
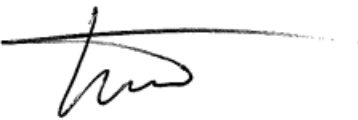





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**Project:** Newport Surf Life Saving Club  
**Report:** Access Assessment Report  
**Reference No:** 109261-Access-r4  
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## Document Control

Revision	Date	Description	
109261-Access-r2	30/07/20	Access Assessment Report (DA Stage)	
109261-Access-r3	03/09/2020	Updated Drawings	
109261-Access-r4	22/09/2020	Updated Drawings and Report	
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## EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed new development at Newport Surf Life Saving Club , against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

Item	Description	BCA Provision
<b>Compliance Matters to be Addressed</b>		
1.	Door Leaf dimensions to be applied to all double doors on this project.	Part D3.1 & Clause 13 of AS 1428.1 – 2009

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

## 1 BASIS OF ASSESSMENT

### 1.1. Location

The building development, the subject of this report, is located at 394 Barrenjoey Rd, Newport. The building is also known as the Newport Surf Life Saving Club and includes two (2) floors, featuring a terrace on the first floor.

Direct vehicular access is provided to the building from Barrenjoey Road. Pedestrian entry is from Barrenjoey Rd and from the beach front.

There are Ground Floor public Male, Female & Disabled amenities located to the south of the project and external access is given. Additionally, there are internal Male, Female & Disabled amenities located centrally on the Ground Floor. Furthermore, there is a boat shed storage area to the north of the project with access given via shutter doors.

Level 1 is accessible through a Ground Floor lift located in the corridor. On Level 1 there are Male, Female & Disabled amenities located down the corridor. The Hall, Lounge, Terrace, Multi-Purpose Training Room & the Training & Assessment Room are all located on Level 1.



**Figure 1 – Site Location (Photo Courtesy of NearMaps)**

### 1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Disability Discrimination Act 1992 (DDA);
- > Disability Access to Premises Standards 2010 (Premises Standards);
- > Building Code of Australia 2019 (BCA2019) – Part D3 and Clauses E3.6 and F2.4;
- > Pittwater Council's Development Control Plan 2019 (DCP);
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009

### 1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- > The structural adequacy or design of the building;
- > The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Conditions of Development Consent issued by the Local Consent Authority; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

### 1.4. Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive, or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement, and the presence in the body of disease-causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

### 1.5. Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the

Standards. All other elements related to premises will still be subject to the existing provisions of the DDA. The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade; however, they introduce the concept of the "Affected Part". This means that new works need to be connected to the building's Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

As a substantial development it will be necessary to apply an affected part path of travel upgrade to all parts of the building and on this basis compliance with the provisions of BCA Part D3 and AS1428.1-2009 will ensure compliance with the Premises Standard.

## 1.6. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

## 1.7. Definitions

### Accessible

Having features to enable use by people with a disability.

### Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

### Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

### Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

### Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

### Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information



## 2 KEY COMPLIANCE CONSIDERATION

### 2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

The abbreviations outlined below have been used in the following tables.

<b>N/A</b>	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
<b>Complies</b>	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
<b>CRA – Refer Annexure C</b>	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report.
<b>FI</b>	Further Information is necessary to determine the compliance potential of the building design.
<b>PS</b>	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
<b>DNC</b>	Does Not Comply.
<b>Noted</b>	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

### 2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
Class 9b	Ground Level – First Floor	Surf Lifesaving club facilities including a retail tenancy
7b	Part Ground	Gear storage compound

Note: The Class 6 retail is not more than 10% of the floor area of the storey and therefore will not require a separate classification.

### 2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and

bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

#### 2.4. Council's Development Control Plan Requirements (DCP)

Pittwater DCP 2019 provides Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Part C5.5 of that Plan.

