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## DA ACCESS REPORT

**PROJECT NAME** 75 Bridge Street, Muswellbrook NSW – Level 1  
**PROJECT NUMBER** CA220147  
**CLIENT** The Vines Community Church

REVISION	ISSUE DATE	DETAILS
DA-LEVEL1-2024-1	19 December 2024	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 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/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS 1428.5-2010
- AS 1735.12-1999

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
<b>1.</b>	<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>Premises Standards 2.1 – 1 b 2.1 – 4 a 2.1 – 5</p>	
1.2	With respect to the areas outlined above, access for people with a disability is required to and within all areas normally used by the occupants.	BCA D4D2 (8)(b)	
<b>2.</b>	<b>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.</p> <p>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>	<p>AS 1428.1 7.2 Fig. 6, 7</p>	As scaled from plans



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.	APPROACHES AND ENTRANCES		
3.1	<p>In this case, the principal pedestrian entrance is considered to be via the new foyer entry double doors. From there, the new lift will provide access to the level 1 place of worship.</p> <p>In the absence of any major level changes on the approach to this entrance from the Bridge Street public footpath, the external landing is 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.</p> <p><b>Comment:</b> Refer to section 4.3 of this report for ramped threshold requirements for level changes of 35mm or less at doorways.</p>	BCA D4D3	<p>As shown on plans</p> <p>Confirm for CC</p> <p>Refer to section 4.3</p>
4.	DOORWAYS		
4.1	<p>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).</p> <p>Lift doors are to have a minimum clear opening width of 900mm to satisfy BCA E3D8 and AS 1735.12 requirements for an accessible passenger lift.</p>	BCA D4D3(5) AS 1428.1 13.2	<p>Confirm for CC</p> <p>Confirm for CC</p>

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.</p> <p>Plans were scaled where dimensions are not shown, and circulation spaces were generally found to be in accordance with AS 1428.1.</p>	AS 1428.1 13.3	As scaled from plans
4.3	Where the transition between floor surfaces is not flush, a ramped threshold is to be provided with a maximum length of 280mm, maximum height of 35mm and maximum gradient of 1:8. It is to be located within 20mm of the door leaf which it serves.	AS 1428.1 10.5 Fig. 21	Confirm for CC where present
4.4	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, glazing identification, and door hardware are to comply with AS 1428.1.		Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
5.	LIFT		
5.1	<p>A new passenger lift is proposed to provide step free access between new entry foyer level (FFL 151.630), ground level (FFL 152.650), and level 1.</p> <p>This is to be a type listed in BCA E3D7 and comply with BCA E3D8, including minimum floor dimensions of 1100mm x 1400mm (for lifts which travel less than 12m).</p> <p>Plans are to show further details for assessment at CC stage and certification is to be obtained from the lift supplier regarding compliance with BCA E3D7 and E3D8.</p> <p>The BCA may prescribe requirements in relation to accommodating a stretcher in addition to elements required for access for people with a disability.</p>	BCA E3D7 E3D8	<p>As shown on plans</p> <p>Confirm for CC</p>
6.	STAIRS		
6.1	<p>New stairs (Stair 2) are proposed as an alternative to lift access between new entry foyer level and ground level. They are to have accessible features complying with AS 1428.1, including features outlined in this section of this report.</p> <p>Existing stairs (Stair 1) between ground level and level 1 are to be retained due to the heritage significance of the timber balustrade. Accessibility upgrades are to be undertaken, to the extent possible, given the existing nature of the stairs. Proposed variations to AS 1428.1 requirements are outlined in this section of this report and are to be finalised at CC stage.</p>	BCA D4D4 (a)(ii)	<p>Confirm for CC</p> <p>Confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
a)	<p>Opaque risers with the nosing not projecting beyond the face of the riser. The riser may be vertical or splay backward up to 25mm.</p> <p><b>Comment:</b> It is anticipated that the existing nosings will be retained, which appear to project beyond the face of the riser. If heritage constraints permit, the face of the risers could be infilled partially or fully with a material that could be removable in the future. Details are to be provided for assessment at CC stage.</p>	<p>AS 1428.1 11.1 c, d Fig. 27A, B</p>	Confirm for CC
b)	<p>The nosing profile is to be sharp or be rounded/chamfered up to 5mm.</p> <p><b>Comment:</b> It is anticipated that the existing nosing profile will be retained. Details are to be provided for assessment at CC stage.</p>	<p>AS 1428.1 11.1 e</p>	Confirm for CC
c)	<p>Non-slip edge strips with a minimum 30% luminance contrast, for 50mm-75mm deep, across the full width of the stairs. Edge strips may be set back a maximum of 15mm from the front of the nosing and are not to extend down the riser more than 10mm.</p> <p>Edge strips with multiple lines may not achieve compliance, particularly where the nosing and inserts are of differing colours.</p>	<p>BCA D4D4 (a)(ii),(iii) AS 1428.1 11.1 f g</p>	Confirm for CC
d)	<p>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.</p>	<p>BCA D3D15 Table D3D15 D3D14 (1)(e) D3D15 (a)(ii)</p>	Confirm for CC
e)	<p>Handrails complying with AS 1428.1 are required on both sides of stairs.</p>	<p>AS 1428.1 11.2 b</p>	As shown on plans

