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# Access Design Review

To:	Company:
Geoff Bonus	Bonus & Associates

From:	McKenzie Access c/o Angela Chambers
Date:	17-03-23 Design Assessment 02-05-23 Updated
Project:	213119 Freshwater SLSC Redevelopment Works
Subject:	Accessibility Review – DA Documentation

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## 1. Introduction

The following report is a review of the development application documentation and provides a summary of the Access strategy of the proposed works highlighting the key principles of accessibility as well as the technical requirements of a building to ensure the public, staff and visitors, have equitable and dignified use.

The report is prepared in relation to the redevelopment of the existing Freshwater Surf Life Saving Club located at Kooloora Avenue, Freshwater, NSW.

As members of the Association of Consultants in Access Australia (ACAA), we have reviewed the Development Application Design documents (refer appendix A) for compliance with the current building assessment provisions, including (but not limited to) the following:

- The *Disability (Access to Premises - Buildings) Standard 2010 (DAPS/Premises Standards)*; and
- Building Code of Australia 2022 and referenced Australian Standards.

Subject to addressing the actions identified, McKenzie Group Consulting confirm that the project documentation provides accessibility capable of complying with the BCA & Disability (Access to Premises – Buildings) Standards 2010 and the objectives of the DDA.

## 2. Documentation

### 2.1. Documentation Reviewed

The report has been prepared based on a review of the drawing following documentation listed below:

- P2 16.03.23 Issue to Consultants

Refer Appendix A for marked up drawing – Level 1 & 2 Floor Plan.

## 3. Exemptions & Performance Based Solutions

### 3.1. Exemptions

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required duties to be carried out in the space or if the area poses as a health or safety risk for people with a disability. These areas include:

- Plant rooms, store rooms, cleaner's rooms, and the like.
- Loading / delivery docks,
- Level 2 kitchen,
- Rooms / spaces used by operational / maintenance staff associated with waste and supply,

Additional spaces to be reviewed with BCA / PCA:

- Level 1 storage spaces
- Beach Access Tunnel



Item	BCA Clause	Relevant Performance Requirements	Technical Requirement	Technical Departure
1.	D4D2 (6)	D2D1	BCA Part D4D2 (6) requires, for Class 5, 6, 7b 9b buildings, access must be provided to and within all areas normally used by the occupants.	Existing heritage doors on level 2 contain technical departures and will require an operational solution to ensure ease of access through the openings. Doors do not achieve 850mm clear opening of active leaf. Doors to be held in the open position during normal occupation.
2.	F4D6 (1) (d)	F4P1	BCA Part F4D6 requires, where required by F4D5(a), the minimum number of Accessible Unisex Sanitary Compartments for Class 5/9b building are required to be provided: <ul style="list-style-type: none"> <li>i. 1 on every storey containing sanitary compartments, and</li> <li>ii. Where a storey has more than 1 bank, 50% of the banks</li> </ul>	An Accessible Unisex Sanitary Facility (UASF) is not provided on level 1 change areas / showers.  Omission of a UASF on a storey containing Sanitary Facilities is not in accordance with the DtS Provisions of the BCA.

Table 1: Technical Departures

## 4. Design Review Findings

The following compliance assessment is divided into two (2) sections: BCA Mandatory Compliance and DDA (Advisory).

**DAPS/BCA Mandatory Compliance** refers to meeting the minimum mandatory compliance of the BCA and the *Disability (Access to Premises – Buildings) Standard* component of the DDA.

**Intent of the DDA (Advisory)** refers to advisory information aimed at improving the accessibility design outside DAPS/BCA parameters and the *Disability (Access to Premises – Buildings) Standards*. These recommendations aim to provide a greater level of access for people with disability within the environment and provide an overview of what may be required in relation to the provision of a service, or to meet an organisations' responsibilities in relation to employment opportunities for people with disability.