The Controls for Accessibility under Clause C of Part 5.5 of Pittwater DCP 2019 are as follows:

Table 2. Controls for Accessibility

Item No	Control	Comment	Compliance
1	Continuous accessible path of travel to all areas that the public or a section of the public is entitled or allowed to enter or use; and	A continuous accessible path of travel is provided throughout the development as required. No assessment has been made of external walkways leading to/from the surf club building as this is outside the scope of assessment.	Complies
2	Walkways, ramps and landings at a reasonable gradient and width, with handrails and kerbs provided on all ramps, and slip-resistant materials on all floor surfaces; and	There are no ramps proposed as part of the development. All works are substantially internal.	N/A
3	Accessible toilet facilities, tactile ground surface indicators, effective signage and illumination, and adequate circulation space through passageways and doorways; and	The proposed development has accessible toilet facilities, tactile indicators, passenger lifts and AS1428 compliant circulation space throughout, except to locations highlighted in this report which will need to be further assessed with design development.	Compliance Readily Achievable
4	Carparking for people with a disability.	This building does not have any dedicated carparking proposed and therefore this control does not apply.	N/A

## 2.5. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 3. Areas Required to be Accessible

Area / Room	Description
Ground Floor – Club Changerooms	The Ground Floor contains club male and female amenities that include changerooms. As there are no changerooms proposed to the accessible bathroom, this area will need to be accessible. This area is accessible through the Ground Floor entrance way.
Ground Floor – Office and Lifeguard	The Office and Life Guard rooms is located on Ground Floor are required to be accessible. This area is accessible through the Ground Floor entrance way.
Ground Level – First Floor	To and within all areas normally used by the occupants, including seating spaces according BCA2019 D3.9 except non-accessible seating areas within the assembly building.
Ground floor – Gear Storage Compound	The Gear Storage Compound is located on the Ground Floor and is required to be accessible. This area is accessible through external doors located on the Ground Floor.
First floor – Training Room	The Training room is located on Level 1 and is required to be accessible. This area is accessible via the passenger lift located in the Ground Floor entrance way, connecting the Ground Floor to Level 1
First floor – Lounge / Committee Room and Hall	The Lounge / Committee Room and hall is required to be accessible. This area is accessible via the passenger lift located in the Ground Floor entrance way, connecting the Ground Floor to Level 1

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

## 2.6. Design Items Requiring Attention

The following areas have been identified as items that would require additional attention and design changes to ensure compliance is readily achievable:

### Door Leaf to Double Doors

In accordance with the affected path of travel requirements of the Premises Standard, where double doors have been provided, the door leaf needs to be a minimum of 850mm as per AS 1428.1 Clause 13.2. The existing and proposed door leaves are assumed to be 850mm and will need to be reviewed during a detailed design review to assess if they need to be widened.

These are located to the entrance and exit on the Ground Floor and the entrance to the Lobby / Committee Room on Level 1.

