



5 August 2024

Steven Adler
King & Wood Mallesons
Level 61, Governor Phillip Tower, 1 Farrer Place
Sydney NSW 2000
Steven.Adler@au.kwm.com

RE: Newport Surf Life Saving Club
109261-Access-r5.1

Dear Steven,

Reference is made to our engagement to undertake an assessment of the BCA Logic Access Assessment Report; 109261-Access-r4 dated 22nd September 2020. Since preparing the report, BCA Logic has been acquired by Jensen Hughes and is now trading as Jensen Hughes.

Jensen Hughes has been engaged to undertake a further assessment of the proposed amended drawings for the development application for alterations and additions to the Newport Surf Life Saving Club building and coastal protection works in the form of a partly buried structure along the length of the building. A list of the amended drawings we have reviewed are included within Appendix A.

We note that the BCA Logic Access Assessment Report was prepared based upon the Building Code of Australia 2019 and its adopted standards. Given the passing of time, the current applicable Building Code of Australia (BCA) is the 2022 Edition and its applicable standards. However, I note that AS1428.1-2009 is the applicable standard during both BCA2019 & BCA2022 editions which means that the basis of our assessment remains the same. Furthermore, the basis of the assessment within the Access Assessment Report under the BCA2019 remains current having regard to the BCA2022 as while there are new referenced standards and applicable DTS Clauses, the standards relevant to the proposed development remain the same.

We have reviewed the new drawings and confirmed that the overall building is capable of complying with BCA2022 and AS1428.1-2009. Notwithstanding this, I recommend that:

- + Slight adjustments should be made to the following doors to increase or decrease the size of the doorway to achieve the required doorway circulation clearance;
 - Ground Floor Entrance Doorway
 - Ground Floor Doorway to the Promenade
 - Level 1 single swinging door to the Committee Room
 - Level 1 single swinging door to the Practical Training & Assessment Room

Liability limited by a scheme approved under Professional Standards Legislation.
Jensen Hughes Pty Limited, Trading as BCA Logic
Suite 302, Level 3/151 Castlereagh St
Sydney NSW 2000, Australia

ABN 29 077 183 192
O: +61 02 9411 5360

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- Level 1 single swinging door to the Multi-Purpose Training Room; and
- + Tactile Indicators should be provided to stairways.

These items are minor in nature, and as is usual in these cases, we expect that these recommendations can be readily incorporated into the construction details. We do not expect such recommendations to have any implications on the design for a DA or S4.55 application.

Additionally, we have assessed the coastal protection works for BCA and Access compliance. However, we strict compliance with the BCA is not necessary as we determined the coastal protection works as external domain and therefore, not part of the building. While the BCA is not applicable to the coastal protection works, we nevertheless recommend that accessible features such as handrails and tactile indicators be incorporated to the stairways. We also expect that this recommendation can be resolved with further detailed design and minor amendments at CC Stage as part of the construction details.

In addition to the above recommendations, the recommendations as assessed and made in the Access Assessment Report remains applicable to the development and will need to be considered during the detailed design.

The architectural design documentation as referred to in Appendix A has been assessed against the applicable provisions of the BCA2022 & AS1428.1-2009 and it is considered that such documentation complies or is capable of complying with that Code, pending the items raised above being addressed and the existing Access Assessment Report within the detailed design.

If you require any further information or explanation of the above, please do not hesitate to contact the undersigned.

Sincerely,

Jensen Hughes

DocuSigned by:
Joshua Yeap
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Joshua Yeap
Building Regulations Consultant

Appendix A - Design Documentation

This report has been based on the following design documentation.

Table 1: Architectural Plans

| Architectural Plans Prepared by Adriano Pupilli Architects | | | |
|--|----------|------------|---------------------------|
| Drawing Number | Revision | Date | Title |
| 010 | D | 31.07.2024 | Proposed Ground Floor |
| 011 | D | 31.07.2024 | Proposed First Floor Plan |
| 012 | D | 31.07.2024 | Proposed Roof Plan |
| 013 | D | 31.07.2024 | Proposed Sections |
| 014 | D | 31.07.2024 | Proposed Elevations |

| Coastal Protection Works Plans prepared by Royal Haskoning DHV | | | |
|--|----------|------|---------------------|
| Drawing Number | Revision | Date | Title |
| PA2407-RHD-00-105-DR-MA-0011 | P01 | NA | General Arrangement |