



Access Review

Peppertree Hill Estate
Cellar Building & Accommodation
Report Issue 2
27/05/25



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Introduction

Background

This access review report has been prepared for Peppertree Hill Estate in support of a DA for new villas, new bath house and refurbishment of the existing cellar building.

Sixteen new villas are proposed, including two accessible villas. A new bath house for guests is proposed, which contains a sauna, steam room, therapy rooms, spa, ice baths, bathrooms, a multi-purpose room and gym. An existing pool is located adjacent the new bathhouse.

Refurbishment of the existing cellar building includes extending the existing building to create a covered main entry, reception, bar, café, covered deck and events space.

The review addresses compliance with the Disability (Access to Premises - Buildings) Standards 2010, Building Code of Australia 2022 (BCA) and Australian Standards for Access and Mobility.

To meet NCC D1P1, access must be provided, to the degree necessary, to enable—

- a. people to—
 - i. approach the buildings from the road boundary and from any accessible carparking spaces associated with the building; and
 - ii. approach the buildings from any accessible associated building; and
 - iii. access work and public spaces, accommodation and facilities for personal hygiene; and
- b. identification of accessways at appropriate locations which are easy to find

The Building Code of Australia 2022 in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings and existing buildings that undergo refurbishment. The Premises Standards apply to any new part, and any affected part, of an existing building.

We have reviewed the drawings listed to assess the level of accessibility and compliance with the relevant codes, standards and legislation. The designs have been assessed to ensure that equitable and dignified access for people with disabilities can be provided.

In carrying out an accessibility assessment, the main objective is to ensure access is provided through the provision of accessible facilities and continuous paths of travel to and within all appropriate areas of the buildings and associated landscaped areas.

This assessment is based on discussion with the design team and review of architectural drawings prepared by Wild Modular.



Context for Planning & Design

Legislation & Standards

The new work is subject to access provisions in the following documents:

- Disability (Access to Premises - Buildings) Standards 2010
- The Building Code of Australia (BCA) 2022 parts D4 & F4
- AS1428.1 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 (1992) Design for access and mobility Part 2: Enhanced and Additional requirements - Buildings and facilities
- AS1428.4 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment -tactile ground surface indicators
- AS2890.6 (2009) Parking Facilities - Off-street parking for people with disabilities
- AS1428.5 (2010) Design for access and mobility Part 5: Communications for people who are deaf or hearing impaired (referenced)
- Australian Human Rights Commission Guideline on the Application of the Premises Standards (2013)
- The Disability Discrimination Act 1992 (DDA)



Context for Planning & Design

Legislation & Standards

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities. The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

Premises Standards

Disability (Access to Premises - Buildings) Standards (Premises Standards) 2010 has been incorporated into the BCA (2022) to ensure that access provisions for people with disabilities more fully meet the intent of the DDA.

The Premises Standards apply to any new part, and any affected part, of an existing building. A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which an application for approval for the building work is submitted to the competent authority in the State or Territory where the building is located.

BCA

The Building Code of Australia (BCA)(2022) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of accessibility throughout the new work is generally measured against the Deemed-to-Satisfy Provisions of the BCA, in particular Parts D4, E3 and F4.

AS1428 – Standards for Access

The Australian Standards design for access and mobility are a suite of standards relating to the inclusion of features in the built environment that improve access and mobility for people with a disability.

AS1428.1 (2009) sets out minimum requirements for design of buildings and facilities, while AS1428.2 includes enhanced and additional requirements that are not covered in AS1428.1, such as street furniture and reach ranges.

AS1428.4.1 (2009) Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment primarily details the requirements for the application of tactile ground surface indicators (TGSIs).



Design Review

Accessibility Assessment

Drawings Reviewed

The following drawings (Issue A), prepared by Wild Modular, were reviewed for this assessment:

DRAWING SCHEDULE

EX

EX001	EX. SITE PLAN
EX002	EX. CELLAR PLAN
EX003	EX. CELLAR ELEVATIONS
EX004	EX. CELLAR ELEVATIONS
EX005	EX. RESIDENCE PLAN
EX006	EX. RESIDENCE ELEVATIONS

