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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
DA-2	9 September 2025	Issued on updated design

### REPORT PREPARED BY

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Livable Housing Registered Assessor | LHDG044

### 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 Amendment 2 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Compilation No. 3) (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 1428.1-2021

- 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
1.	<b>ACCESS REQUIREMENTS</b>		
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.	BCA D4D5	
	It is typically not considered necessary to provide access to and within areas such as a commercial kitchen, laundry, bin storage areas, external store rooms, and internal store rooms for heavy or bulky items. In child care centres, children's toilets, cot/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 50% of entries into each space.		
	Areas for consideration under BCA D4D5 are to be confirmed at CC stage.		

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 4.2 Fig. 6, 7	As scaled from plans
<b>3.</b>	<b>APPROACHES AND ENTRANCES</b>		
3.1	In this case, the principal pedestrian entrance is considered to be into the reception area.	BCA D4D3	As shown on plans
	Approaches for pedestrians from the allotment boundary are identified on site plan A-1004 from the Cessnock Road and Heyes Street boundaries.		As shown on plans
	GA ground floor plan A-1101 indicates a level accessway from the Cessnock Road boundary to the base of the 1:14 gradient ramp.		As shown on plans
	Falls are not yet specified for the path of travel from the Heyes Street boundary across the car park to the base of the kerb ramp. As the design progresses, CC plans are to demonstrate compliance with AS 1428.1.		Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.2	<p>A switchback ramp is shown to manage the level change and provide access to the principal pedestrian entry.</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><b>Comment:</b> The BCA and AS 1428.1 require 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. This enables two wheelchair users to pass each other rather than one wheelchair user being required to reverse back to the start of the ramp if both have entered the ramp while being unaware of the other.</p> <p>In this case, a scaled assessment indicates that the overall ramp length is greater than 20m and that the section of wall around the lower intermediate landing may obstruct a clear line of sight between the top and base of the ramp. One of the intermediate landings will therefore need to be increased to achieve 1800 x 2000mm between handrails to serve as a passing space.</p>	<p>BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 7</p> <p>BCA D4D4 (c)(i),(ii), (d), (e) AS 1428.1 3.4, Fig. 3, 3.5</p>	<p>As shown on plans</p> <p>Confirm for CC</p> <p>Amend for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.3	<p>Stairs are shown as an alternative to the switchback ramp approach.</p> <p>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.</p>	<p>BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 8.1</p>	<p>As shown on plans</p> <p>Confirm for CC</p>
3.4	<p>A kerb ramp is proposed between car parking/the Heyes Street boundary and the base of the switchback ramp.</p> <p>This is 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 have splayed sides or suitable barriers. 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 7.7.1 7.7.2 7.8.3</p>	<p>As shown on plans</p> <p>Confirm for CC</p>
3.5	<p>Stairs are also shown at various points around the site for egress and access to non-accessible areas.</p> <p>All stairs that are not fire isolated are to comply with AS 1428.1 and CC plans are to demonstrate compliance.</p>	<p>BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 8.1</p>	<p>As shown on plans</p> <p>Confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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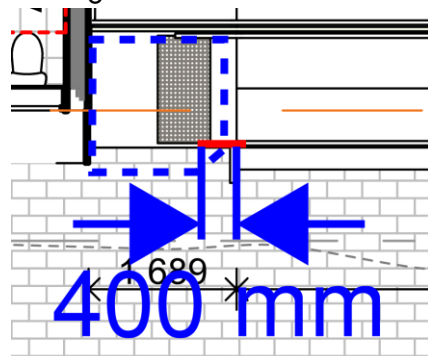
#### 4. HANDRAILS

4.1	Handrails are required along both sides of ramps and 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 (1)(f), (4) D4D4(a) AS 1428.1 7.3 e 8.2 b	Confirm for CC
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##### Comments:

a)	For ramp ends, handrails are required to extend 300mm horizontally and turn away to the side wall or turn downwards through 180°.	AS 1428.1 7.3 i Figs. 14, 15	Amend for CC
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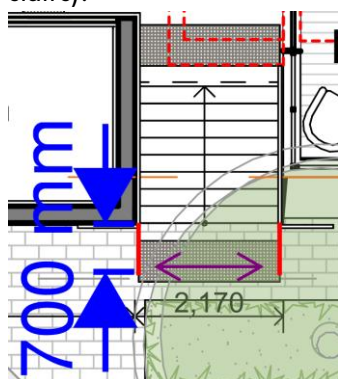
At the base of the switchback ramp, the handrail extension is to extend forward in the same direction rather than turning 90° to follow the path of travel. The ramp will therefore need to be set back at least 400mm to provide this handrail extension clear of landing dimensions:



