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DA ACCESS REPORT

PROJECT NAME Section 7 Phillip – Woden Village
PROJECT NUMBER CA252010
CLIENT Hellenic Property Investments 2 Pty Ltd ATF The Hellenic Property Trust No 2

REVISION	ISSUE DATE	DETAILS
DA-DRAFT1	11/07/2025	Draft for review
DA	11/08/2025	DA access report

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DOCUMENTATION REVIEWED

Refer to Appendix A.



INTRODUCTION

This Access Report is an assessment of the development to demonstrate consideration of access for people with a disability for the development application submission.

The following comments are based on access and livable housing requirements of the Building Code of Australia 2022 Amendment 2 (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 1428.1-2021

- AS/NZS 1428.4.1-2009 (including Amendment No. 1)

- AS 1735.12-1999

- AS/NZS 2890.6-2009



ITEM	ACCESS ELEMENTS	REFERENCE
1.	ACCESS REQUIREMENTS	
1.1	Access for people with a disability is required: <ul style="list-style-type: none">a) From the main points of pedestrian entry at the allotment boundary.b) Through the principal pedestrian entrance of residential lobbies and commercial/retail spaces.c) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance door of each sole-occupancy unit on levels served by a lift.d) To and within all spaces for use in common by the residents (ie the communal amenities areas, waste chutes, storage cages).e) To and within all areas of the commercial/retail/office tenancies and public areas normally used by the occupants.f) Connecting to required accessible car parking on the allotment.g) Connecting between other accessible buildings on the allotment.	<p>BCA D4D3 (1)(a)</p> <p>BCA D4D3 (2)</p> <p>BCA D4D2</p> <p>BCA D4D2</p> <p>BCA D4D2</p> <p>BCA D4D3 (1)(c)</p> <p>BCA D4D3 (1)(b)</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>It is typically not considered necessary to provide access to and within areas such as plant rooms, fire control room, cleaner's store room, loading dock and service/maintenance areas 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).</p>	BCA D4D5

ITEM	ACCESS ELEMENTS	REFERENCE
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2. ACCESSIBLE PATH OF TRAVEL

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| 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, gradients of external accessways and turning spaces at ends of corridors. | AS 1428.1
4.2
Fig. 6, 7 |
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Comments:

- a) On ground floor, the non-retail tenancy at the north-western corner of the site is shown with an internal door and subsequent stairs to the corridor. It is anticipated this connection is for commercial waste disposal. Where any other use is intended, such as internal access for customers, wheelchair accessibility may be required.
- b) In the residential buildings, some corridors scale at approximately 1500mm in width which falls slightly short of the required 1540mm for a turning space. These occur near fire stairs and services cupboards. In some cases, a performance solution may appropriately demonstrate that the reduced width could be approved, subject to stakeholder acceptance.
- c) In the residential building, communal amenities areas have balcony areas. The transition between internal and external surfaces, across sliding door tracks, is to comply with AS 1428.1.

3. APPROACHES AND ENTRANCES

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| 3.1 | In this case, the principal pedestrian entrance is considered to be each entry to a commercial/public area and each entry to the residential buildings. RLs shown indicate that AS 1428.1 level or ramped thresholds are generally capable of being provided for compliant access. In the absence of any external ramps being shown, the approaches are generally considered to be not steeper than 1:40. Where this varies, detailed design is to demonstrate how AS 1428.1 compliant walkways and ramps will be provided. | BCA D4D3 |
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ITEM	ACCESS ELEMENTS	REFERENCE
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Comments:

- a) The non-retail commercial tenancies on the eastern side of the northern residential core have internal and external RLs exceeding 35mm. These will need to be refined as the design progresses.
- b) The car park office and a has internal and external RLs exceeding 35mm.

4. DOORWAYS

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|-----|---|----------------------------------|
| 4.1 | Doorways in common and commercial/public areas, are required to have a minimum clear opening width of 850mm (note that a standard 870mm door leaf will not meet this requirement and the use of a 920mm door leaf may depend on suitable leaf thickness and hinge style). At least one leaf of multiple leaf doors is to meet this requirement. | BCA D4D3(5)
AS 1428.1
10.2 |
|-----|---|----------------------------------|

Doorways are not fully detailed on the plans at this early stage of design and BA 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.

