFERENCE                     | ASSESSMENT                               |
|-------------------------------------|---|-------------------------------|--|
| 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>It is typically not considered necessary to provide access to and within areas such as the commercial kitchen, behind the bar, store rooms, the service area and the pump room as it is anticipated that the duties of staff in these areas will require physical capabilities. 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). We further recommend that the employer consider DDA risk in their policies, procedures, and position descriptions as it is unlawful to discriminate against people with a disability in employment.</p> | BCA D4D5                      | Exemption applied                        |
| <b>2. ACCESSIBLE PATH OF TRAVEL</b> |   |                               |  |
| 2.1                                 | <p>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.</p>  | AS 1428.1<br>7.2<br>Fig. 6, 7 | Compliance achievable/<br>confirm for CC |

| ITEM      | ACCESS ELEMENTS   | REFERENCE   | ASSESSMENT                               |
|-----------|---|---|--|
| <b>3.</b> | <b>APPROACHES AND ENTRANCES</b>   |   |  |
| 3.1       | For the communal facilities building, the principal pedestrian entrance is nominated on the northern side. For the workshop, the principal pedestrian entrance is considered to be the swing door on the eastern side. In the absence of any ramp or stairs shown for the approaches to these entrances (from the boundary and from accessible car parking), 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.  | BCA D4D3  | Compliance achievable/<br>confirm for CC |
| 3.2       | Ramps are shown for the southern and eastern approaches to the communal facilities. These are 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 (or intervals suited to the gradient in accordance with AS 1428.1), 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)<br>Table D3D15<br>D3D11(3)<br>AS 1428.1<br>10                   | Compliance achievable/<br>confirm for CC |
| 3.3       | Stairs are shown as alternative southern approaches to the communal building and to the pool. They are also shown on the western side of the building for an alternative connection to the bowling green. All stairs are to have accessible features complying with AS 1428.1, 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)<br>Table D3D15<br>D3D14(e)<br>D3D15(a)(ii)<br>AS 1428.1<br>11.1 | Compliance achievable/<br>confirm for CC |

| ITEM | ACCESS ELEMENTS   | REFERENCE                        | ASSESSMENT                                  |
|------|---|----------------------------------|---|
| 3.4  | For the connection between the workshop and communal building, access will rely upon the shared pedestrian/roadway to the east of the site. Based on the spot levels shown and a scaled length, it is anticipated that the path of travel will be approximately 1:26. Landings will be required at changes in direction and a flush kerb is to be provided for the transition between surfaces.   | BCA D4D3<br>(1)(b)               | Compliance<br>achievable/<br>confirm for CC |
| 4.   | <b>DOORWAYS</b>   |                                  |   |
| 4.1  | 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)<br>AS 1428.1<br>13.2 | Compliance<br>achievable/<br>confirm for CC |
|      | <b>Comment:</b><br>Doors to the male/female toilets are not required to be wheelchair accessible and are to have a minimum clear width of 700mm.  | AS 1428.1<br>16.3                |   |
| 4.2  | 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. | AS 1428.1<br>13.3                | Compliance<br>achievable/<br>confirm for CC |



| ITEM      | ACCESS ELEMENTS  | REFERENCE  | ASSESSMENT                                  |
|-----------|--|--|---|
| <b>5.</b> | <b>HANDRAILS</b>   |  |   |
| 5.1       | 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.  | BCA D3D22<br>(1)(f), (4)<br>D4D4(a)<br>AS 1428.1<br>10.3 e<br>11.2 b | Compliance<br>achievable/<br>confirm for CC |
| <b>6.</b> | <b>TACTILE GROUND SURFACE INDICATORS</b>   |  |   |
| 6.1       | Tactile ground surface indicators are required at the top and bottom of stairs and ramps. They are to comply with AS 1428.4.1 with a 600mm installation across the full width of the path of travel and luminance contrast to suit the type of indicator.  | BCA D4D9   | Compliance<br>achievable/<br>confirm for CC |
| <b>7.</b> | <b>SANITARY FACILITIES</b>   |  |   |
| 7.1       | Two accessible sanitary facilities are shown to satisfy BCA F4D6, comprising an accessible toilet at the internal bank of toilets and an accessible toilet externally near the pool. These are to comply with AS 1428.1 and the dimensions shown are sufficient for required circulation spaces to be achieved. 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<br>F4D6<br>AS 1428.1<br>15                                  | Compliance<br>achievable                    |

