



Access for People with Disabilities



Design Compliance Report

DA Design Review

Proposed new storeroom at South Curl Curl SLSC

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Prepared For:	Northern Beaches Council
Date of Issue:	01.12.2022

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Executive Summary & Recommendations

This report has assessed the **DA Level Design** for the proposed **Proposed new storeroom at South Curl Curl SLSC** under the relevant requirements relating to "Access for People with Disabilities".

The primary purpose of the report is to assess the design documentation for specified scope works and to provide suitable recommendations to ensure the design will meet the appropriate accessibility requirements.

Subject to the recommendations of this report, the development demonstrates an ability to comply accessibility requirements for the new scope of works.

Significant Recommendations are summarised below in **Table 1.0** and **Table 3.0** contains further detailed requirements.

Table 1.0 – Significant DDA Recommendations

NA – there are no significant DDA recommendations

1.0 Introduction

This report has assessed the **DA Level Design** for the proposed **Proposed new storeroom at South Curl Curl SLSC** under the relevant requirements relating to "Access for People with Disabilities".

1.1 Assessed Information

This report is based on assessment of the following information:

- Desktop assessment of the **DA design documentation** and supporting design plans and information prepared by Building Assets Planning Delivery NBC - refer **Attachment A – Assessed Plans**
- BCA 2019 Amendment 1 (See Section 1.2 below for further information)
- Disability Discrimination Act ("DDA") related Regulations, Codes and Standards as detailed in Section 1.2 below.

1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the following and to provide recommendations where necessary:

- *The Disability Discrimination Act 1992* ("DDA") – notably the DDA is a complaints-based legislative instrument. The Disability Discrimination Act 1992 seeks to eliminate discrimination, 'as far as possible', against people with disabilities. Public transport is a service covered by the Disability Discrimination Act 1992. The DDA does not contain specific building regulations or design requirements.

The Disability Discrimination Act 1992 covers a range of disabilities, including the following: (a) partial or total loss of sight; (b) partial or total loss of hearing; (c) partial or total loss of speech; (d) disfigurements or deformities; (e) difficulties in walking (including partial or total loss of use of legs); (f) difficulties in fully using arms (including gripping); (g) learning and orientation difficulties; (h) sensitivity to chemicals causing malfunction of a person's body; (i) chronic diseases, illnesses or other medical conditions; (j) emotional or behavioural conditions.

- *Disability (Access to Premises Buildings) Standards 2010 (and 2020 update)* – this federal legislative instrument requires new works in applicable premises to comply with the accessibility requirements of the Access Code / BCA and also may require the upgrade of existing buildings in terms of accessibility (i.e. the 'affected part'). It should be noted that

the affected part upgrade may require buildings to be upgraded beyond the subject 'scope of works'.

- *The Building Code of Australia 2019 – Amendment 1* contains accessibility requirements, namely:
 - BCA Part D3 "Access for People with Disabilities" – this part contains general accessibility requirements for all types of buildings.
 - BCA Part E3 "Lift Installations" – this part specifies lift types, sizes and features required in all buildings
 - BCA Part F2 "Sanitary & Other Facilities" – this part includes requirements for sanitary facilities, including numbers vs populations, and accessible and ambulant facilities.
- *The Guide to the Building Code of Australia (National Construction Code) 2019 – Amendment 1*
- *Australian Standards* – these are technical design standards published by Standards Australia. to provide for appropriate accessibility in buildings, including:
 - Relevant parts of *AS1428.1-2001/2009 "Design for Access and Mobility – Part 1: General Requirements for Access New Building Works"*
 - Relevant parts of *AS1428.2-1992 "Design for Access and Mobility – Enhanced and Additional Requirements – Buildings and Facilities"*
 - Relevant parts of *AS1428.4-1992 "Design for Access & Mobility – Part 4 Tactile Ground Surface Indicators for Orientation of People with Visual Impairment"*
 - Relevant parts of *AS1428.4.1-2009 "Design for Access & Mobility–Part 4.1 Means to Assist the Orientation of People with Vision Impairment – Tactile Ground Surface Indicators"*
 - *AS1735.12-1999 "Lifts, Escalators & Moving Walkways – Part 12 – Facilities for Persons with Disabilities"*
 - *AS2890.6-2009 "Parking Facilities - Off Street Parking for People with Disabilities"*