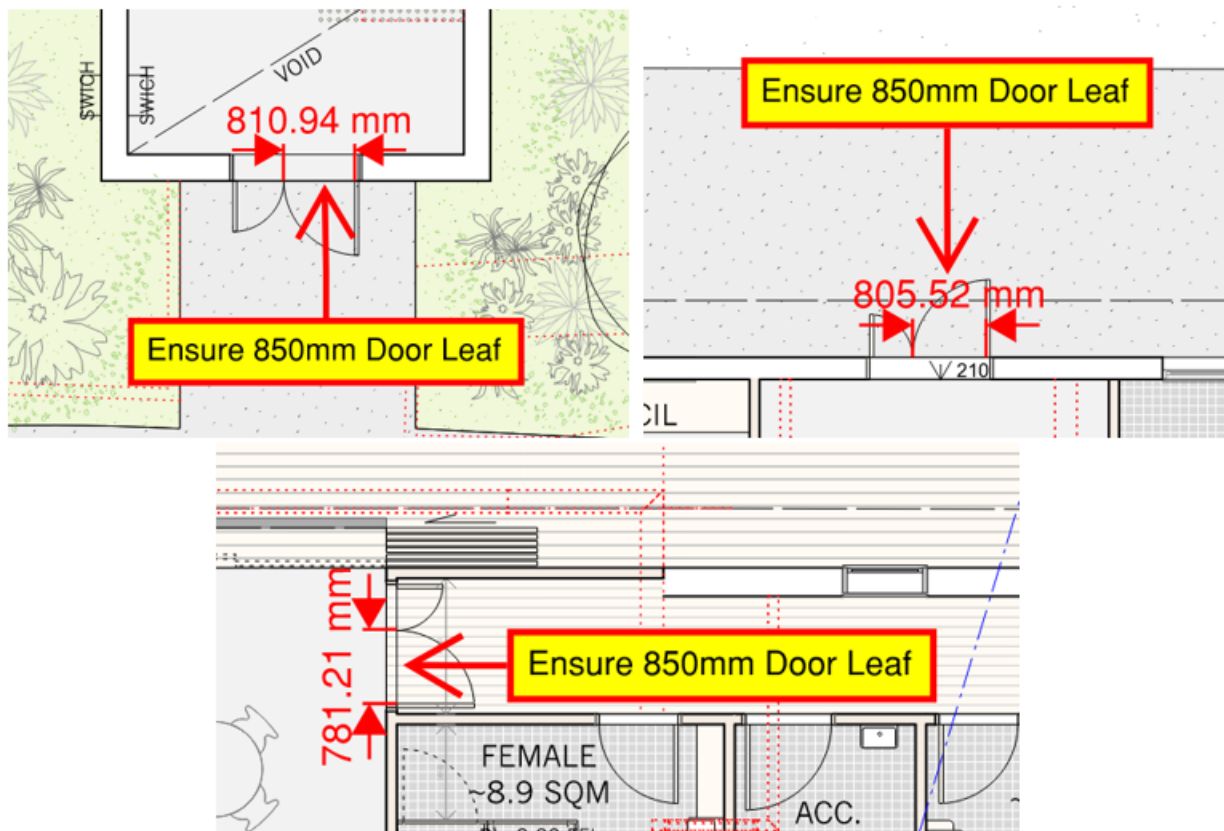


Figure 2 – Double Door Leaf

## **ANNEXURE A DESIGN DOCUMENTATION**

## Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 4. Architectural Plans

Architectural Plans Prepared by Adriano Pupilli Architects			
Drawing Number	Revision	Date	Title
000	A	02/08/2020	Cover
001	A	02/09/2020	Survey
002	A	02/09/2020	Site Analysis
003	A	02/09/2020	Site Plan
004	A	02/09/2020	Demolition Plan
005	A	02/09/2020	Existing Ground Floor Plan
006	A	02/09/2020	Existing First Floor Plan
007	A	02/09/2020	Existing Roof Plan
008	A	02/09/2020	Existing Section Plan
009	A	02/09/2020	Existing Elevations Plan
010	A	02/09/2020	Proposed Ground Floor Plan
011	A	02/09/2020	Proposed First Floor Plan
012	A	02/09/2020	Proposed Roof Plan
013	A	02/09/2020	Proposed Section Plan
014	A	02/09/2020	Proposed Elevation Plan
015	A	02/09/2020	Schedule of Colours and Materials
018	A	02/09/2020	Proposed Landscape Plan

## **ANNEXURE B PREMISES STANDARDS & BCA ASSESSMENT**

## Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 5. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
<b>Section D: Access and Egress</b>			
<b>Part D2 – Construction of Exits</b>			
D2.15: Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless –</p> <ul style="list-style-type: none"> <li>(a) in a building required to be accessible by Part D3, the doorway – <ul style="list-style-type: none"> <li>(i) opens to a road or open space; and</li> <li>(ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or</li> </ul> </li> <li>(b) in other cases – <ul style="list-style-type: none"> <li>(i) the doorway opens to a road or open space, external stair landing or external balcony; and</li> <li>(ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway open.</li> </ul> </li> </ul>	<p>Full details of door thresholds has not been supplied at this stage however, it would appear from the drawings that level thresholds are provided in all locations. Further assessment will be needed with design development.</p>	CRA – Refer to Annexure C
D2.17: Handrails	<ul style="list-style-type: none"> <li>(a) Except for handrails referred to in D2.18, handrails must be – <ul style="list-style-type: none"> <li>(i) located along at least one side of the ramp or flight; and</li> <li>(ii) located along each side if the total width of the stairway or ramp is 2 m or more; and</li> <li>(iii) measured above the nosings of stair treads and the floor surface of the ramp, landing or the like; and</li> </ul> </li> </ul>	<p>Handrails are proposed to both stairs serving first floor level. The handrails extend along both stairs and appear to be able to comply with BCA Clause D3.3 and AS1428.1-2009. To be further assessed with design development.</p>	CRA – Refer to Annexure C



