



ACCESS REPORT

Indoor Bouldering
Development Application Phase
Alterations and additions – change of use
144 Old Pittwater Road, Brookvale

Date
April 2025

Prepared for
Skywood Climbing

Reference No.
25058

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Revision	Date	Status
25058 – R1.0	02/04/25	Draft

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of *Skywood Climbing* for the purpose of completing an assessment of the Development Application phase architectural drawings associated with the premises at 144 Old Pittwater Road, Brookvale.

The works consist of the alterations and additions to the existing tenancy space for the change of use to an indoor bouldering centre.

1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following –

- The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
 - All of Part D4.
 - Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8.
- AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.
- Disability (Access to Premises — Buildings) Standards 2010.
- Disability (Access to Premises — Buildings) Amendment Standards 2020.

1.3 Documentation Relied Upon

Architectural plans prepared by *AG Design Projects Pty Ltd*, job no. 0371, as follows;

DRAWING SCHEDULE			
SHEET NO.	TITLE	SCALE	REV
000	COVER SHEET	NTS	B
101	EXISTING SITE PLAN	1:200	A
201	EXISTING GROUND FLOOR PLAN	1:100	A
202	PROPOSED GROUND FLOOR PLAN	1:100	A
301	EXISTING ELEVATION & SECTION	1:100	A
401	EXISTING ELEVATION & SECTION	1:100	A

1.4 Exclusions

The content of this report relates only to the matters directly nominated in this report and does not assess / include the following –

- Any parts of the BCA or standards not directly referenced by this report.
- Any federal, state, and local: policies / guidelines / legislations (except where directly referenced by this report).
- Disability Discrimination Act 1992 (DDA focuses on results. Does not offer prescriptive compliance options).
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Gradients and crossfalls for ramps, landings and walkways unless provided on referenced drawings.
- Review of any fixtures &/or fittings unless detail provided.
- Work Health & Safety considerations.
- Services & equipment operating capacity &/or design.

1.5 Building Classification Assessment

Listed below is our assessment of the relevant BCA classification(s) in relation to the subject building.

BCA Building Classification(s)*:	Class 9b	Indoor Bouldering Centre (TBC by BCA consultant)
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Note (*) - BCA Consultant / Registered Building Surveyor to provide the building classifications determinations.

1.6 Relevant Legislation

Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) prohibits discrimination against people with disabilities in employment, education, access to premises, provisions of goods, services & facilities, accommodation, buying land, sport clubs and incorporated associations.

The 'access to premises' component of the DDA is captured by Section 23 of the DDA which states as follows (paraphrased):

"It is unlawful for a person to discriminate against another person on the ground of the other persons disability in relation to the provision of means of access to such premises."

The DDA per se is philosophical in approach and provides no measurable standards by which an existing built structure can be considered against to determine whether unlawful discrimination is occurring or is likely to occur.

The Act is enforced primarily through a complaint's mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission.

Compliance with the DDA is a decision for the building owner / occupier to enhance access on matters which are not covered by the applicable prescriptive requirements.

Disability (Access to Premises — Buildings) Standards 2010

On the 1st of May 2011, the DDA adopted the Disability (Access to Premises – Buildings) Amendment Standards 2010 (DAPS) which partially codified the 'access to premises' principles of the DDA by setting mandatory prescriptive requirements for the provision of access to new, and in some cases, existing buildings.

DAPS is limited to those aspects of the built environment which are governed by the BCA.

Access matters not addressed in the Premises Standards / BCA continue to be subject to possible discrimination complaints under the DDA if a person with disability experiences an access barrier.

The key parts under DAPS are as follows:

Affected Part

When new works to an existing building is proposed, the Premises Standards require that, in some situations, upgrading what is called the 'affected part' of a building. Refer to Section 2.0 for further commentary on the application of the 'Affected Part'.

Schedule 1 Access Code for Buildings

Schedule 1 of the Premises Standards contains the prescriptive deemed-to-satisfy provisions / Performance Requirements which new works must comply with.

Building Code of Australia

In NSW, the Environmental Planning and Assessment Act & Regulation contains the legislation applicable to the development of buildings.

The EP&A Act & Reg applies the Building Code of Australia as the technical requirement to be met for all new buildings and new building work to or within an existing building.

An existing part of a building, that is not subject to new works, is not required to comply with the BCA retrospectively unless specifically required by a State Environmental Planning Policy, DAPS or a condition of development consent.

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2.0 PREMISES STANDARDS COMMENTARY

2.1 General

The following commentary summarises the compliance status of the architectural design in relation to the Premises Standards.

For the proposed alterations / new work to the existing building, we highlight that the BCA applies only to the extent of new building work. No need occurs within the BCA for upgrade to the existing portions of the building.