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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|--|--|--------------------|-------------------|
|  | f) Tactile ground surface indicators are required at the top and bottom of stairs. | BCA D4D9<br>(1)(a) | As shown on plans |
|--|--|--------------------|-------------------|

## 7. HANDRAILS

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|-----|--|-------------------------------------|-------------------|
| 7.1 | Handrails are required along both sides of stairs that are not fire isolated.  | BCA D3D22<br>(1)(f), (4)<br>D4D4(a) | As shown on plans |
|     | In this case, it is proposed that new handrails are installed to existing Stair 1 and affixed to existing timber heritage balustrading. Some minor technical variations may be necessary to fit the existing stairs. Variations are outlined in this section of this report and are to be finalised at CC stage. | AS 1428.1<br>10.3 e<br>11.2 b       | Confirm for CC    |

They are to comply with AS 1428.1, including:

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|----|--|-------------------|----------------|
| a) | Handrails are required to have a circular or elliptical cross section. The diameter for circular handrails is to be 30-50mm, or the height and width for elliptical handrails is to be 30-50mm with the greater dimensions in the horizontal axis. | AS 1428.1<br>12 b | Confirm for CC |
| b) | Exposed edges and corners of handrails are required to have a radius of at least 5mm.  | AS 1428.1<br>12 c | Confirm for CC |



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
c)	<p>The top of handrails is required to be at a height of 865mm-1000mm and consistent throughout its length above each landing and nosing.</p> <p><b>Comment:</b> Typically, stairs require offset treads at an intermediate landing or increased length on this landing to allow for a continuous inside handrail at a consistent height at the base of the upper flight.</p> <p>In the case of Stair 1, stairs are existing, and the inside handrail will therefore need to be angled as it turns around the intermediate landing to provide a consistent height on the upper and lower flights. Details are to be provided for assessment at CC stage to verify compliance to the extent possible.</p>	AS 1428.1 12 d, e	Confirm for CC
d)	<p>Handrails are required to have a 1000mm minimum clear width, or minimum clearance in accordance with circulation space requirements.</p>	AS 1428.1 6.3 13.3	As scaled from plans
e)	<p>Handrails are required to be continuous on the inside at landings and should be continuous on both sides of landings where possible.</p> <p><b>Comment:</b> In this case, handrails will be continuous on the inside at the intermediate landing. There is insufficient space on this landing for the outside handrail to also be continuous.</p>	AS 1428.1 11.2, 12 j Fig. 28	As shown on plans

