



# Building Code of Australia 2022 and DDA Premises Standards Review (DA Access Report)

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37 Roseberry Street, Balgowlah NSW- McDonalds Balgowlah


Prepared for: McDonald's Australia Limited

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## Report Revision

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	DA Access Report For Submission	3-Feb-25	Jhoana Colorado  Senior Access Consultant ACAA Associate Member No. 713

## Revision History

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01	DA Access Report For Submission	3-Feb-25	Senior Access Consultant ACAA Associate Member No. 713

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## Limitations

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedules and door hardware specifications, hearing augmentation systems, location of fittings within sanitary compartments and lift specifications. This assessment will be done at Construction Certificate stage.

This report does not include, or imply compliance with:

- Work Healthy & Safety Act 2011 and Regulations;
- Work Cover Authority requirements;

- 
- Structural and Services Design Documentation;
  - Any parts of the BCA or any standards other than those directly referenced in this report.
  - Drawings that are not in the report revision above.
  - Fittings and fixtures that have not been provided in the documentation provided by the architect or designer will be excluded from this review.
  - Crossfalls and floor levels that are not included into the documentations will be excluded from this review.

# 1 Executive Summary

MBC-Group have reviewed the documentation provided for MacDonald's Balgowlah (Development Application). The documentation reviewed in this report has been prepared by Webber. Proposed development is located at 37 Roseberry Street, Balgowlah NSW. This report has taken into consideration all aspects of accessibility to the site and throughout the development and with reference to the National Construction Building Code of Australia (NCC BCA), DDA (Access to premises- Buildings) Standards 2010, relevant Australian Standards (AS1428) suite, as these relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (Cth) (DDA).

The recommendations in this report are to be developed with the ongoing design development and should be audited and confirmed prior to construction certificate stage. As the design progresses, further review of documentation shall be undertaken to ensure that compliance with the accessibility provisions of the BCA and relevant standards are achieved.

## 1.1 Exemption Area(s)/Room(s) Under NCC BCA (D4D5)

The assessment of the documentation has revealed that the following area(s) or room(s) require further documentation to demonstrate that these areas are inappropriate due to their specific use and present a health risk to people with disabilities. Therefore, they do not comply with the prescriptive provisions of the BCA.

DTS Clause	Description of Non-Compliance
D4D5	Typical room such as: <ul style="list-style-type: none"><li>• BHO (Cashier)</li><li>• Manager,</li><li>• Crew room, any</li><li>• storage, etc.</li></ul>

This generally applies to plant rooms and other areas used occasionally by maintenance personnel. It should not be used for exempting wheelchair access from these areas. Where the above is applicable the client must provide a letter detailing why this is applicable (e.g. store of heavy equipment, furniture, hazard substances, etc) to this building and clearly note locations.

## 2 Introduction

MBC Group have been engaged by McDonald's Australia Limited to conduct an Accessibility Assessment Report of the architectural documentation for a development application submission (DA).

### 2.1 Purpose

The purpose of this report is to assess the current architectural design documentation at Development Application Stage with respect to the accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2022), as are principally contained within Parts D4, F4 and E3 and DDA (Access to premises- Buildings) 2010 Standards and the Australian Standards suite (AS) as this prescribes the minimum requirement for access to a building. The report is therefore to assess the current design proposal against the above provisions and to outline those areas, if any, where:

- Compliance is not achieved,
- Areas may warrant redesign to achieve compliance.

### 2.2 Regulatory Framework

#### National Legislation

- Disability Discrimination Act, 1992, Government of Australia, <https://www.legislation.gov.au/Details/C2022C00367>
- Disability (Access to Premises – Buildings) Standards 2010 (DAPBS), <https://www.legislation.gov.au/Details/F2010L00668>
- Disability (Access to Premises – Buildings) Amendment Standards 2020 Government of Australia, <https://www.legislation.gov.au/Details/F2020L01245>
- Disability Standards for Accessible Public Transport 2002 (DSAPT 2002)
- Disability Standards for Accessible Public Transport Guidelines 2004 (No 3)

#### Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force at the time that the application for the Construction Certificate is made.

In this regard it is assumed that the Construction Certificate application will be made prior to the 1<sup>st</sup> March 2025, as such this report is based upon the Deemed-to-Satisfy provisions of BCA 2022.

Should the application for Construction Certificate be made after 1st March 2025, this report will be required to be updated to reflect any changes made and now required by the BCA.

Should an out of cycle change occur to the Building Code of Australia, then this report is required to be updated to reflect any applicable changes made and now required by the BCA.