Item	Element	Item for Review	Action Required
<b>BCA Compliance - Mandatory</b>			
1.	<u>Performance Based Solution Items</u>		Refer to item 3.2 Performance Solution to be developed as the design progresses.
2.	<u>General Access &amp; Exemptions</u>	Access is required to and within all areas of the building normally used by occupants	Refer to Item 3.1 Confirm additional spaces that may be considered exempt under D3.4
3.	<u>External Accessways</u>	External pathways are to meet the provisions of AS1428.1-2009: <ul style="list-style-type: none"> <li>▪ Walkway gradients / length / widths</li> <li>▪ Provisions of landings</li> <li>▪ Crossfalls</li> <li>▪ Abutment of surfaces</li> <li>▪ External stairs</li> <li>▪ External ramps</li> </ul>	External paths, stairs and ramps – upgrade and new works along path of travel <ul style="list-style-type: none"> <li>▪ <b>Developed Design to demonstrate Compliance</b></li> </ul>
4.	<u>Doors</u>	All doors within accessible spaces shall comply with AS1428.1-2009: <ul style="list-style-type: none"> <li>▪ clear width (min. 850mm) of active leaf,</li> <li>▪ compliant door circulation spaces;</li> <li>▪ operational force (&lt;20N);</li> <li>▪ min. 30% luminance contrast of opening.</li> </ul>	Doors and door hardware – along path of travel <ul style="list-style-type: none"> <li>▪ <b>Developed Design to demonstrate Compliance</b></li> <li>▪ Refer Appendix A (highlighted doors to be resolved)</li> </ul> Heritage Doors to 1935 Club house contain existing technical shortfalls – clear width, door hardware etc. These doors shall be addressed under a Performance Solution and managed operationally.
5.	<u>Lifts</u>	<ul style="list-style-type: none"> <li>▪ Any lift travelling &gt;12m requires a minimum compartment size of 1400mm wide x 2000mm depth (requires 2000mm depth where</li> </ul>	Lifts <ul style="list-style-type: none"> <li>▪ <b>Developed Design to demonstrate Compliance</b></li> </ul>

Item	Element	Item for Review	Action Required
<b>BCA Compliance - Mandatory</b>			
		<p>stretcher use indicated and travelling &gt;12m).</p> <ul style="list-style-type: none"> <li>Any lift travelling &lt;12m requires a minimum compartment size of 1100mm wide x 1400mm depth.</li> <li>Fit out must comply with AS1735.12.</li> </ul>	
6.	<u>Stairs – General Circulation</u>	<p>All general circulation stairs are to be designed to comply with Clause 11 of AS1428.1-2009:</p> <ul style="list-style-type: none"> <li>clear width not less than 1m between handrails;</li> <li>handrails both sides of stairs;</li> <li>handrail extensions;</li> <li>provision of TGSIs and contrast nosing strips.</li> </ul>	<p>Stairs – upgrades and new works</p> <ul style="list-style-type: none"> <li><b>Developed Design to demonstrate Compliance</b></li> </ul> <p>Design to demonstrate compliance with AS1428.1-2009</p> <ul style="list-style-type: none"> <li>Setback stairs from internal corners from the transverse path of travel as required</li> <li>Protect handrail extensions from protruding into transverse path of travel</li> </ul>
7.	<u>Fire-Isolated Stairs (FIS)</u>	<p>Any FIS stairs used for general circulation are to be designed to comply with AS1428.1-2009</p>	<ul style="list-style-type: none"> <li><b>Developed Design to demonstrate Compliance</b></li> </ul>
8.	<u>Ramps – general circulation</u>	<p>All general circulation ramps are to be designed to comply with Clause 10 of AS1428.1-2009:</p> <ul style="list-style-type: none"> <li>clear width not less than 1m between handrails</li> <li>gradient / length not exceeding 1:14;</li> <li>provision of landings at required intervals;</li> <li>handrails both sides of ramp;</li> <li>handrail extensions;</li> <li>provision of TGSIs.</li> </ul>	<p>Ramps - upgrades and new works</p> <ul style="list-style-type: none"> <li><b>Developed Design to demonstrate Compliance</b></li> </ul>
9.	<u>Tactile Ground Surface Indicators (TGSIs)</u>	<p>TGSIs are required to be installed in accordance with D3.8 and AS1428.4.1 to the top and bottom of every:</p> <ul style="list-style-type: none"> <li>General circulation stair;</li> <li>General circulation ramp;</li> <li>Escalator;</li> <li>Pedestrian crossing/shared roadway/car park entrance</li> <li>Vertical hazards (&lt;2m).</li> </ul>	<p>TGSI</p> <ul style="list-style-type: none"> <li><b>Developed Design to demonstrate Compliance</b></li> </ul> <p>Annotate TGSIs as required at next stage of the design:</p> <ul style="list-style-type: none"> <li>Stairs</li> <li>Ramps</li> <li>Hazards</li> </ul>