Section D: Access and Egress			
	<ul style="list-style-type: none"> <li>(iv) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and</li> <li>(v) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and</li> <li>(vi) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (a)(iii)(B).</li> </ul> <p>(b) Handrails required to assist people with a disability must be provided in accordance with D3.3</p>		
<p>D2.21: Operation of latch</p>	<p>(a) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by –</p> <ul style="list-style-type: none"> <li>(i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 –                             <ul style="list-style-type: none"> <li>(A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and</li> <li>(B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or</li> </ul> </li> <li>(ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor; ad</li> </ul>	<p>No details of door hardware provided at this stage. For rooms accommodating more than 100 persons (i.e. first floor level) it will be necessary for panic bars to be installed to main egress path locations. This will be necessary for the main entrance door and the door at the base of the other internal stair.</p>	<p>CRA – Refer to Annexure C</p>

Section D: Access and Egress			
	<ul style="list-style-type: none"> <li>(iii) where the latch operation device referred to in (ii) is not located on the door leaf itself –                             <ul style="list-style-type: none"> <li>(A) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located –                                     <ul style="list-style-type: none"> <li>(aa) not less than 500 mm from an internal corner; and</li> <li>(bb) for a hinged door, between 1 m and 2 m from the door leaf</li> <li>(cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.</li> </ul> </li> <li>(B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.</li> </ul> </li> <li>(b) The requirements of (a) do not apply to a door that –                             <ul style="list-style-type: none"> <li>(i) serves a vault, strong-room, sanitary compartment, or the like; or</li> <li>(ii) serves only, or is within –                                     <ul style="list-style-type: none"> <li>(A) a space which is otherwise inaccessible to persons at all times when the door is locked; or</li> </ul> </li> <li>(iii) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with Specification E1.5 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed</li> </ul> </li> </ul>		

Section D: Access and Egress			
	<p>throughout the building, and is readily openable when unlocked; or</p> <p>(c) The requirements of (a) do not apply in a class 9b building (other than a school, an early childhood centre or a building used for religious purposes) to a door in a required exit, forming part of a required exit or in the path of travel to a required exit serving a storey or room accommodating more than 100 persons, determined in accordance with D1.13, in which case it must be readily openable –</p> <p>(i) without a key from the side that faces a person seeking egress; and</p> <p>(ii) by a single hand pushing action on a single device such as a panic bar located between 900 mm and 1.2 m from the floor; and</p> <p>(iii) where a two-leaf door is fitted, the provisions of (i) and (ii) need only apply to one door leaf if the appropriate requirements of D1.6 are satisfied by the opening of that one leaf.</p>		
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational		Noted
D3.1: General Building Access Requirements	<p>An accessway complying with AS1428.1 is required to the following:</p> <p><b>Class 9b –</b></p> <p>To and within all areas normally used by the occupants.</p>	<p>Access throughout the building is achieved by complying door circulation spaces and passenger lift. However, there are specific locations whereby doorway circulation space does not comply with AS1428.1-2009 and this includes:-</p> <p>a. First floor – Corridor door to the clubroom does not have an 850mm width door and 530mm latchside clearance. This is an existing non-compliant door that will be updated to meet the requirements of D3.1 during a detailed design review.</p>	CRA