#### **Australian Standards series for Access, Mobility Specific and Guidelines**

- The Northern Beaches Council
- AS1428.1:2009 (General Requirements for Access – New Building Work)
- AS1428.4.1:2009 (Means to Assist the Orientation of People with Vision Impairment)
- AS1428.2:1992 (Design for Access and Mobility- Enhanced and additional requirements – Buildings and Facilities)
- AS2890.1:2004 (Off-Street Car Parking)
- AS2890.6:2009 (Off-Street Parking for People with Disabilities)
- AS1735.12:1999 (Lift Facilities for People with Disabilities)

#### **NCC BCA – Building Australian Code - 2022 Specific**

- Part D4 (Access for People with Disability)
- Part E3 (Lift Installations)
- Part F4 (Sanitary and other Facilities)

#### **Reference and Guidelines**

- Guide to the BCA, Current Version, Australian Building Codes Board, [www.abcb.gov.au](http://www.abcb.gov.au)
- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission, <https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards>
- Guide to the BCA, Current Version, Australian Building Codes Board, [www.abcb.gov.au](http://www.abcb.gov.au)
- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission, <https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards>
- AS1428.2:1992 Enhanced and Additional requirements <https://www.saiglobal.com/PDFTemp/Previews/OSH/as/as1000/1400/14282.pdf>
- AS1428.4.1 Draft Way-finding Standard <https://store.standards.org.au/reader/as-1428-4-2-2018?preview=1>



- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture, <https://humanrights.gov.au/our-work/disability-rights/publications/advisory-note-streetscape-public-outdoor-areas-fixtures>
- Advisory Note on the streetscape, public outdoor areas, fixtures, fittings, and furniture (2013).
- BCA Part I2.

This report aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for all.

The Access is paramount in providing an inclusive environment for all users within the community. The Access Code is focused on ensuring that all users are equally catered for in society.

It is recommended to use the Universal Design principles in all projects as this will ensure a holistic approach in the provision of access for all members of society.

### **Universal Design Principals (x7)**

These principals are recommended to be taken in consideration from the outset of the project and are as follows:

1. **SIMPLE AND INTUITIVE USE** – Use of the design is easy to understand by the users, regardless of the user's experience, knowledge, language skills, or current concentration level. No manuals or protocols are required to achieve this principal. Example: Control buttons on specific equipment for common use (staff and customers) are labelled with text and symbols that are simple and intuitive to understand.
2. **FLEXIBILITY IN USE** - The design accommodates a wide range of users, preferences and abilities, regardless of the user's physical abilities, age, experience, knowledge, language skills, etc.  
Example: A public facility that allows a customer to choose to read or listen to a description of the menu contents of a display case employs this principle.
3. **EQUITABLE USE** - The design is useful and caters to people with diverse abilities.  
Example: Online content that is designed so that it is accessible to everyone, including students who are blind and using text-to-speech software.
4. **SIZE AND SPACE FOR APPROACH AND USE** - The design provides a clear line of sight to important elements for all users. The design is to be reachable, with all of its components able to be reached comfortably for any seated or standing user. Furthermore, the design requires accommodating a variation for hand and grip size and suitable space/areas for use of assistive devices or personal assistance.  
Example: Height adjustable tables for customers.
5. **LOW PHYSICAL EFFORT** - The design can be used effortlessly.



Example: Automated doors, windows, lighting, air-conditioning, etc. Sensor doors and basin and sink taps/water mixers.

6. **TOLERANCE FOR ERROR** - The design is useful and can cater to people with diverse abilities, regardless of the user's physical abilities, age, experience, knowledge, language skills, etc.

Example: Online content that is designed to be accessible to everyone, including students/teachers who are blind or partially blind or visitors/users using text-to-speech software.

7. **PERCEPTIBLE INFORMATION** - The design is efficient in communicating the necessary information successfully to the user.

Example: Broadcasting television closed captions for user (staff and customers) with hearing loss.

## 3 Building Characteristics

### 3.1 Location and Description

The proposed development is the new MacDonald's Balgowlah. The Development application (DA) documentation reviewed in this report has been prepared by Webber. Proposed development is located at 37 Roseberry Street, Balgowlah NSW. This development includes:

- Removal of existing structures,
- Proposed single Storey building,
- Associated sanitary facilities and carparking.