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>f) 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><b>Comment:</b> A scaled assessment indicates that handrail extensions will need to be lengthened in all locations. Both the downward angle and the 300mm horizontal section are to extend forward of the stairs and only turn to terminate.</p>	AS 1428.1 11.2 d, e Fig. 28 b	Confirm/amend for CC
	g) Handrails are required to be securely fixed and rigid.	AS 1428.1 12 g	Confirm for CC
	h) Handrails are required to have a 50mm minimum clearance between the handrail and wall/obstruction to a height of at least 600mm above the handrail.	AS 1428.1 12 h	Confirm for CC
	i) Handrails are to have no obstruction to the passage of a hand along the top 270° of the rail.	AS 1428.1 12 i	Confirm for CC
	j) Where the handrail is not continuous on both sides at an intermediate landing, tactile ground surface indicators are required to be installed across the full width of the landing, placed 300mm from the stairs, with a length of 300-400mm (or 600-800mm if the landing is 3m or more in length).	AS 1428.1 9 AS1428.4.1 2.4	Confirm/amend for CC
7.2	If the BCA requires a balustrade for prevention of falls (certifier to determine required locations), AS 1428.1 suggests both balustrade and handrail be provided separately.	AS 1428.1 12 f BCA Guide Fig. D2.17(2)	As shown on plans



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
8.	<b>TACTILE GROUND SURFACE INDICATORS</b>		
8.1	<p>Tactile ground surface indicators are required at the top and bottom of stairs which are not fire isolated.</p> <p>They are to comply with AS 1428.4.1, including:</p> <ul style="list-style-type: none"><li>a) Have luminance contrast of at least 30% for integrated tiles, at least 45% for discrete indicators or at least 60% for discrete indicators consisting of two colours.</li><li>b) Be across the path of travel at right angles to the hazard, for a depth of 600-800mm and set back 300mm from the hazard (where the landing is less than 3m in length, the depth of the tactile indicators may be reduced to 300-400mm).</li></ul>	<p>BCA D4D9</p> <p>AS1428.4.1 2.2 b</p> <p>AS1428.4.1 2.3.1 b 2.3.3 a, b, c, e</p>	<p>As shown on plans</p> <p>Confirm for CC</p> <p>Confirm/amend for CC</p>
9.	<b>SANITARY FACILITIES</b>		
9.1	<p>A new accessible sanitary facility is proposed on the ground level (FFL 152.650), which could serve both the level 1 place of worship and the existing ground floor shop (subject to the room being locked for security purposes).</p> <p>This is to comply with AS 1428.1, and a scaled assessment indicates that circulation spaces will be achievable.</p> <p>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>	<p>BCA F4D5 F4D6 AS 1428.1 15</p>	<p>As shown on plans</p> <p>As scaled from plans</p> <p>Confirm for CC</p>



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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**Comments:**

	a) As the design progresses, ensure that minimum 1900mm room width will be achieved clear of finished wall surfaces.		Confirm for CC
	b) A sink with a minimum 440mm projection from the rear wall is recommended to suit wheelchair users. This sink is permitted to overlap a maximum 100mm into the 2300mm length of the toilet pan circulation space on construction.		Confirm for CC
9.2	In the absence of any further sanitary facilities located on level 1 and work to existing ground floor sanitary facilities, the Premises Standards do not impose any additional sanitary facility upgrades.		Upgrades not required

## 10. HEARING AUGMENTATION

10.1	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 a room of a Class 9b building.	BCA D4D8	Confirm for CC
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## 11. SIGNAGE

11.1	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



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	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
	<b>Comment:</b> Plans assessed for this report show a facility for right-handed use.		
	c) 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

## 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 as the design progresses.

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, controls and hearing augmentation, 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 Maxwell & Page | Project V0122

DOCUMENT NUMBER   NAME	REVISION	DATE
DA01	DA1	21/11/2024
DA02	DA1	21/11/2024
DA03	DA1	21/11/2024
DA04	DA1	21/11/2024
DA05	DA1	21/11/2024
DA06	DA1	21/11/2024
DA07	DA1	21/11/2024
DA08	DA1	21/11/2024
DA09	DA1	21/11/2024
DA10	DA1	21/11/2024
DA11	DA1	21/11/2024