Section D: Access and Egress			
D3.2: Access to Buildings	<ul style="list-style-type: none"> <li>(a) An accessway must be provided to a building required to accessible –                             <ul style="list-style-type: none"> <li>(i) from the main points of a pedestrian entry at the allotment boundary; and</li> <li>(ii) from another accessible building connected by a pedestrian link; and</li> <li>(iii) from any required accessible carparking space on the allotment.</li> </ul> </li> <li>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –                             <ul style="list-style-type: none"> <li>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>(ii) in a building with a total floor area more than 500 m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,                                     <p style="margin-left: 40px;">except for pedestrian entrances serving only areas exempted by D3.4.</p> </li> </ul> </li> <li>(c) Where a pedestrian entrance required to be accessible has multiple doorways—                             <ul style="list-style-type: none"> <li>(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</li> <li>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</li> </ul> </li> <li>(d) For the purposes of (c)—                             <ul style="list-style-type: none"> <li>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</li> </ul> </li> </ul>	<p>Access to the building is via the existing heritage doorway openings which is assumed to be 850mm clear width. The width of this door will need to be reviewed during detailed design review, and any non-compliant door will be updated to 850mm clear width.</p> <p>In accordance with the Premises Standard the “affected part” path of travel upgrade requires the front entry door to be not less than 850mm clear door. If not already compliant, this will create a heritage issue which will need to be worked through at Construction Certificate stage with the certifier, Council and BCA Logic as Access Consultant.</p> <p>Furthermore, entrance to the Lounge / Committee Room is accessible through a doorway required to be accessible in accordance with affected path of travel of the Premises Standard. The entry door is assumed to be 850mm clear width.</p>	<p>CRA – Refer to Annexure</p>

Section D: Access and Egress			
	<p>(A) all doorways serve the same part or parts of the building; and</p> <p>(B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and</p> <p>(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).</p> <p>(e) 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.</p>		
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> <li>&gt; Walkways and ramps must comply with clause 10 of AS 1428.1-2009.</li> <li>&gt; Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009.</li> <li>&gt; Fire-isolated stairways must comply with clause 11 (f) &amp; (g) of AS 1428.1-2009.</li> </ul> <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> <li>&gt; Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available.</li> <li>&gt; Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway.</li> <li>&gt; An intersection of accessways satisfies the spatial requirements for a passing and turning space.</li> </ul> <p>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises</p>	<p>The stair design is capable of complying with AS1428.1-2009. The corridors are not more than 20 metres length and it is possible to get compliant turning bays and circulation as per AS1428.1-2009</p>	CRA – Refer to Annexure C

Section D: Access and Egress			
	Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.		
D3.4: Exemptions	Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)	The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:  -Plant Room on Ground Floor -Kitchen & Bar Service Areas on Level 1	Noted
D3.4: Accessible Car Parking	<p>Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP.</p> <p>Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation, and accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6.</p> <p>Note: Adaptable parking spaces will require to comply with AS4299 (or AS2890.6 if described in DCP).</p> <p>Note: Liveable housing parking spaces will require to comply with LHDG only when forming part of the SOU's access.</p>	There is no new carpark as part of the proposed development	N / A
D3.6: Signage	<p>&gt; Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> <li>○ sanitary facility; and</li> <li>○ any space with a hearing augmentation system; and</li> </ul>	No details of braille and tactile signage at this stage. This will need to be firmed up at Construction Certificate stage.	CRA – Refer to Annexure C

Section D: Access and Egress			
	<ul style="list-style-type: none"> <li>○ identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” and either:                             <ul style="list-style-type: none"> <li>(aa) the floor level number; or</li> <li>(bb) a floor level descriptor; or</li> <li>(cc) a combination of (aa) and (bb)</li> </ul> </li> <li>&gt; 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 –                             <ul style="list-style-type: none"> <li>&gt; the type of hearing augmentation; and</li> <li>&gt; the area covered within the room; and</li> <li>&gt; if receivers are being used and where the receivers can be obtained.</li> </ul> </li> <li>&gt; Signage to accessible sanitary facilities must identify if the facility is suitable for left or right-handed use; and</li> <li>&gt; Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility.</li> <li>&gt; 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;</li> </ul> <p>Where a bank of 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 facility.</p>		