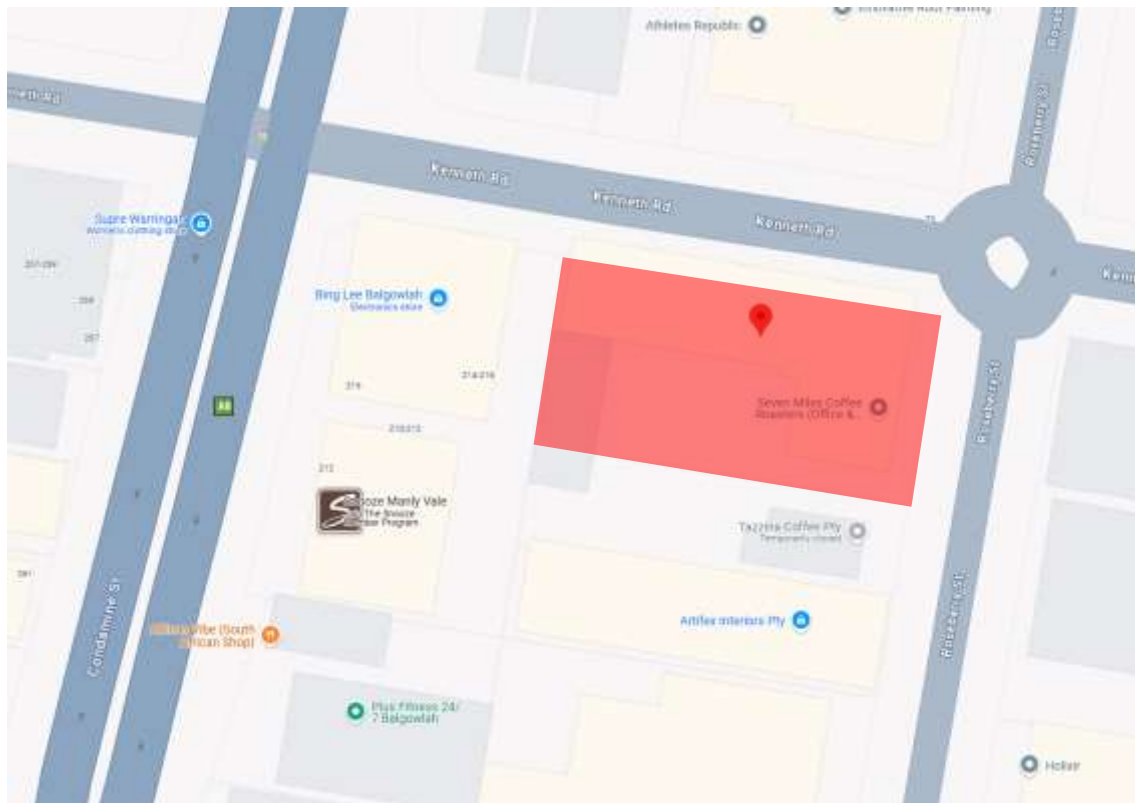


Figure 1. Site Location (37 Roseberry Street, Balgowlah NSW)

### 3.2 Use and Building Class – Accessibility

In the context of this report and the BCA the building use can be classified as follows;

Certification	Descriptions	Access Requirements
Class 6	Restaurant	Access is required -to and within all areas normally used by the occupants.
Class 7a	carparking	Access is required -to and within all areas normally used by the occupants.

## 4 Mandatory Requirements Accessibility Assessment and Recommendations for Access for People with a Disability

The following details the accessibility compliance of the proposed development. The assessment is limited to the significant issues ascertainable from the current level of design detail. Further detailed assessment will be required at the Detailed Design Stage/construction Certificate Stage to demonstrate full compliance with the relevant access provisions.

### 4.1 NCC BCA Part D4D3 –Access to Buildings (Site Connections)

An accessway to the building must be provided with a continuous accessible path of travel (CAPT) compliant with AS1428.1. Specific components are as follows:

- from the main points of a principal pedestrian entry (PPE) to the allotment boundary; and
- from another accessible building (new or existing) connected by a pedestrian link; and
- from any required accessible carparking space (new or existing) on the allotment.

Compliance Comments
<p>Provided documentation has been reviewed:</p> <p><b>Currently, requirements are capable of being achieved.</b></p>

### 4.2 NCC BCA Part D4D3 – Access to Buildings (Entrances)

In a building required to be accessible, an accessway compliant with AS1428.1 must be provided through the principal pedestrian entrance (PPE), and;

- through no less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a total floor area more than 500 m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible

pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5 (service maintenance areas former D3.4 Clause).

Where a pedestrian entrance required to be accessible has multiple doorways, these are to be accessible and;

- if the pedestrian entrance consists of no more than 3 doorways – no less than 1 of those doorways must be accessible; and
- if a pedestrian entrance consists of more than 3 doorways – no less than 50% of those doorways must be accessible.