DA

DA000	PROJECT INFORMATION
DA001	SITE PLAN
DA002	SITE SECTION
DA200	CELLAR FLOOR PLAN
DA201	CELLAR ROOF PLAN
DA202	CELLAR ELEVATIONS
DA203	CELLAR ELEVATIONS
DA204	CELLAR SECTIONS
DA205	CELLAR 3D VIEWS
DA300	1 BED VILLA PLANS
DA301	1 BED VILLA ELEVATIONS
DA302	1 BED VILLA SECTIONS
DA303	1 BED VILLA 3D VIEWS
DA400	2 BED-ACC VILLA PLANS
DA401	2 BED-ACC VILLA ELEVATIONS
DA402	2 BED-ACC VILLA SECTIONS
DA403	2 BED-ACC VILLA - 3D VIEWS
DA500	2 BED LUX VILLA PLANS
DA501	2 BED LUX VILLA ELEVATIONS
DA502	2 BED LUX VILLA SECTIONS
DA503	2 BED LUX VILLA 3D VIEWS
DA600	BATH HOUSE FLOOR PLAN
DA601	BATH HOUSE ROOF PLAN
DA602	BATH HOUSE ELEVATIONS
DA603	BATH HOUSE ELEVATIONS
DA604	BATH HOUSE SECTIONS
DA605	BATH HOUSE 3D VIEWS
DA700	GYM & POOL FLOOR PLAN
DA701	GYM & POOL ELEVATIONS
DA702	GYM & POOL SECTIONS
DA703	GYM & POOL 3D VIEWS



Design Review

Accessibility Assessment

Accessible Paths of Travel to the New Buildings

Accessways Linking to Buildings

Planning and design have encompassed provision of access for people with a disability and consideration of how the site plan and proposed new work in this project can provide continuous accessible paths of travel and the equitable provision of accessible facilities and experiences to meet the anticipated requirements of staff and visitors, as well as meeting NCC D1P1, which requires access to be provided, to the degree necessary, to enable—

- a. people to—
 - i. approach the building from the road boundary and from any accessible carparking spaces associated with the building; and
 - ii. approach the building from any accessible associated building; and
 - iii. access work and public spaces, accommodation, and facilities for personal hygiene; and
- b. identification of accessways at appropriate locations which are easy to find

Accessible paths of travel linking adjacent buildings have been considered and incorporated into the proposed design to the degree necessary to enable independent access to the maximum extent within the context of the setting, topographical constraints, travel distances between buildings and the property boundary.

Under the BCA 2022 D4D2 and Premises Standards table D3.1 Requirements for access for people with a disability, access to the refurbished cellar building and new bath house is required to and within all areas normally used by the occupants – namely staff and visitors.

The provision of accessible accommodation is also required. For a Class 1b buildings (villas), access requirements are as follows:

Access requirements for a Class 1b building are as follows:

- a. Dwellings located on one allotment and used for short-term holiday accommodation — to and within a number of dwellings determined in accordance with Table D4D2a (ie 2 accessible villas required)



Design Review

Accessibility Assessment

Accessible Paths of Travel in the New Building

Accessible Paths of Travel to the New Buildings

Accessible paths of travel have been considered and incorporated into the proposed design to the degree necessary to enable independent access to the maximum extent within the context of the setting, topographical constraints at the property boundary, and proposed activities that will occur at the site. Due to the travel distance from the property boundary to the new and refurbished buildings (approximately 400-500metres), a performance-based approach is proposed as all visitors will be arriving to the site via vehicle. Accessible parking is proposed to be provided outside accessible buildings and pathways with gradients and surfaces that comply with AS1428.1 are proposed to connect from the accessible parking to the entrances of the cellar building, bath house and accessible villas.

Parking

Accessible parking that complies with AS2890.6 is proposed to be provided outside the accessible villas, cellar building and bath house. An accessible path of travel is proposed to link the accessible parking to the entrances of these buildings.

Accessible Paths of Travel through the buildings

To meet the intent of the Disability Discrimination Act, the Access to Premises Standards Part 2.1 and BCA D4D3, accessible paths of travel are proposed to be provided from the principal pedestrian entrance of the cellar building, bath house building and accessible villas, linking to all areas of the buildings normally used by the occupants, via the provision of paths of travel compliant with AS1428.1. Circulation space at corridors and doors that meets AS1428.1 circulation space requirements is proposed in the current design.

Accessible Facilities

To meet the Premises Standards and BCA part F4, the cellar building and bath house building are proposed to include sanitary facilities that include accessible sanitary facilities. The cellar building has an existing accessible bathroom; new work is not proposed to the bathrooms in this building. The dimensions and layout of the accessible change room in the bath house is indicated to be capable of complying with the requirements of AS1428.1.

Accessible Accommodation

The total number of villas is 16. Two accessible villas are proposed, to meet the Premises Standards and BCA Table D4D2a. The accessible villas are proposed to include circulation space at the doors and around fixed furniture to meet AS1428.1. Accessible bathrooms are proposed in the accessible villas.