| ITEM      | ACCESS ELEMENTS   | REFERENCE                               | ASSESSMENT                                       |
|-----------|---|---|--|
| 7.2       | <p>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.</p> <p>Ambulant toilets are to comply with AS 1428.1 and a scaled assessment indicates that circulation spaces will be achievable. The toilet pan and grabrails are to comply with the ambulant toilet requirements of AS 1428.1 and CC plans are to demonstrate compliance.</p>  | <p>BCA F4D5(c)<br/>AS 1428.1<br/>16</p> | <p>Compliance achievable/<br/>confirm for CC</p> |
| <b>8.</b> | <b>HEARING AUGMENTATION</b>   |   |  |
| 8.1       | If an inbuilt amplification system is installed, a hearing augmentation system is to be provided in accordance with BCA D4D8 and AS 1428.5.   | BCA D4D8                                | Confirm for CC                                   |
| <b>9.</b> | <b>SIGNAGE</b>  |   |  |
| 9.1       | <p>Signage is required in accordance with BCA Specification 15 as follows:</p> <p>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.)</p> | <p>BCA D4D7<br/>(1)(a)(ii)</p>          | <p>Confirm for CC</p>                            |

| ITEM  | ACCESS ELEMENTS   | REFERENCE   | ASSESSMENT     |
|---|---|---|----------------|
| b)  | All sanitary facilities and associated airlocks are to be identified with Braille and tactile signage.  | BCA D4D7<br>(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<br>(1)(a)(i)(A)<br>(1)(c)<br>AS 1428.1<br>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<br>(1)(a)(i)(A)<br>(1)(d)<br>AS 1428.1<br>8.1 e<br>Fig. 9f | Confirm for CC |
| 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<br>(1)(e)  | Confirm for CC |
| <p><b>Comment:</b><br/>Eg this will be required at the southern stairs to direct people to the at-grade approach, and at the southern pool entrance (stairs) to direct people to the accessible pool entrance via the building or eastern approach.</p> |   |   |                |
| g)  | 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<br>(1)(a)(i)(B)  | Confirm for CC |



| ITEM       | ACCESS ELEMENTS  | REFERENCE   | ASSESSMENT                                  |
|------------|--|---|---|
| <b>10.</b> | <b>SWITCHES AND CONTROLS</b>   |   |   |
| 10.1       | 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<br>14.1                                 | Confirm for CC                              |
| 10.2       | Rocker action and toggle switches are to be provided in accessible sanitary facilities and are to have minimum dimensions of 30mm x 30mm.  | AS 1428.1<br>14.2                                 | Confirm for CC                              |
| 10.3       | General purpose outlets in accessible sanitary facilities are to be located at a height of 600-1100mm and at least 500mm from an internal corner.  | AS 1428.1<br>14.2                                 | Confirm for CC                              |
| <b>11.</b> | <b>INTERNAL SPACE</b>  |   |   |
| 11.1       | In the cinema, three wheelchair seating spaces, comprising one single space and one group of two spaces, are proposed to satisfy BCA D4D10. A scaled assessment indicates the wheelchair seating spaces will have dimensions in accordance with AS 1428.1 for an approach from the front.  | BCA D4D10<br>AS 1428.1<br>Fig. 54B                | Compliance<br>achievable                    |
| <b>12.</b> | <b>CAR PARKING</b>   |   |   |
| 12.1       | The site plan nominates four accessible car parks to satisfy BCA D4D6(2). The car parking spaces are to comply with AS 2890.6 a scaled assessment indicates that sufficient space will be available. Plans are to confirm compliance at CC stage including the following features:<br><br>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 parks and associated shared areas. | BCA D4D6<br>(1)(c)<br>(2)<br><br>AS 2890.6<br>2.3 | Compliance<br>achievable/<br>confirm for CC |