For the purposes of (3); an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where –

- all doorways serve the same part or parts of the building must comply with AS1428.1; and
- the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and

A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.

- Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- A single door is to ensure a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.

A ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in accordance with NCC BCA D4D4.

Where there are level differences between internal and external areas. Threshold ramp is to be provided in accordance with AS1428.1.

Compliance Comments
Provided documentation has been reviewed:  <b>Currently, requirements are capable of being achieved.</b>

### 4.3 Continuous Accessible Path of Travel (CAPT)

A continuous accessible path of travel is defined as an uninterrupted pathway to and from within a premises or building environment which provides linkage to all programs, goods and services within a premises or building. Therefore, the following items are located via this pathway.

- All continuous accessible paths of travel are to ensure compliance with AS1428.1. Clause 7 with 1-metre minimum clear circulation and 2.1-metres above FFL.
- Where a manual doorway on an continuous accessible path of travel (CAPT) has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Where manual door latch side cannot be achieved, the door is to be automated.
- A single manual door on an continuous accessible path of travel (CAPT) is to ensure a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Doorway threshold ramp is to have a 1:8 gradient, 35mm max. height and 280mm max. length, compliant with AS1428.1. (Note: No threshold ramps are allowed inside of the building under the BCA unless open to a road, open space or are in a building class 9a)
- The distance between successive doorways in a vestibule serving an area required to be accessible is to be 1450mm (excluding the swing doors)
- 2000mm L x 1800mm W (passing bay) is to be provided where there is no line of sight (2-way corner/ L shape)
- 1500mm x 1500mm (+splay) clear circulation space is to be provided to achieve 90-degree turn.
- 2-metre length or over corridors are to provide 1540mm x 2070mm minimum clear circulation space to achieve 180-degrees.

Compliance Comments
<p>Provided documentation has been reviewed:</p> <p><b>Currently, requirements are capable of being achieved.</b></p>

#### 4.4 Stairs, Ramps and Walkways (Common Use)

Every ramp and stairway, except for ramps and stairways in areas exempted by D4D5 (service maintenance areas former D3.4 Clause), must comply with –

- for a ramp, except a fire-isolated ramp, Clause 10 of AS 1428.1 ; and
- for a stairway, except a fire-isolated stairway, Clause 11 of AS 1428.1 ; and
- for a fire-isolated stairway, Clause 11.1(f) and (g) of AS 1428.1 ; and
- All stairs and ramps are to be 900mm offset from the allotment boundary in accordance with AS1428.1.
- All stairs and ramps are to allow suitable space for handrail extensions to be provided during a later stage. (No protrusion will be allowed at detail design stage).
- All stairs and ramps adjacent to doors are to ensure 1450mm front approach level landings.
- All walkways, ramps and stairways are to ensure a minimum 1200mm overall width and 1-metre minimum clear circulation in accordance with AS1428.1.
- Step and kerb ramps are to ensure compliance with AS1428.1.
- Curved ramps and walkways are to ensure 1500mm minimum clear width
- Stairs middle landings are to ensure an off-set tread is provided
- When turning 90-degree or 180-degrees on 1:14 ramp, walkways are to ensure 1450mm x 2070mm landings. When there is a lack of sight a passing bay of 1800mm x 2000mm is required.
- Ramps 1:14 and walkways landings are to be 1200mm (only one direction of travel)
- Ramps 1:14 and walkways landings are to be 1500mm x 1500mm (+splay) when turning 90-degrees
- A series of connected ramps must not have a combined vertical rise of more than 3.6m
- A landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance Comments
<p>Provided documentation has been reviewed:</p> <ul style="list-style-type: none"> <li>• Ensure kerb ramps provide 1500mm x1500mm to achieved 90-degrees turn.</li> <li>• Ensure continuous accessible path of travel provides 1m min wide.</li> </ul> <p><b>Currently, requirements are capable of being achieved.</b></p>

#### 4.5 Passenger Lifts – BCA Part E3D7 and D3D8 & AS1735.12

This development is a single story, no lift is proposed in this development.