However, an existing building upgrade provision at Part 2.1(5) of the *Premises Standards*, known as the 'affected part' can trigger the need for upgrade of the existing building and a compliant *continuous accessible path of travel* from the building principal pedestrian entrance to new work. Such is applicable only when building works trigger the need for a building approval.

Where the Premises Standards 'affected part' is triggered, the need would exist to upgrade existing building parts as necessary to achieve a *continuous accessible path of travel* from the principal pedestrian entrance to new work; irrespective of the initial project intention to upgrade the subject existing building part(s).

Outcome

In this instance, we confirm that the a single building occupant is undertaking the proposed building works and subsequently there is a 'mandatory' necessity to upgrade the 'affected part'. To this extent, any recommendations within this report reflect this understanding.

Commentary within Section 3.0 of this report will reflect the above requirements.

2.2 Premises Standards - Summary

For this project, on the basis that a single building occupant is undertaking the proposed works, the trigger for the need of an 'affected part' upgrade is applicable. In this regard, upgrade to the building entrance (PPE) is required.

Compliance is achieved by way of compliance with commentary detailed at Part 3.0 of this report.

3.0 TECHNICAL ASSESSMENT & COMMENTARY

3.1 General

This section incorporates the access related provisions contained in the BCA (Part D4, Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8) and as also contained in the Premises Standards (Schedule 1). A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

Alongside each clause heading; compliance shall be indicated by using one (or more) of the following compliance categories –

Complies	Indicates that design compliance has been achieved with the Deemed-to-Satisfy provisions.
Performance Solution	Indicates that compliance is achieved with the Performance Requirements (by way of performance solution).
Capable of compliance	Specific details not provided; however, compliance is readily achievable.
Does not comply	Indicates that design compliance has not been achieved with the Deemed-to-Satisfy provisions.
Design Detail	Compliance commentary is provided. Such should not be considered deficiencies but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.
Not applicable	The Deemed-to-Satisfy provision is neither applicable nor relevant.
For Info	For information purposes only.

3.2 Part D4: Access For People With Disabilities

Clause D4D2: General building access requirements

Buildings and parts of buildings must be accessible (unless exempt by Clause D4D5) as summarised below:

Class 9b – Bouldering Centre

Access required to and within all areas normally used by the occupant

Compliance Status	
Capable of compliance	<p>Access required to and within the areas normally used by the occupants, as includes any proposed new works and any 'affected part' upgrade consideration.</p> <p>Refer to the marked-up plans in Appendix A with various comments regarding accessibility issues under this Clause, noting the only consideration for upgrade is the principal pedestrian entrance (being the front door).</p> <p>Compliance readily achievable subject to design detailing and / or performance solution reporting.</p>

Clause D4D3: Access to building

An accessway must be provided to a building required to be accessible:

- a. From the main points of 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.

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 floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Compliance Status	
Not applicable	Existing building features not subject to new works or upgrade considerations.

Clause D4D4: Parts of building to be accessible

In a building required to be accessible:

- a. every ramp & walkway (*except if fire-isolated*) must comply with Clause 10 of AS 1428.1-2009;
- b. every stairway (*except if fire-isolated*) must comply with Clause 11 of AS 1428.1-2009;
- c. all fire-isolated stairways are required to comply with Clause 11.1 (f) and (g) of AS 1428.1-2009;
- d. passing spaces must be provided as per Clause 6.4 of AS 1428.1-2009 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available;
- e. turning spaces must be provided as per Clause 6.5 of AS 1428.1-2009 as follows:
 - o Within 2m of the end of accessways; and
 - o At maximum 20m intervals along the accessway.
- f. carpet installed in an accessway must comply with clause D4D4(g) and (h).

Compliance Status	
Capable of Compliance	<p><u>Small building concession</u> Not applicable.</p> <p><u>Turning spaces</u> Not applicable to affected area.</p> <p><u>Passing spaces</u> Not applicable to affected area.</p> <p><u>Stairs and ramps</u> Existing stairs are building features not subject to new works or upgrade considerations. There may be additional triggers or requirements for stair upgrades from a BCA or Consent Authority perspective. Should this be the case and additional access-related considerations are identified, any short-comings should be identified for consideration of performance solution reporting.</p>

Clause D4D5: Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used or would pose a health or safety risk for people with a disability; such area is not required to be accessible.

Compliance Status	
For Info	<p>Informational.</p> <p>Concessions may be considered appropriate to areas that are identified by the occupant as being not suitable for access due to occupant health and safety or use.</p>

Clause D4D6: Accessible carparking

Accessible carparking spaces complying with AS 2890.6-2009 must be provided in a Class 7a building required to be accessible and/or a carparking area on the same allotment as a building required to be accessible.

Compliance Status	
Not Applicable	Not applicable.