Item	Element	Item for Review	Action Required
<b>BCA Compliance - Mandatory</b>			
10.	<u>Internal accessway</u>	<p>Internal accessways / corridors are to be designed to comply with D3.3 and AS1428.1 2009:</p> <ul style="list-style-type: none"> <li>▪ minimum width of 1m (note door circulation space must also be considered);</li> <li>▪ terminations within 2m of the end of an accessway (1540mm min width x 2070mm length) (including within rooms),</li> <li>▪ turning spaces every 20m (1540mm min width x 2070mm length)</li> <li>▪ passing spaces every 20m where no direct line of sight is available (1800mm min width x 2000mm length)</li> <li>▪ circulation spaces at directional turns relevant to the degree of turn.</li> </ul>	<p>Internal paths – along path of travel</p> <ul style="list-style-type: none"> <li>▪ <b>Developed Design to demonstrate Compliance</b></li> </ul>
11.	<u>Unisex Accessible Sanitary facilities (UASF)</u>	<p>Unisex accessible sanitary facilities are to be installed as per F2.3/F2.4 and AS 1428.1-2009</p> <ul style="list-style-type: none"> <li>▪ UASF to be provided on each level where one or more toilets are provided</li> <li>▪ Required at 50% of the banks of the toilets on each level</li> <li>▪ Provide an equal distribution of Left hand (LH) &amp; right hand (RH) toilets / showers (staggering throughout levels is preferred)</li> </ul> <p>Design to comply with Clause 15 AS1428.1-2009:</p> <ul style="list-style-type: none"> <li>▪ Combined WC and basin minimum of 1900x2630mm (based upon 430mm basin depth) (Refer Fig 43)</li> <li>▪ Combined WC and shower facility: 2300x2630mm (based upon 430mm basin depth) (Refer Fig 50)                             <ul style="list-style-type: none"> <li>○ Refer to Figure 50 of AS1428.1 for required compartment size and layout of fixtures and fittings.</li> </ul> </li> </ul>	<p>UASF - Located on Level 2 &amp; 3</p> <ul style="list-style-type: none"> <li>▪ <b>Developed Design to demonstrate Compliance</b></li> <li>▪ Convert <b>level 2</b> to <b>RH</b> layout</li> <li>▪ <b>Performance Solution</b></li> </ul> <p>A performance solution will be required to address the lack of accessible toilet on Level 1.</p>

Item	Element	Item for Review	Action Required
<b>BCA Compliance - Mandatory</b>			
12.	<u>Ambulant Cubicles</u>	Male and Female Ambulant Cubicles are required on each level where gender facilities are provided in addition to UASF  Design to comply with Clause 16 of AS1428.1-2009	Annotate ambulant cubicles <ul style="list-style-type: none"> <li>▪ <b>Developed Design to demonstrate Compliance</b></li> </ul> There are separate male and female ambulant facilities on levels 1 & 2.
13.	<u>Braille &amp; Tactile Signage</u>	BCA D3.6: Mandatory Braille and tactile signage must be provided.  Provide lighting as required to ensure Braille and tactile signs meet luminance contrast requirements at all times during which the sign is required to be read.	Signage <ul style="list-style-type: none"> <li>▪ <b>Developed Design to demonstrate Compliance</b></li> </ul>
14.	<u>Hearing Augmentation</u>	Hearing augmentation will be required where inbuilt amplification is provided, or an information counter is screened.	Hearing Augmentation <ul style="list-style-type: none"> <li>▪ <b>Developed Design to demonstrate Compliance</b></li> </ul> Consider approach early in design. If meeting/training rooms have an in-built amplification system they will be required to have hearing Augmentation.

Item	Element	Item for Review	Action Required
<b>DDA Compliance – Enhanced Design Recommendations</b>			
15.	<u>Emergency Evacuation</u>	Consideration early in the design is required regarding the emergency evacuation strategy of guest, residents, visitors and staff who cannot use stairs, e.g.: <ul style="list-style-type: none"> <li>▪ Stair refuges to be afforded;</li> <li>▪ Fire-isolated lift lobbies and use of fire rated /goods lift.</li> </ul>	Note for consideration.
16.	<u>Wayfinding Strategy</u>	Develop a wayfinding strategy early in design – beneficial for all users.	Note for future fitout.
17.	<u>Furniture &amp; Fixtures</u>	Future fitout/design of fixtures, furniture and fittings should consider access requirements in accordance with AS1428.2: <ul style="list-style-type: none"> <li>▪ Reception / counters;</li> <li>▪ Kitchens / tea points;</li> <li>▪ Internal / external seating design.</li> </ul>	Note for future fitout.



## 5. Compliance Summary

As members of the Association of Consultants in Access Australia (ACAA), we have reviewed the Development Application design documents for compliance with the current building assessment provisions, including (but not limited to) the following:

- The *Disability (Access to Premises - Buildings) Standard 2010*; and
- Building Code of Australia 2019 (Amendment 1) and referenced Australian Standards.

This report provides a compliance overview of the project with respect to achieving compliance with the above legislation.

It is anticipated that as the design progresses, the accessibility of this development can be further detailed to ensure compliance is achieved.

Subject to addressing the actions identified, McKenzie Group Consulting confirm that the project documentation at this stage of design provides accessibility capable of complying with the BCA, Disability (Access to Premises – Buildings) Standards 2010 and the objectives of the DDA.

If you have any further queries in relation to the reports and recommendations contained within, please contact Angela Chambers on 07 3834 9827.

### Assessed by:



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## Appendix A