#### 4.6 Sanitary and other Facilities F4D5

- Class 6: Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets on each storey, compliant with AS1428.1 under NCC BCA and DDA Premises Standards Part F4. If there is more than 1 toilet bank of toilets on each level, an accessible toilet is required at 50% min. of toilet banks on each level.
- An accessible unisex sanitary compartment must contain a closet pan washbasin, shelf or bench top and adequate disposal of sanitary towels.
- A minimum size of a combined unisex accessible toilet (USAT) and shower facility room is to be 2300mm X 2630mm, to accommodate circulation to the pan (1900mm x 2300mm) and the shower facility.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1
- Door circulation is to ensure compliance with AS1428.1 Fig.31 or 32 or door is to be automated.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one gender.
- Left-hand (LH) and right-handed (RH) mirror image facilities to be even where two or more accessible unisex facilities provided. Balance is to be provided between consecutive floor with the same user.
- Where male and female facilities are separate, a unisex facility is only required at one location.
- Accessible unisex sanitary compartment or shower need not be provided on a storey that is not required to be provided with a lift or ramp access
- The distance between successive doorways in a vestibule serving an area required to be accessible is to be 1450mm (excluding door swing)
- Accessible facilities must meet the requirements of Section 15 of AS1428.1
- At each bank of toilets where there is one or more toilets, in addition to an accessible unisex sanitary compartment provided at that bank, a sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females.
- The ambulant facilities must comply with the requirements of Clause 16 of AS1428.1:2009. This includes 900mm x 900mm clear circulation spaces in front of the pan, outside of the cubicle and at the entry door (this is to exclude the door swing)



Compliance Comments
<p>Provided documentation has been reviewed:</p> <p><b>Currently, requirements are capable of being achieved.</b></p>

#### 4.7 Communal and Exempted Areas – BCA D4D5

Under the DDA Premises Standards and BCA all common use rooms normally used by occupants of the building are to be accessible, except areas exempt under BCA D4D5 (former D3.4) Services /maintenance only use areas, which are areas where access would be inappropriate because of the particular purpose for which the area is used or that would pose a health or safety risk for people with a disability.

- Accessibility is required to common use terraces, open/outdoor spaces within buildings.

Compliance Comments
<p>Provided documentation has been reviewed:</p> <p><b>Currently, requirements are capable of being achieved.</b></p>

#### 4.8 Carparking Spaces for People with a Disabilities

Carparking Spaces for People with Disability are to be provided in accordance with Table D3.5 of the Disability (Access to Premises Standards) 2012 and NCC BCA, therefore:

- Class 5, 6, 7a – 1 space for every 100 carparking spaces
- Compliant AS2890.6 Accessible car parking bays must achieve:
- 2.4-metres W x 5.4-metres L, with shared area of 2.4-metres W x 5.4-metres L and rear shared area 2.4-metres.
  - The overhead clearance of 2.5metres (parking bay and shared areas) and 2.2-metres overhead path of travel.
  - Accessible car parking bay and shared areas are to ensure 1:40 maximum gradient or 1:33 bitumen.
  - If there is a level difference between the accessible car parking bay and linkage footpath or building, this is to be addressed with a step ramp and designed in accordance with AS1428.1.
  - Accessible car parking bay and shared areas are to ensure 1:40 maximum gradient or 1:33 where bitumen surface is provided.
  - Accessible car parking bay is to be close to automated doors, principal pedestrian entrances (PPE) and passenger lifts. This is to minimise travel distance and potential hazard.

- Accessible car parking bay is to ensure the provisions of compliant continuous accessible path of travel (CAPT) in accordance with AS1428.1 CL.7 to and from automated doors, principal pedestrian entrances (PPE) and passenger lifts.
- Under the DDA Premises Standards, D3.5 Accessible carparking spaces: (d) need not be designated where there is a total of no more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability. There are only 4 new carparking bays proposed.

Compliance Comments
Provided documentation has been reviewed:  <b>Currently, requirements are capable of being achieved.</b>

## 5 Conclusion

This report has reviewed the design documentation submitted for the preliminary Development Application (DA) of McDonalds Balgowlah project 37 Roseberry Street, Balgowlah NSW.

The evaluation was conducted in accordance with the applicable provisions for "Access for People with Disabilities. Based on the proposed documentation provided, it has been identified that the design effectively addresses the necessary accessibility requirements. The design demonstrates a high level of feasibility in achieving these accessibility goals, ensuring compliance.

## 6 Appendix A – Architectural Plans Reviewed

The following documentation, prepared by Webber Architects was used in the assessment and preparation of this report:

Drawing No.	Title	Date	Drawn By	Rev
DA101	Floor Plan	12.12.24	Webber	C
DA202	East Elevation	12.12.24	Webber	C
DA203	West Elevation	12.12.24	Webber	C
DA204	South Elevation	12.12.24	Webber	C
DA205	North Elevation	12.12.24	Webber	B
DA007	Landscape Plan	12.12.24	Webber	B



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