Clause D4D7: Signage

In a building required to be accessible:

- a. Braille and tactile signage complying with BCA Specification 15 must:
 - incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1-2009 and identify each:
 - Sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b or a SOU in a Class 3 or 9c building.
 - space with a hearing augmentation system.
 - identify each door required by BCA Clause E4D5 to be provided with an exit sign and state the word "Exit" followed by the "Level".
- b. signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location to obtain receivers (if being provided).
- c. signage in accordance with AS 1428.1-2009 must be provided for accessible unisex sanitary facilities to identify left or right handed use.
- d. signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1-2009 must be located on the door of the facility.
- e. directional signage where a pedestrian entrance is not accessible (incorporating international symbol of access).
- f. directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.
- g. In a building subject to Clause F4D12, directional signage complying with Specification 15 shall be provided at each bank of sanitary facilities and accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.

Compliance Status	
Capable of Compliance	Signage details to be a consideration for Construction Certificate documentation phase.

Clause D4D8: Hearing augmentation

A hearing augmentation system must be provided where an inbuilt amplification system (other than one used only for emergency warning) is installed:

- a. In a room in a Class 9b building; or
- b. Meeting room, conference room, auditorium, or room for judicatory purposes; or
- c. At any ticket office, teller booth, reception area or the like, where the public is screened from the service provider.

If hearing augmentation system is an induction loop, it must cover no less than 80% of the floor area of the room or space served by the inbuilt amplification system.

If hearing augmentation system is a system requiring the use of receivers, 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 be per Clause D2D18.

Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

Compliance Status	
For Info	Not applicable.

Clause D4D9: Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSIs) complying with Sections 1 & 2 of AS/NZS 1428.4.1-2009 shall be required to warn people who are blind or have a vision impairment that they are approaching:

- A stairway (other than fire-isolated),
- An escalator,
- A passenger conveyor or moving walkway,
- A ramp (other than fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp),
- In the absence of a suitable barrier, any overhead obstruction less than 2m above floor level,
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building (excluding pedestrian entrance serving an area exempt by Clause D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D4D5).

Compliance Status	
Not Applicable	Not applicable.

Clause D4D10: Wheelchair seating spaces in Class 9b buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with Clause 18 of AS 1428.1-2009 must be provided in accordance with the number and grouping of wheelchair seating spaces per Table D4D10.

Compliance Status	
Not Applicable	Not applicable.

Clause D4D11: Swimming pools

Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by Clause D4D2 to be accessible.

Compliance Status	
Not Applicable	Not applicable.

Clause D4D12: Ramps

On an accessway:

- a. a series of connected ramps must not have a combined vertical rise of more than 3.6m; and
- b. a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance Status	
Not Applicable	Not applicable.

Clause D3.12: Glazing on accessway

On an accessway, 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 1428.1-2009.

Compliance Status

Capable of compliance

New glazing and glazing that forms part of an 'affected part' accessway is to be provided with suitable contrasting decals.
Compliance readily achievable subject to design detailing.

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3.3 Part E3: Lift Installations

Clause E3D7: Passenger lift types and their limitations

In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:

- a. There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.
- b. Stairway platform lifts.
- c. A low-rise platform lift must not travel more than 1000mm.
- d. A low-rise, low-speed constant pressure lift.
- e. A small-sized, low-speed automatic lift must not travel more than 12 m.

Compliance Status	
Not applicable	Existing building feature not subject to new works or upgrade considerations.

Clause E3D8: Accessible features required for passenger lifts

In an accessible building, every passenger lift must have the following features, where applicable:

- a. A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except:
 - A stairway platform lift; and
 - A low-rise platform lift.
- 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. Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.
- d. Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.
- e. Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.
- f. Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.
- g. Lift landing doors at the upper landing for all lifts except a stairway platform lift.
- h. Lift car and landing control buttons complying with AS 1735.12 for all lifts except:
 - A stairway platform lift; and
 - A low-rise platform lift.
- i. Lighting in accordance with AS 1735.12 for all enclosed lift cars.
- j. 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.
- k. 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.
- l. Lift call buttons on landings must not be located less than 500mm from an internal corner.

Compliance Status	
Not applicable	Existing building feature not subject to new works or upgrade considerations.

3.4 Part F4: Sanitary & Other Facilities

Clause F4D5: Accessible sanitary facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Clause F4D6.
- Accessible unisex showers must be provided in accordance with Clause F4D7.
- 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 one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary products.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Clauses F4D6 and F4D7 must comply with the requirements of AS 1428.1.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex only.
- 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.
- an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.

Compliance Status

Not applicable

Male and female ambulant sanitary compartments

Existing building constraints not subject to works.

Unisex accessible w/c

Existing building constraints not subject to works.

Refer to **Appendix A** for plan mark-up commentary.