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D3.7: Hearing Augmentation	<p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <ul style="list-style-type: none"> <li>(i) in a room in a Class 9b building; or</li> <li>(ii) in an auditorium, conference room, meeting room or room for judicatory purposes;</li> </ul> <p style="text-align: center;">or</p> <ul style="list-style-type: none"> <li>(iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul> <p>(b) If a hearing augmentation system required by (a) is—</p> <ul style="list-style-type: none"> <li>(i) 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</li> <li>(ii) 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"> <li>(A) 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</li> <li>(B) 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</li> <li>(C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1</li> </ul> </li> </ul>	<p>Where an inbuilt amplification system is proposed it will be necessary for a hearing augmentation system to be provided. This will need to be further assessed with design development.</p>	<p>CRA – Refer to Annexure C</p>



Section D: Access and Egress			
	<p>receiver for every 50 persons or part thereof in excess of 1000 persons; and</p> <p>(D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> <p>(c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13.</p> <p>(d) 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,</p> <p>(e) other than a public address system used for emergency warning purposes only.</p>		
D3.8: Tactile Indicators	<p>(a) 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> <p>(i) stairway, other than a fire-isolated stairway; and</p> <p>(ii) an escalator; and</p> <p>(iii) a passenger conveyor or moving walk; and</p> <p>(iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(v) in the absence of a suitable barrier—</p> <p>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in</p>	<p>TGSIs have been located in compliant locations however further information is required to fully assess their compliance against AS 1428.4.1 with regard to floor colour.</p>	<p>CRA – Refer to Annexure C</p>

Section D: Access and Egress			
	<p>D3.4, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>		
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	Wheelchair seating spaces are required in Class 9b assembly buildings (e.g. cinemas, theatres, etc.) spread evenly throughout with an accessway to / from them, compliant with AS1428.1.	There is no fixed seating proposed as part of the development therefore, wheelchair seating spaces not required.	N/A
D3.10: Swimming Pools	At least one accessway to / from the swimming pool to be provided according to this Clause and Table D3.1 and AS1428.1.	There is no proposed swimming pool	N/A
D3.11: Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	There are no ramps proposed as part of this development.	N/A
D3.12: Glazing on an 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.	<p>Further information is required to assess the compliance of this item.</p> <p>No details of decals have been provided at this stage. To be further assessed at Construction Certificate stage</p>	CRA – Refer to Annexure C

Section D: Access and Egress				
Specification D3.6 – Braille and Tactile Signs				
1.	Scope	Informational		Noted
2.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	Further information is required to assess the compliance of this item.	CRA – Refer to Annexure C
3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	Further information is required to assess the compliance of this item.	CRA – Refer to Annexure C
4.	Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	Further information is required to assess the compliance of this item.	CRA – Refer to Annexure C
5.	Lighting	Braille and tactile signs to be appropriately illuminated, in compliance with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	Further information is required to assess the compliance of this item.	CRA – Refer to Annexure C
6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	Further information is required to assess the compliance of this item.	CRA – Refer to Annexure C

Section E: Services and Equipment			
Part E3 – Lift Installations			
E3.0: Deemed-to-Satisfy Provisions	Informational		Noted
E3.6: Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> <li>&gt; Handrail complying with the provisions for a mandatory handrail in AS 1735.12.</li> <li>&gt; Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m)</li> <li>&gt; Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m)</li> <li>&gt; Minimum clear door opening complying with AS 1735.12.</li> <li>&gt; Passenger protection system complying with AS1735.12.</li> <li>&gt; Lift car and landing control buttons complying with AS 1735.12.</li> <li>&gt; Lighting in accordance with AS 1735.12.</li> </ul> <ul style="list-style-type: none"> <li>(a) Automatic audible information within the lift car to identify the level each time the car stops; and</li> <li>(b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</li> <li>(c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz.</li> </ul> <p>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.</p>	<p>The dimensions of the proposed lift shaft should be able to accommodate a lift with internal lift car size of 1100x1400mm.</p> <p>The lift lobby has sufficient circulation space and subject to further design development the compliance of the lift with AS1735.12 to be firmed up.</p>	CRA – Refer to Annexure C