Comments:

This excludes doors which are not required to be accessible such as doors to service and maintenance areas. Door widths for these will need to comply with emergency egress requirements and this should be confirmed with the principal certifying authority.

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|-----|---|-------------------|
| 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
10.3 |
|-----|---|-------------------|

ITEM	ACCESS ELEMENTS	REFERENCE
5.	LIFTS	
5.1	<p>Passenger lifts are proposed to provide an accessible path of travel to upper storeys and basements. These are to comply with BCA E3D7 and E3D8, including minimum floor dimensions of 1400mm x 1600mm (for lifts travelling more than 12m).</p> <p>Plans are to show further details for assessment at BA stage and certification is to be obtained from the lift supplier regarding compliance with BCA E3D7 and E3D8.</p> <p>Note that 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
6.	STAIRS	
6.1	<p>Stairs are shown for emergency egress. Fire-isolated stairs are to have non-slip contrasting nosing strips complying with AS 1428.1 and the handrails within a required exit are to comply with clause 9 of AS 1428.1 (note that this may require offset treads at intermediate landings or increased space for handrails to extend in the direction of travel to allow for a continuous handrail at a consistent height). BA plans are to show more details demonstrating compliance. (Note that where stairs are not fire-isolated, additional accessibility provisions are applicable).</p>	BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 8.1
6.2	<p>Plans show stairs in basements near some lifts and between half-levels, in the community building between ground and first floors, and in the ground floor corridor of the office building. Where stairs are not fire-isolated, the BCA requires full compliance with AS 1428.1, including non-slip contrasting nosing strips, opaque risers, sharp nosing profile, handrails on both sides and tactile ground surface indicators. BA plans are to show more details demonstrating compliance.</p>	BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 8.1

ITEM	ACCESS ELEMENTS	REFERENCE
7.	HANDRAILS	
7.1	Handrails are required along both sides of stairs which are not fire isolated. 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 (note that this may require offset treads at intermediate landings to allow for a continuous handrail at a consistent height) 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
8.	TACTILE GROUND SURFACE INDICATORS	
8.1	Tactile ground surface indicators are required in accordance with AS 1428.1 at: <ul style="list-style-type: none"> a) The top and bottom of stairs and ramps which are not fire-isolated. b) Any overhead obstruction less than 2m above floor level, other than a doorway, if no suitable barrier is provided. c) An accessway meeting a vehicular way adjacent to any pedestrian entrance, if there is no kerb, kerb ramp or suitable barrier provided. 	BCA D4D9 BCA D4D9 (1)(e)(i) BCA D4D9 (1)(e)(ii)
9.	SANITARY FACILITIES	
9.1	Accessible sanitary facilities are shown as follows: <ul style="list-style-type: none"> a) On ground level in the commercial building, an accessible WC in the main lobby (right handed). b) On ground level in the commercial building, an accessible WC in the larger non-retail commercial tenancy (right handed). c) On ground level in the commercial building, an accessible WC in the smaller non-retail commercial tenancy (left handed). 	

ITEM	ACCESS ELEMENTS	REFERENCE
d)	On the ground floor in the community building, an accessible WC (left handed), accessed from inside the building.	
e)	On the ground floor of the community building, an accessible WC (right handed), accessed from outside the building.	
f)	On the ground floor in the northern residential building, both tenancies have an accessible WC (right handed).	
g)	On the ground floor in the central residential core, there are four tenancies with accessible WCs (three with left handed WCs, one with a right handed WC).	
h)	On the ground floor in the southern residential building, the non-retail commercial tenancy has an accessible WC (right handed).	
i)	On the ground floor of the car park building, the indoor recreation facility has an accessible WC (right-handed).	
j)	End of trip amenities are shown on the ground floor of the car park building with an accessible WC (right-handed) with shower, and an accessible WC (left handed) in an adjacent but separate lobby.	
k)	End of trip amenities are shown on basement 1 of the office building with an accessible WC (left handed) and shower.	
l)	On level 1 of the community building, an accessible WC (left handed)	
m)	On each level of the office building, an accessible WC is shown (left handed).	
n)	On levels 6, 7, 8, 9 and 10 of the residential building, an accessible WC (right handed).	