There may be additional triggers or requirements for sanitary facility upgrades from a BCA or Consent Authority perspective. Should this be the case and additional access-related considerations are identified, any short-comings should be identified for consideration of performance solution reporting at CC stage.

Clause F4D6: Accessible unisex sanitary compartments

Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:

Class 5, 6, 7, 8 or 9 buildings (where BCA Clause F4D4 requires close pans)

- Provide 1x accessible unisex sanitary compartment on every storey containing sanitary compartments; and
- where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

Compliance Status

Not applicable

Existing building features not subject to proposed works or upgrade requirements.

Clause F4D7: Accessible unisex showers

Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:

Class 5, 6, 7, 8 or 9 buildings (where BCA Clause F4D4 requires 1 or more showers)

- Provide 1x accessible shower for every 10 showers or part thereof.

Compliance Status

Not applicable	Refer to commentary in Clause F4D6 above.
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Clause F4D12: Accessible adult change facilities

One Accessible Adult Change Facility (AACF) is required in an accessible part of a:

- Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor are and containing a minimum of 2 SOUs;
- Class 9b sports venue (or the like) that has a design occupancy of not less than 35,000 spectators.
- A swimming pool that has a perimeter of not less than 70m required by BCA Clause D4D2 to be accessible.
- Museum, art gallery, or the like having a design occupancy of not less than 1,500 patrons.
- Theatre or the like having a design occupancy of not less than 1,500 patrons.
- Passenger use area of an airport terminal building within an airport that accepts domestic &/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.

The AACF must be constructed in accordance with BCA Specification 27 and cannot combine with another sanitary compartment.

Compliance Status

Not applicable	Not applicable.
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4.0 CONCLUSION

This report identifies the compliance status of the architectural design with the following –

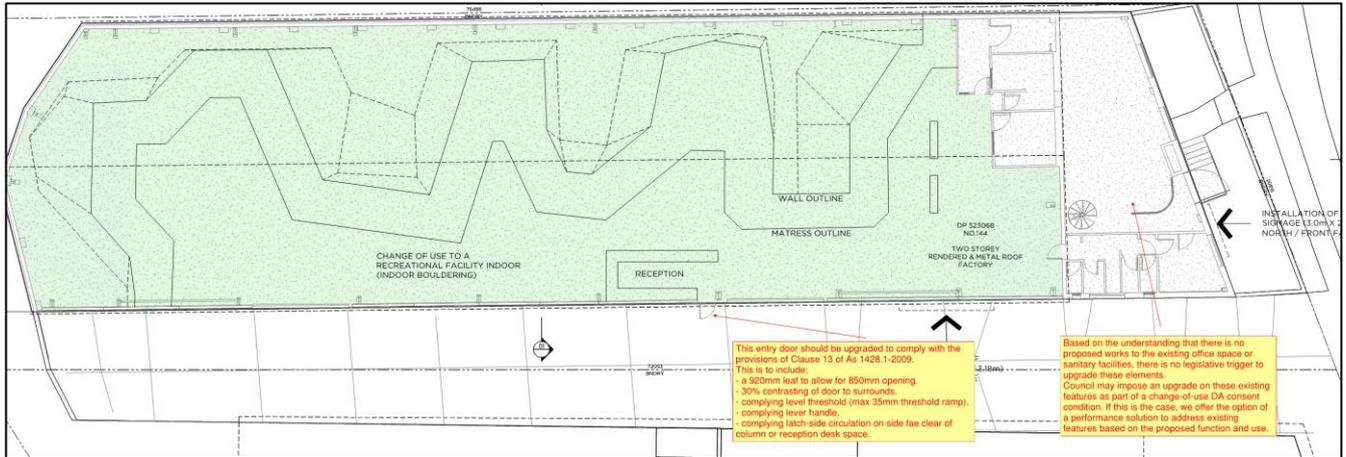
- a. The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
 - o All of Part D4.
 - o Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8.
- b. Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).
- c. Disability (Access to Premises – Buildings) Amendment Standards 2020.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance in combination with the DTS provisions and Performance Requirements (by way of Performance Solutions) with the above codes.

The finer design details to be reviewed at CC stage &/or during construction.

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Appendix A



This entry door should be upgraded to comply with the provisions of Clause 13 of As 1428.1-2009. This is to include:

- a 520mm leaf to allow for 850mm opening
- 30% contrasting of door to surrounds
- complying level threshold (max 35mm threshold ramp)
- complying lever handle
- complying latch-side circulation on side face clear of column or reception desk space.

Based on the understanding that there is no proposed works to the existing office space or sanitary facilities, there is no legislative trigger to upgrade these elements. Council may impose an upgrade on these existing features as part of a change-of-use DA consent condition. If this is the case, we offer the option of a performance solution to address existing features based on the proposed function and use.

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