DDA Desktop Audit

234 Lygon Street, Brunswick East

7th October 2026

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Melbourne Sustainability Consultants.

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Document History

Version	Date	Status	Author	Approved
0	07/10/2026	Issued for review and comments	JO	DM
1	-			

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DDA Desktop Access Audit Report

Proposed Development

Project Address	234 Lygon Street, Brunswick East
Building Class	Class 2 (Apartments) and 5 (Commercial space)

Consultant Details

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We belong to the Access Consultants Association (ACA), the primary organization for Access/DDA consultants. As part of our membership, we consistently engage in training and continuing professional development (CPD). Our member number is provided in the report for reference.

Introduction

The proposed development is located at 234 Lygon Street, Brunswick East and comprises a ground floor commercial component with six levels including 13 apartments above. This DDA Desktop Access Audit has been prepared to review the architectural documentation against the access and mobility matters identified by the planning permit condition and to provide recommendations for incorporation into the plans prior to endorsement.

The completed report is to be read together with the associated notated architectural plans. The desktop audit should identify whether each access item is documented, whether further information is required, and any amendment or notation required before the plans are submitted to the Responsible Authority.

Scope of Engagement

Melbourne Sustainability Consultants (MSC) has been engaged to undertake a desktop access review of the project documentation for the purpose of responding to the planning permit access condition. The review is limited to information contained in the documents listed in this report and does not constitute a construction-stage site inspection unless separately commissioned.

Where an item depends on final levels, proprietary lift selections, door hardware, signage schedules, fire engineering or detailed apartment fitout information, the item should remain identified as Further Information Required until that information is available.

The Disability Discrimination Act 1992 may apply beyond minimum building-code requirements. The desktop audit is intended to support the project approval process and reduce foreseeable access barriers; it does not prevent a complaint being made under the Disability Discrimination Act.

Documentation Reviewed

Doc. Ref.	Document / Drawing	Revision	Date
TP01	Proposed Ground Floor Plan	V	May 2025
TP02	Proposed First Floor Plan	V	May 2025
TP03	Proposed Second Floor Plan	V	May 2025
TP04	Proposed Third Floor Plan	V	May 2025
TP05	Proposed Fourth Floor Plan	V	May 2025
TP06	Proposed Fifth Floor Plan	V	May 2025
TP07	Proposed Sixth Floor Plan	V	May 2025
TP08	Proposed Roof Plan	V	May 2025
TP09	Proposed West Elevation	V	May 2025
TP10	Proposed East Elevation	V	May 2025
TP11	Proposed North Elevation	V	May 2025
TP12	Proposed South Elevation	V	May 2025

Assessment Methodology

The audit is to be completed as a desktop plan review. Each item is to be checked against the architectural documentation and any relevant consultant information. Where the drawings do not provide enough information to determine the outcome, the item should be marked FI (Further Information Required) rather than assumed to comply.

Status Legend

Status	Meaning	Typical response
C	Complies / adequately documented	No further change required, subject to construction in accordance with the reviewed plans.
NC	Does not comply / access barrier identified	Amend plans and/or provide a documented design response.
FI	Further information required	Obtain dimensions, levels, specifications or consultant information before finalising the audit.
N/A	Not applicable	Record why the item does not apply to this project or location.

Project-wide Review Notes

Applicable NCC edition	NCC 2019 Volume One
Ground floor commercial use	Noted as Commercial, subject to additional fit-out permit
No. of apartments	13
No. of adapted / accessible apartments required	One
Passenger lift arrangement	One lift servicing all levels from Ground Floor to Level 5 (not Level 6).
Accessible car parking provision	N/A

Desktop Accessibility Audit

a. Vehicular and pedestrian access into the buildings

Ref	Audit item / review criteria	Status	Recommendation / markup required
A1	Confirm a continuous accessible path of travel from the allotment / road boundary to at least one accessible pedestrian entrance.	*C*	*Assessed as compliant as per latest Plans.*
A2	Confirm the accessible route from accessible car parking and passenger set-down areas to the building entrance is direct, identifiable and free of steps or abrupt level changes.	*NA*	-
A3	Check external path widths, passing / turning opportunities, gradients, crossfalls, landings and transitions at kerbs and crossovers.	*C*	*Assessed as compliant as per latest Plans.*
A4	Check any ramps and landings for geometry, handrails, kerbs / kerb rails, TGSIs, clearances and door interactions.	*C*	*Assessed as compliant as per latest Plans.* Performance Solution may be required to meet Building Permit requirements for handrails.
A5	Check entry thresholds, door clear opening widths, circulation spaces, opening forces / hardware and weather mats or grates within the accessible route.	*C*	*Assessed as compliant as per latest Plans.*

b. Access to lifts and internal circulation

Ref	Audit item / review criteria	Status	Recommendation / markup required
B1	Confirm an accessible path from each required accessible entrance to the passenger lift lobby and to all levels / areas required to be accessible.	*C*	*Assessed as compliant as per latest Plans.*
B2	Check lift lobby clearances, approach spaces, floor levels and door opening areas are not obstructed by doors, furniture, services or columns.	*C*	*Assessed as compliant as per latest Plans.*
B3	Confirm passenger lift car dimensions and clear door opening are suitable for the travel height and applicable NCC 2019 requirements.	*C*	*Assessed as compliant as per latest Plans.*
B4	Check lift landing and car controls, handrails, lighting, audible / visual information, emergency communication and passenger protection features against the applicable lift access requirements.	*C*	*Further details of controls and relevant lift features will follow in Working Drawings.*
B5	Confirm lift controls and call buttons are located within accessible reach ranges and are identifiable by tactile / Braille information as required.	*C*	*Further details of controls and relevant lift features will follow in Working Drawings.*
B6	Check internal corridors, doorways and common-area circulation for clear widths, turning spaces, thresholds, floor transitions and door circulation spaces.	*C*	*Assessed as compliant as per latest Plans.*