1.3 Limitations of Report

The report is subject to the following limitations:

- The assessment is limited to the proposed project scope only as depicted in the assessed information referred to in Section 1.1 of this report, and does not consider the existing building compliance beyond that specified in the project scope. The existing building may/will contain existing non-compliances that are not necessarily addressed by this project scope.
- Some accessibility requirements are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with Matt Shuter & Associates (MSA) policy. Specific relevant interpretations relevant to this assessment are included in Section 2.3 "DDA Interpretation".
- The Disability Discrimination Act, 1992 is complaints-based legislation. Compliance with the recommendations of this report does not assure or guarantee compliance with the provisions of the DDA and is limited to technical assessment of the proposed project scope only.
- The information provided to MSA as nominated in Section 1.2 is accepted in good faith as accurate and correct.

2.0 Building Characteristics

2.1 Building Description

2.1.1 Proposed new storeroom at South Curl Curl SLSC

The proposed works comprise the extension of the existing building to create a storeroom (which will be accessed internally and externally) – refer to floor plan extract in Figure 5.1.1 below.

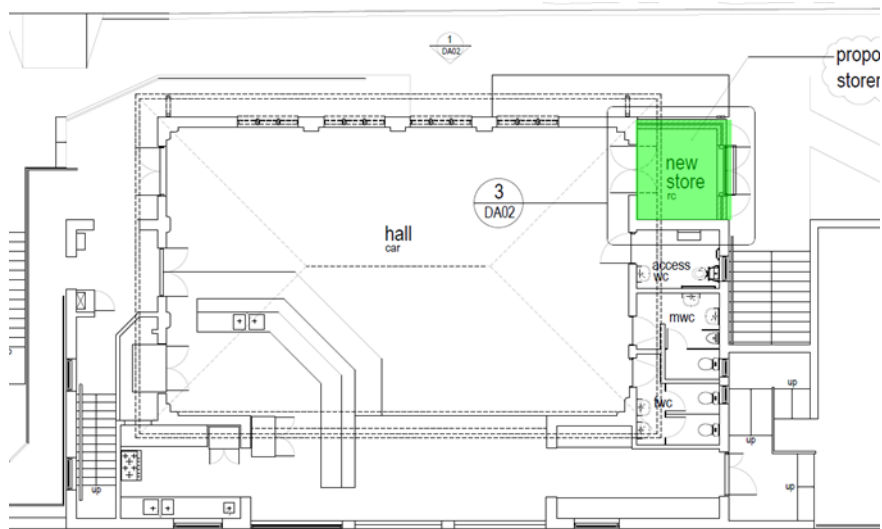


Figure 2.1.1 – Floor plan extract with new works highlighted in green.



location of proposed storeroom

Figure 2.1.2 – Photo showing location of proposed location of new storeroom.

2.2 BCA Assessment ata

The following BCA assessment data is relevant to the proposal under the current BCA:

Table 2.2 BCA Assessment Data

BCA Clause		Existing	Proposed
A1.1	Classification	<p>9b (club) <i>Assumed not be an 'entertainment venue' by BCA definition</i></p> <p>7b (storage)</p> <p>6 (café)</p> <p>5 (offices)</p> <p>4 (caretakers residence)</p>	Unchanged by proposed development
A3.2	Rise in Stories	2	Unchanged by proposed development

2.3 BCA & Access Interpretation Notes:

- *Essential* – are recommendations that are specifically required to meet relevant technical access legislation including Premises Standard, BCA or Australian Standards when considered against the scope.
- *Desirable* – are recommendations that are considered DDA Best Practice (though not necessarily detailed in any specific technical standard) and are also intended to assist in minimising the risk of potential DDA claims and promote enhanced access for all including those with disabilities.