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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| <p>b) 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°.</p> | <p>AS 1428.1<br/>8.2 d, e<br/>Fig. 28</p> | <p>Amend for CC</p> |
|---|---|---------------------|

At the base of the entry stairs, handrail extensions are to extend forward in the same direction rather than turning 90° to follow walls on either side. The stairs will therefore need to be set back at least 700mm (depending on the tread width) to provide handrail extensions clear of the transverse path of travel (while retaining appropriate setback for handrail extensions at the top of stairs):



## 5. TACTILE GROUND SURFACE INDICATORS

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| <p>5.1</p> | <p>Tactile ground surface indicators are required at the top and bottom of stairs and ramps. They are to comply with AS 1428.4.1.</p> | <p>BCA D4D9</p> | <p>Confirm for CC</p> |
|------------|---|-----------------|-----------------------|



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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 10.2	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 13.3	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
6.3	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.	AS 1428.1 10.3	
	Plans were scaled where dimensions are not shown, and circulation spaces were generally found to be in accordance with AS 1428.1, except for:		
	a) Sliding doors, which provide direct connections between playrooms and access from playrooms to the undercover play area, are not yet fully detailed at this early stage of the design. Ensure the location and width of active and fixed leaves is considered with respect to AS 1428.1 compliant door circulation spaces.		Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	b) 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.		Confirm for CC
6.4	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.		Confirm for CC
<b>7. SANITARY FACILITIES</b>			
7.1	An accessible sanitary facility is shown to satisfy BCA requirements. 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 12	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
7.2	Additional toilets are shown, which have been designed as toilets suitable for a person with an ambulant disability to satisfy BCA F4D5(c) for the provision of male and female ambulant toilets. 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 13	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
7.3	Children's toilets in a child care facility are considered exempt from the provision of access for people with a disability under BCA D4D5. There are therefore no specific accessibility requirements applicable to their design.		Access not required
<b>8.</b>	<b>HEARING AUGMENTATION</b>		
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
<b>9.</b>	<b>SIGNAGE</b>		
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 5.1 a i, ii	Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	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 5.1 e	Confirm for CC
	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)	Confirm for CC
	<b>Comment:</b> Consider the suitability of installing this signage at children's toilets.		
	e) 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

## 10. OTHER ELEMENTS

10.1	It is recommended that consideration is given to the accessibility of any reception counter and check-in bench.	AS 1428.2 24.1	Confirm for CC/ consider best practice
	A 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 a reception counter and check-in 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.		

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
10.2	<p>It is recommended that careful consideration is given to the accessibility of outdoor playspaces, particularly with respect to the site topography.</p> <p>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.</p> <p>The risk of a DDA complaint remains if a child with a disability can not participate in outdoor play or engage with their peers.</p>		Consider DDA/ best practice
11.	<b>CAR PARKING</b>		
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>	<p>BCA D4D6 (1)(c) (2)</p>	As shown/scaled from plans

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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.	AS 2890.6 2.3	Confirm for CC
	<p><b>Comment:</b></p> <p>GA ground floor plan A-1101 notes, “graded parking space to meet kerb height”. Ensure any grading does not exceed the maximum falls specified by AS 2890.6. Grading to meet the kerb height may not be necessary, provided the path of travel between accessible car parking and the base of the kerb ramp is compliant with AS 1428.1.</p>		Confirm for CC
b)	Minimum dimensions of 2400mm wide x 5400mm long for the dedicated space.	AS 2890.6 2.2.1 a	As scaled from plans
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.	AS 2890.6 2.2.1 b e Fig. 2.2, 2.3	As scaled from plans/confirm for CC
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.	AS 2890.6 2.2.1 c Fig. 2.2, 2.3	As scaled from plans
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.	AS 2890.6 2.4 Fig. 2.7	Compliance achievable where outdoors

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 CKDS Architecture | Project 25053

DOCUMENT NUMBER   NAME	REVISION	DATE
A-0002	F	03/06/2025
A-1004	E	18/12/2019
A-1101	I	11/08/2025
A-2001	F	03/06/2025
A-2002	E	03/06/2025
A-2003	-	-
A-2004	-	-
A-3001	C	18/12/2019
A-4001	B	18/12/2019