Section E: Services and Equipment			
	<p>Note: Platform lifts can be used up to 4m travel distance.</p> <p>Note: Stairway lifts are not allowed where is possible to install another type of passenger lift (e.g. unjustifiable hardship, heritage buildings)</p>		

Section F: Healthy and Amenity			
Part F2 – Sanitary and Other Facilities			
F2.0: Deemed-to-Satisfy Provisions	Informational		Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> <li>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</li> <li>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</li> <li>(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, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</li> <li>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</li> <li>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b)</li> </ul>	<p>The proposed development has both public toilets and club members toilets.</p> <p><u>Ground Floor</u></p> <p>The design includes the provision of an accessible bathroom at 50% of the banks of toilets as required by this clause.</p> <p>At ground floor level the accessible toilet is also the public toilet and has internal dimensions capable of complying with AS1428.1-2009. Furthermore, it has been provided with an accessible shower and change bench. Doorways into this area are wheelchair accessible and have appropriate circulation space.</p> <p>In accordance with Table F2.4 not less than one (1) accessible shower is needed per ten (10) showers and this has been provided to both the public accessible bathroom and club bathrooms and meets the provision requirements of this clause.</p> <p>Both the club facilities and public amenities have been provided with an accessible shower and change bench.</p> <p><u>First Floor</u></p>	<p style="text-align: center;">CRA – Refer to Annexure C</p>

Section F: Healthy and Amenity			
	<p>must comply with the requirements of AS 1428.1; and</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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; and</li> <li>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</li> <li>(i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</li> </ul>	<p>The first floor facilities primarily serve the first floor level club rooms and function rooms however, overflow facilities are available at ground floor level. The internal dimensions of the accessible bathroom complies with AS1428.1-2009 and there are ambulant disabled bathroom cubicles to the male and female bathrooms as required.</p>	
F2.9: Accessible adult change facilities	<ul style="list-style-type: none"> <li>(a) Accessible adult change facilities required by (b) –                             <ul style="list-style-type: none"> <li>(i) must be constructed in accordance with Specification F2.9; and</li> <li>(ii) cannot be combined with another sanitary compartment,</li> </ul> </li> <li>(b) One unisex accessible adult change facility must be provided in accessible part of a-                             <ul style="list-style-type: none"> <li>(i) 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 area and containing a minimum of 2 sole-occupancy units; and</li> <li>(ii) Class 9b sports venue or the like that –                                     <ul style="list-style-type: none"> <li>(A) has a design occupancy of not less than 35,000 spectators; or</li> </ul> </li> </ul> </li> </ul>	<p>The building is not of the size or nature required by this clause to have an accessible adult change facility.</p>	N/A

Section F: Healthy and Amenity			
	<p>(B) contains a swimming pool that has a perimeter of not less than 70 m and that is required by Table D3.1 to be accessible; and</p> <p>(iii) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(iv) theatre of the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(v) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.</p> <p>(c) For the purposes of (b), design occupancy must be calculated in accordance with D1.13, but excluding any area that –</p> <p>(i) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or</p> <p>(ii) is subject to an exemption under D3.4.</p>		

## **ANNEXURE C COMPLIANCE SPECIFICATION**



## Annexure C – Compliance Specification

### Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

#### General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.
11. Switches and power points will comply with Clause 14 of AS1428.1-2009.
12. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
13. Braille and tactile signage will comply with BCA2019 Clause D3.6.
14. Signage will comply with Clause 8 of AS1428.1-2009.
15. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.
16. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
17. Door handles and the like will be in accordance with Clause 13.5 of AS1428.1-2009.
18. Hearing Augmentation system will comply with BCA 2019 Clause D3.7