Exempt areas

Some areas such as plant rooms and comms rooms will meet the Premises Standards and BCA part D4D5 as being exempt from accessibility requirements due to the proposed use of the space and requirements for manual handling.

These exemptions are in line with the Australian Human Rights Commission Guideline on the application of the Premises Standards which states "areas that would impose a health or safety risk for people with disability are not required to be accessible. These areas could include plant and equipment rooms and other similar areas".



Design Review

Accessibility Assessment

Management Strategies

In the existing facilities and proposed new building work it is important, within the limitations of the existing structures, to provide paths of travel, circulation spaces and accessible facilities, within areas not exempt by the BCA part D4D5, to meet the intent of the Disability Discrimination Act.

In addition to accessible paths of travel, accessible accommodation, accessible parking and accessible sanitary facilities, it will be necessary to develop operational management strategies that meet the proposed intention to provide equipment and adapt areas to meet the requirements of specific individuals with a disability.

Operational management strategies are required to meet the specific requirements of visitors, with a disability whose individual requirements cannot be addressed within the base buildings and existing building facilities.

An operational management strategy acknowledges the need to provide accessibility through the provision of policy strategies. A design that has the potential to be modified as required to suit individuals with a disability is desirable.

Ongoing development of operational management strategies are recommended for the following:

- facilitation of use of the spa via a mobile hoist via the open shower portal
- emergency egress for people with sensory and mobility impairment
- modification of individual accommodation areas to meet individual requirements



Design Review

Accessibility Assessment

Clause No.	Requirement	Compliance Achieved / Action Required
BCA Part D4 Access for People with a disability		
D4D2 General Building Access Requirements		
(8)(a)	a. Cellar Building, Bath House & Gym — to and within all areas normally used by the occupants.	For longer travel distances, compliance is to be achieved via a performance-based approach by provision of accessible parking outside buildings. Ensure sliding doors have recessed sills to provide a flush transition between inside and outside.
(5)	For a Class 1b building, access requirements are as follows: Dwellings located on one allotment and used for short-term holiday accommodation — to and within a number of dwellings determined in accordance with Table D4D2a.	Complies - 2 accessible villas are provided, with access to and within the room and accessible bathroom. A performance solution is proposed for the provision of functional latch side clearance at the sliding door to the deck by providing a horizontal handle on the door that extends at least 530mm along the door.
D4D3 Access to Buildings		
(1)	An accessway must be provided to a building required to be accessible— a. from the main points of a pedestrian entry at the allotment boundary; and b. from another accessible building connected by a pedestrian link; and c. from any required accessible carparking space on the allotment.	For longer travel distances, compliance is to be achieved via a performance-based approach by provision of accessible parking outside buildings.
(2)	In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total floor area more than 500 m ² , 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.	Complies.
(3)	Where a pedestrian entrance required to be accessible has multiple doorways— a. if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and b. if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.	n/a
(4)	a. an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— i. all doorways serve the same part or parts of the building; and ii. the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and b. a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves	n/a



Design Review

Accessibility Assessment

Clause No.	Requirement	Compliance Achieved / Action Required
D4D4 Parts of buildings to be accessible		
(5)	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 not less than 850 mm in accordance with AS 1428.1.	Sliding doors in cellar building are capable of complying.
(6)	(a) Every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, 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 (b) every passenger lift must comply with E3D7 and E3D8; (c) accessways must have—passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and turning spaces complying with AS 1428.1—within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and at maximum 20 m intervals along the accessway; (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; (e) a passing space may serve as a turning space; (g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	External stairways at the cellar building are proposed to comply with AS1428.1.
D4D5 Exemptions		
(7)	The following areas are not required to be accessible: An area where access would be inappropriate because of the particular purpose for which the area is used. An area that would pose a health or safety risk for people with a disability. Any path of travel providing access only to an area exempted by (a) or (b).	Applies to some areas such as kitchen, storerooms, bar, deliveries area, plant rooms and similar areas.
D4D6 Accessible Carparking		
(8)	Accessible carparking spaces must be provided and must comply with AS2890.6. For a school — 1 accessible space for every 100 carparking spaces or part thereof.	Accessible parking is proposed outside the cellar building, bath house and accessible villas, layout complies with AS2890.6.
D4D7 Signage		
(9)	(a) braille and tactile signage complying with Specification 15 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility; and (B) space with a hearing augmentation system; and (ii) identify each door required by E4D5 to be provided with an exit sign and state— (A) "Exit"; and (B) "Level"; and the floor level number or floor level descriptor, or a combination of the two.	Capable of complying, subject to development of signage schedule.



