

01/05/2023

ATTN: Northern Beaches Council
Development Assessment - North Team
Gareth David - Planner - 02 8495 6516

RE: Request for Additional Information (Building Assessment Referral) - DA2023/0294
4 - 8 Inman Road, Cromer, New South Wales

NCC Preliminary Accessibility Assessment (Development Application)

To whom it may concern,

It is our understanding that on 19 April 2023 Council's Building Assessment Officers made the following referral comments/requests relating to DA2023/0294 located at 4 - 8 Inman Road Cromer, New South Wales:

The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. Prior to further assessment of this application the applicant is required to submit an Access Report for People with Disabilities. The report is required to be prepared by an accredited Access Consultant.

Access Equality have been engaged by *Nash Project Management* to provide access consulting services at the proposed address, specifically with regards to preparation of the subject *Preliminary Accessibility Assessment* to accompany the development application & satisfy the above request for further information.

In summary the assessment found that the design is capable of compliance with the NCC 2022 and as such there are no impediments to issuing development consent from an accessibility perspective. We trust the assessment sufficiently addresses accessibility concerns raised with the project at the Development Application stage & confirms that accessibility requirements have been considered and will be met in line with National Construction Code requirements.

For further information please do not hesitate to contact the undersigned.



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Association of Consultants in Access Australia (ACAA)

Accredited Member 561

Australian Institute of Building Surveyors (AIBS) Associ
Member 6559

Access Institute Qualified Access Consultant



Appendix A - NCC Preliminary Accessibility Assessment (Development Application)

Project	Bounce Cromer
Address	Units 7 & 8 Inman Road, Cromer, New South Wales
NCC Class	9b (Indoor Trampoline Centre)
NCC Access Requirement	To and within all areas normally used by occupants

The content of this assessment is based upon the following information:

Item No.	Documentation	Date/Edition
Plans		
1	GF Floor Plan by 2M Creative Pty Ltd (Dwg A-100, Rev.A)	02/03/2023
Applicable NCC		
2	National Construction Code 2022– Volume One – NCC – Class 2 to Class 9 Buildings, published by the Australia Building Codes Board (ABCB)	2022
NCC Referenced Documents/Standards		
3	Australian Standards AS1428.1:2009 – Design for Access and Mobility - Part 1: General requirements for access - New building work.	2009
4	Australian Standards AS1428.4.1:2009 – Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.	2009
5	Australian Standards AS1735.12:1999 – Lifts, Escalators and moving walks – facilities for persons with disabilities (incorporating Amendment 1)	1999
6	AS/NZS2890.6:2009-Parking facilities off-street parking for people with disabilities	2009

Please note: a site inspection has not been carried out and as such, the above architectural plans have been relied upon for the purpose of the subject assessment.

Preliminary Assessment Summary

- (a) Provides commentary surrounding Deemed-to-Satisfy compliance with the specified NCC
- (b) Provides potential resolutions where compliance issues are identified, such as via Performance Solution

Part D4 – Access for People with a Disability

D4D2	General Building Access Requirements Capable of Compliance (a) Access provided to and within publically accessible areas excluding specific activity areas. Entry foyer, reception, café, sanitary facility, café seating & function seating areas have been designed to facilitate occupants with various disabilities in line with current NCC Deemed-to-Satisfy requirements. This includes the provision of accessible car parking & lift access to the mezzanine. (b) Climbing, Free Jump, Cliff Jump, Trampoline Dodgeball & Performance Trampoline areas are understood to require inherently high levels of ambulatory mobility, stamina and dexterity to participate. In some instances this may include stairway access paths leading only to areas. These areas are restricted to participants & closely supervised by staff members under an established management in use plan. It is understood that areas not complying with NCC deemed-to-Satisfy requirements will be addressed via Performance Solution report as permitted by the NCC's performance framework. These particular elements will be assessed at the Construction Certificate stage by the building certifier once building permit details and plans have been finalised.
D4D3	Access to Buildings Complies (a) Access provided through principle pedestrian entrance and otherwise to be compliant with accessible entrance requirements.
D4D4	Parts of Buildings to be Accessible Capable of Compliance (a) Accessways, stairways and ramps to comply with AS1428.1 requirements. Details to be provided at building permit stage. (b) Potential Performance Solution report to address minor variations to cliff jump stairway design which appears to lack tactile indicators and stairway handrail extensions. Details to be provided at building permit stage.
D4D5	Exemptions (a) Potential exemptions to staff areas at discretion of project certifier
D4D5	Accessible Car Parking Complies