Comment:

The distribution of left and right handed facilities is to be refined as the design progresses to ensure equitable distribution.

ITEM	ACCESS ELEMENTS	REFERENCE
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| 9.2 | <p>Accessible sanitary facilities are to comply with AS 1428.1 and a scaled assessment indicates that circulation spaces will generally be achievable. 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 BA plans are to demonstrate compliance.</p> | <p>BCA F4D5
F4D6
AS 1428.1
12</p> |
| 9.3 | <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. These are expected in the following banks:</p> <ul style="list-style-type: none"> a) On the ground floor and first floor in the community building. b) End of trip facilities in the office building (noting one WC cubicle is shown and a performance solution regarding a unisex ambulant facility may be sought). c) On the ground floor of the car park building. d) Each level of the office building. | <p>BCA F4D5(c)
AS 1428.1
13</p> |

Ambulant toilets are to comply with AS 1428.1 and dimensions of circulation spaces are to be refined as the design progresses. The toilet pan and grabrails are to comply with the ambulant toilet requirements of AS 1428.1 and BA plans are to demonstrate compliance.

ITEM	ACCESS ELEMENTS	REFERENCE
10.	SIGNAGE	
10.1	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)
	b) All sanitary facilities and associated airlocks are to be identified with Braille and tactile signage.	BCA D4D7 (1)(a)(i)(A)
	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 (1)(a)(i)(A) (1)(c) AS 1428.1 5.1 a i, ii
	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 (1)(a)(i)(A) (1)(d) AS 1428.1 5.1 e Fig. 9(F)
	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)

ITEM	ACCESS ELEMENTS	REFERENCE
11.	SILVER LIVABLE UNITS	
11.1	Each sole-occupancy unit in a Class 2 building is required to be livable in accordance with the Livable Housing Design Standard (LHDS), except for Part 1 given building access is addressed by BCA D4. At this stage of design the critical spatial requirements to incorporate are minimum 1000mm corridor widths and clearance of at least 900mm x 1200mm forward of the toilet pan. These are indicated on plans and will be subject to co-ordination of door widths. Further details are to be assessed prior to building approval to confirm these dimensions and ensure all other features required by LHDS will be provided.	BCA G7D2
12.	CAR PARKING	
12.1	The BCA requires that accessible car parking be provided in accordance with BCA Table D4D6(2) and this prescribes one accessible space for every 100 car parks associated with Class 5 offices and in the public car parking building. For this scenario, minimum 8 accessible spaces are therefore required by the BCA to cover 782 total spaces (141 for office and 641 public). As best practice, 3% of the spaces (25) are shown as accessible in a configuration generally consistent with AS 2890.6.	BCA D4D6(2)
	Plans showing further details are to be assessed at BA stage to confirm compliance, including dimensions of the adjacent shared space, location of bollards, 2500mm vertical clearance and absence of columns between the accessible car park and shared space.	BCA D4D6(2)

CONCLUSION

Access and livable housing 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 METIER | Project 24031

DOCUMENT NUMBER NAME	REVISION	DATE
DA0106	A	17/07/2025
DA0107	A	17/07/2025
DA0108	A	17/07/2025
DA0109	A	17/07/2025
DA0110	A	17/07/2025
DA0111	A	17/07/2025
DA1096	A	17/07/2025
DA1097	A	17/07/2025
DA1098	A	17/07/2025
DA1099	A	17/07/2025
DA1100	A	17/07/2025
DA1101	A	17/07/2025
DA1102	A	17/07/2025
DA1103	A	17/07/2025
DA1104	A	17/07/2025
DA1105	A	17/07/2025
DA1106	A	17/07/2025
DA1107	A	17/07/2025
DA1108	A	17/07/2025
DA1109	A	17/07/2025
DA1110	A	17/07/2025
DA1111	A	17/07/2025
DA1112	A	17/07/2025
DA1113	A	17/07/2025
DA1114	A	17/07/2025
DA1115	A	17/07/2025
DA1116	A	17/07/2025
DA1117	A	17/07/2025
DA9801	A	17/07/2025
DA9802	A	17/07/2025
DA9803	A	17/07/2025
DA9901	A	17/07/2025