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Accessibility Assessment

Clause No.	Requirement	Compliance Achieved / Action Required
(9) (contd)	<p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <ul style="list-style-type: none"> (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and <p>(c) signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p> <p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p> <p>(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>	
D4D8 Hearing Augmentation		
(1)	A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed in a room in a Class 9b building	n/a
(2)	<p>If a hearing augmentation system required by (1) is—</p> <ul style="list-style-type: none"> a. an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or b. a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— <ul style="list-style-type: none"> i. if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and ii. if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and iii. if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and 	n/a
(3)	The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.	n/a



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Accessibility Assessment

Clause No.	Requirement	Compliance Achieved / Action Required
D4D9 Tactile Indicators		
(1)	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <ol style="list-style-type: none"> a stairway, other than a <i>fire-isolated stairway</i>; and an escalator; and a passenger conveyor or moving walk; and a ramp other than a <i>fire-isolated ramp</i>, step ramp, kerb ramp or <i>swimming pool</i> ramp; and in the absence of a suitable barrier— <ol style="list-style-type: none"> an overhead obstruction less than 2 m above floor level, other than a doorway; and an <i>accessway</i> meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5. <p>(2) Tactile ground surface indicators <i>required</i> by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>	Tactile ground surface indicators are proposed at the cellar building stairs.
D410 Wheelchair Seating Spaces		
	To be confirmed	n/a
D4D11 Swimming Pools		
	Not applicable	n/a; new work to swimming pool is not proposed.
D4D12 Ramps		
	<p>On an <i>accessway</i>—</p> <ol style="list-style-type: none"> a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and <p>a landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>	n/a



Design Review

Accessibility Assessment

Clause No.	Requirement	Compliance Achieved / Action Required
D4D13 Glazing on an accessway		
(3)	On an <i>accessway</i> , where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Glazed doors capable of complying.
Specification 15 Braille and tactile signs		
	Location, Tactile characters and text, Luminance contrast, Lighting, Braille	Capable of complying, subject to development of signage schedule.
Part E3 Lift Installations		
E3D7 Passenger Lift Types and their limitations		
	Every passenger lift must be an appropriate lift type, subject to the limitations (if any) of each lift type	n/a
E3D8 Accessible Features required for passenger lifts		
	<p>In an accessible building, every passenger lift must have the following features where applicable:</p> <ul style="list-style-type: none"> (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 (b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m. (c) Minimum clear door opening complying with AS 1735.12 (d) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors. (e) Lift car and landing control buttons complying with AS 1735.12 Lighting in accordance with AS 1735.12 for all enclosed lift cars. (f) For all lifts serving more than 2 levels — automatic audible information within the lift car to identify the level each time the car stops; and audible and visual indication at each lift landing to indicate the arrival of the lift car; and audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz. (g) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift. 	n/a

Accessibility Assessment

Clause No.	Requirement	Compliance Achieved / Action Required
Part F4 Sanitary and other facilities		
F4D5 Accessible Sanitary Facilities		
	<ul style="list-style-type: none"> a. accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and b. accessible unisex showers must be provided in accordance with F4D7; and c. at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and d. an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and e. the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and f. an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and g. where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible 	<p>Complies.</p> <p>Accessible facility is indicated in the bath house building.</p> <p>One existing accessible bathroom is provided in the cellar building.</p>
F4D6 Accessible unisex sanitary compartments		
	The minimum number of accessible unisex sanitary compartments for Class 9 buildings is 1 on every storey containing sanitary compartments	Complies.
F4D7 Accessible Unisex showers		
	For Class 9 buildings, not less than 1 for every 10 showers or part thereof.	Bathhouse provides an accessible bathroom with shower.



Conclusion

Conclusion

Having reviewed the listed drawings, it is our opinion that at this stage of the design, the access provisions for people with physical and sensory disabilities in the proposed development at Peppertree Hill Estate can comply with the functional accessibility requirements of BCA (2022) sections D4 and F4; AS1428.1, and the Disability (Access to Premises - Buildings) Standards 2010 for accessibility and equity.

With the incorporation of design requirements for accessibility during ongoing detailed design, the provision of access for people with a disability in the proposed new buildings can provide continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of staff and visitors.

I certify that I am an appropriately qualified and competent person practicing in the relevant area of work. I have recognised relevant experience in the area of work being reviewed. My company is holding appropriate current insurance policies.



Jen Barling | Access + Inclusion Consultant

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