	Existing car parking appears to comply with NCC/ AS/NZS 2890.6 requirements
D4D7	Signage Capable of Compliance (a) Building permit issue drawings to ensure signage designed to D4D7 & AS1428.1 requirements including at exit & sanitary facility locations. Details to be provided at building permit stage.
D4D8	Hearing Augmentation Capable of Compliance (a) hearing augmentation to be provided if inbuilt amplification system is installed.
D4D9	Tactile Indicators Capable of Compliance (a) TGSIs to be provided per AS1428.4.1 at stairway and ramp locations, and any point where a stairway presents a low head height
D4D10	Wheelchair Seating Spaces in Class 9b assembly buildings (a) N/A stadium style seating areas not proposed
D4D11	Swimming Pools (a) Swimming pool not proposed
D4D12	Ramps Complies (a) Vertical rise of ramps does not exceed 3.6m and consecutive step ramps not proposed.
D4D13	Glazing on an Accessway Capable of Compliance (a) Glazing indicators to be proposed per AS1428.1 requirements. Details to be provided at building permit stage.

Part E3– Lift Installations

E3D7	Passenger Lift Types and Their Limitations Capable of compliance (a) Mezzanine passenger lift specifications to be confirmed. Lift design to comply with lift types outlined within NCC Part E3D7. Details to be provided at building permit stage.
E3D8	Accessible Features Required for Passenger Lifts Capable of compliance (a) Mezzanine passenger lift specifications to be confirmed. Lift design to include accessibility features outlined within NCC Part E3D8. Details to be provided at building permit stage.

Part F4– Sanitary & Other facilities

F4D4	Facilities in Class 3 to 9 Buildings Complies (a) Regarding point (1), separate ambulant sanitary facilities are to be provided.
F4D5	Accessible Sanitary Facilities Complies (a) Accessible Unisex Sanitary Compartment, Male Ambulant Sanitary Facility & Female Ambulant Sanitary Facility to be provided on each floor where there are banks of toilets per AS1428.1 requirements
F4D6	Accessible Unisex Sanitary Compartments Facilities Complies (a) Accessible Unisex Sanitary Compartment, Male Ambulant Sanitary Facility & Female Ambulant Sanitary Facility to be provided on each floor where there are banks of toilets (and at 50% of banks on those levels).
F4D7	Accessible Unisex Shower Facilities Capable of Compliance (a) If showers are provided, 1 of 10 showers to be accessible

**The content of this report relates only to the NCC &/or Access Code compliance matters outlined within Appendix A of this assessment. The assessment is based solely on the design documentation listed. No liability is accepted on the accuracy of the information provided.*

***This report outlines Deemed-to-Satisfy compliance objectives and does not constitute a Performance Solution report. It is expected that works shall ultimately comply with the Access Code to the satisfaction of the project certifier.*

**** The Disability Discrimination Act 1992 (Cth) (DDA) states it is unlawful to discriminate on the basis of disability, protecting persons with disability and their associates. Acting outside of this legislation may expose relevant parties to a complaint under the DDA.*

*****Any change in the information relied upon for the purpose of this assessment will require further assessment and consideration to confirm compliance with the intent of relevant design objectives. This correspondence should not be construed to infer assessment or reporting on the following matters:*

- *Compliance with requirements or standards other than those explicitly nominated in this correspondence.*
- *Any parts of the NCC not directly referenced in this report*
- *Disability Discrimination Act 1992 (DDA) - (DDA focuses on results and does not offer prescriptive compliance options)*
- *Work Health and Safety Considerations*
- *Work Cover Authority requirements*
- *NCC Parts & Standards not directly referenced in this report*
- *Work Health and Safety Considerations*
- *Local Planning Policies and/or guidelines*
- *Does not provide concessions, alternative solutions or exemptions from the requirements of the NCC*
- *Does not relieve any other party of their obligations*