c. Tactile ground surface indicators

Ref	Audit item / review criteria	Status	Recommendation / markup required
C1	Identify all stairs, ramps, escalators, travelators and other locations where warning TGSIs are required.	*C*	*Assessed as compliant as per latest Plans.*
C2	Check warning TGSIs are shown at the top and bottom of stairs / ramps where required and are coordinated with landings, doors and handrails.	*C*	*Assessed as compliant as per latest Plans.*
C3	Check directional TGSIs are provided where required to assist route finding to key access points or facilities.	*N/A*	-
C4	Confirm TGSI dimensions, setback from hazards, orientation and layout are capable of complying with the applicable AS 1428.4.1 requirements.	*C*	*Assessed as compliant as per latest Plans.*
C5	Confirm TGSI luminance contrast with the surrounding surface is nominated and maintained across material changes.	*C*	*Assessed as compliant as per latest Plans.*
C6	Check that drainage grates, mat wells, service covers or decorative paving do not visually or tactually conflict with required TGSIs.	*C*	*Further details of floor finishes will follow in Working Drawings.*

d. Braille indicators, tactile signage and lift information

Ref	Audit item / review criteria	Status	Recommendation / markup required
D1	Confirm required Braille and tactile signage is identified on the plans / signage schedule, including accessible sanitary facilities and exits where applicable.	*NA*	Accessible sanitary facilitie in commercial space is subject to fit out details.
D2	Confirm Braille / tactile lift controls are nominated within the lift car and at landings in accordance with the applicable lift standard.	*C*	*Further details will follow in Working Drawings.*
D3	Check signage locations are consistent, reachable and positioned so they are not obstructed by door swings, fittings or furniture.	*C*	*Further details will follow in Working Drawings.*
D4	Confirm accessible entrances and facilities are identified using the appropriate International Symbol of Access where required.	*C*	*Further details will follow in Working Drawings.*

e. Car parking

Ref	Audit item / review criteria	Status	Recommendation / markup required
E1	Confirm the required number of accessible car spaces and their allocation between commercial / visitor / residential uses as applicable.	*C*	*Assessed as compliant as per latest Plans.*
E2	Check accessible parking bay and shared area dimensions, line marking, bollard and signage against AS/NZS 2890.6.	*N/A*	-
E3	Check bay and shared area gradients / crossfalls and confirm a firm, stable, slip-resistant surface.	*N/A*	-
E4	Confirm vertical clearance to accessible parking spaces and the route from the site entrance where parking is undercover.	*N/A*	-
E5	Check the shared area connects directly to a continuous accessible path without wheel stops, kerbs, columns, drainage pits or other obstructions.	*N/A*	-
E6	Check accessible parking location provides a practical and safe route to the accessible building entrance / lift lobby.	*N/A*	-
E7	Check any boom gates, intercoms, ticketing devices or access controls can be reached and operated by people with disability.	*N/A*	-

f. Additional access items - ground floor commercial and residential common areas

Ref	Audit item / review criteria	Status	Recommendation / markup required
F1	Confirm the ground floor commercial tenancy entrance is accessible from the principal pedestrian approach and common circulation areas.	*C*	*Assessed as compliant as per latest Plans.* *Performance Solution may be required to meet Building Permit requirements for wheelchair access into the Commercial tenancy.*
F2	Check any public / staff sanitary facilities within the commercial component for accessible provision and compliant approach / circulation where required.	*N/A*	*Commercial tenancy sanitary facilities subject to separate fitout approval.*
F3	Check mailboxes, intercoms, parcel lockers, resident noticeboards and common controls for accessible approach and reach.	*C*	*Assessed as compliant as per latest Plans.*
F4	Check common resident facilities (if any), including communal rooms, terraces, gyms, laundries or waste areas, for an accessible route and usable circulation.	*N/A*	-
F5	Check building entry security systems, door release buttons and intercoms for accessible mounting heights and operation.	*N/A*	-

Conclusion

Based on the desktop review of the documentation listed in this report, the proposed development is considered generally compliant with the access and mobility matters identified by Planning Permit Condition 10, subject to the recommendations and detailed design matters identified within this report.

The recommendations and plan mark-ups identified in this report are to be incorporated into the final plans prior to endorsement by the Responsible Authority. The final notated drawings referenced in the Plan Mark-up / Recommendation Schedule are to be read in conjunction with this report.

Any material change to the site access, parking layout, building entrances, lift arrangement, common circulation, tactile / signage strategy, adapted apartment layouts, emergency egress arrangements or other accessibility-related design item should be referred back to the access consultant for review. No alteration to the approved accessibility report is to occur without the written consent of the Responsible Authority where required by the permit.

DDA Desktop Access Audit Produced by

Signature 

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