| ITEM | ACCESS ELEMENTS   | REFERENCE                               | ASSESSMENT |
|------|---|---|------------|
| b)   | Minimum dimensions of 2400mm wide x 5400mm long for the accessible car parks.   | AS 2890.6<br>2.2.1 a                    |            |
| c)   | A shared area adjacent to the accessible car parks with minimum dimensions of 2400mm wide x 5400mm long and a bollard located in accordance with AS 2890.6. (Note that this shared area may be a common shared area between 2 accessible car parking spaces.) | AS 2890.6<br>2.2.1 b e<br>Fig. 2.2, 2.3 |            |
| d)   | A shared area is also required at one end of the accessible car parks 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<br>2.2.1 c<br>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<br>2.4<br>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<br>(1)(c)<br>AS 2890.6<br>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<br>3.2<br>3.2 b ii            |            |



| ITEM | ACCESS ELEMENTS  | REFERENCE                           | ASSESSMENT                               |
|------|--|-------------------------------------|--|
| 13.  | SWIMMING POOLS   |                                     |  |
| 13.1 | Access for people with a disability is required to and into the swimming pool if it has a total perimeter greater than 40m. A ramp is shown into the pool and is to comply with BCA Specification 16 and AS 1428.1. CC plans are to demonstrate compliance with more details and dimensions including a maximum gradient of 1:14, handrails and kerb rails on both sides and a landing at 900-1100mm below the stationary water level. | BCA D4D2<br>(10)(b)<br>D4D11<br>S16 | Compliance achievable/<br>confirm for CC |
|      | <b>Comment:</b><br>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)                        |  |

## 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 BDA Architecture | Project 545000

| DOCUMENT NUMBER   NAME | REVISION | DATE       |
|------------------------|----------|------------|
| 4.1                    | G        | 09/04/2025 |
| 4.2                    | G        | 09/04/2025 |
| 4.3                    | G        | 09/04/2025 |
| 4.4                    | G        | 09/04/2025 |
| 4.5                    | G        | 09/04/2025 |
| 4.6                    | G        | 09/04/2025 |
| 4.7                    | G        | 09/04/2025 |
| 4.8                    | G        | 09/04/2025 |
| 4.9                    | G        | 09/04/2025 |
| 4.10                   | G        | 09/04/2025 |
| 4.11                   | G        | 09/04/2025 |
| 4.12                   | G        | 09/04/2025 |
| 4.13                   | G        | 09/04/2025 |
| 4.14                   | G        | 09/04/2025 |
| 4.15                   | G        | 09/04/2025 |
| 4.16                   | G        | 09/04/2025 |
| 4.17                   | G        | 09/04/2025 |
| 7.0a                   | G        | 09/04/2025 |
| 7.0b                   | G        | 09/04/2025 |
| 7.1                    | G        | 09/04/2025 |
| 7.2                    | G        | 09/04/2025 |
| 7.3                    | G        | 09/04/2025 |
| 7.4                    | G        | 09/04/2025 |
| 7.5                    | G        | 09/04/2025 |
| 7.6                    | G        | 09/04/2025 |
| 7.7                    | G        | 09/04/2025 |
| 7.8                    | G        | 09/04/2025 |
| 7.9                    | G        | 09/04/2025 |
| 8.1                    | G        | 09/04/2025 |
| 8.2                    | G        | 09/04/2025 |
| 8.3                    | G        | 09/04/2025 |
| 8.4                    | G        | 09/04/2025 |
| 8.5                    | G        | 09/04/2025 |
| 8.6                    | G        | 09/04/2025 |
| 8.7                    | G        | 09/04/2025 |
| 8.8                    | G        | 09/04/2025 |