3.0 Access Assessment & Recommendations


The following DDA Compliance Schedule details the relevant requirements and provides recommendations to provide for appropriate and compliant accessibility with regard to the project scope. Table 3.0 is a summary of requirements only and referenced documents and standards should always be referred to for full dimensions and requirements.

The following notations are made in the below table:

Status	Description
Complies	The design documentation demonstrates compliance with the relevant accessibility / DDA requirement as relevant to the project scope
Does Not Comply	The design documentation does not demonstrate compliance with the relevant accessibility / DDA requirements as relevant to the project scope. Plan or specification changes &/or Performance Solutions may be necessary
Further Details Required	The matter can readily comply with the relevant accessibility / DDA requirement though compliance should be addressed in an accessibility compliance spec note or similar – typically at CC stage.
Details to be provided in Accessibility Compliance Specification	
NA / Informational	The matter is not applicable to the item of the project scope or the clause is informational only.
BCA / DDA Performance Solution Required/Proposed	A BCA Performance Solution Report will be necessary to support the matter under the performance requirements of the BCA as the development will not meet the “Deemed-To-Satisfy” provisions associated with the accessibility requirement. The requirements of any performance solution report must be implemented into the design.
Design Certificate Required	A certificate is required from the relevant designer &/or design engineer to certify their design is compliant with detailed requirements of the relevant accessibility requirements. This design certificate will typically accompany their design plans or specifications prior to final certification by the DDA consultant.
Essential	Are recommendations that are specifically required to meet relevant requirements of the brief in relation to technical access legislation including Premises Standard, BCA or Australian Standards when considered against the scope.
Desirable	Are recommendations that are considered DDA “Best Practice” to provide for equitable and dignified access for people with disabilities (though not necessarily detailed in any specific accessibility technical standard). These recommendations are also intended to assist in minimising the potential of DDA claims and promote enhanced access for all including those with disabilities.

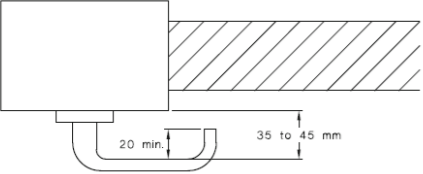
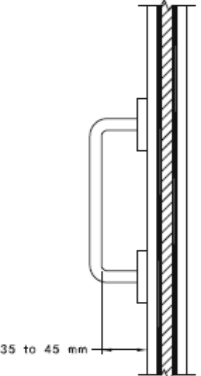
Table 3.0 – DDA Compliance Schedule

Accessibility Requirement	Recommendation / Comment	Status
General Building Access Requirements - BCA		
<p>General Building Access Requirements</p> <p><i>BCA D3.1</i></p> <p>BCA Table D3.1 provides the requirements for Access to buildings – primary based on Classification. Areas required to be accessible are typically required to comply with AS1428.1. Requirements are summarised as follows:</p> <ul style="list-style-type: none"> Class 2, 3 & 9c buildings – <i>Common areas</i> - Access must be provided from a pedestrian entrance required to be accessible to at least one floor containing sole occupancy units and to the entrance doors of each sole occupancy unit on that level and where levels are served by a passenger lift, to all unit entrances and common areas of the levels served by a lift. Access must also be provided to one of each type of common room/space for use by residents (kitchens, gyms, pools, laundries, lounge rooms and the like) Class 3 & 9c – SOUS (Accessible SOUs must be provided in accordance with Table BCA D3.1 – the number is calculated on the total number of SOU's provided. Accessible SOU's must be representative of the rooms available and not more than 2 accessible SOUs can be provided adjacent one another. Class 5, 6, 7b, 8, 9a & 9b buildings – Access must be provided to and within all areas normally used by the occupants (additional requirements apply to Class 9b buildings which are not schools). Class 7a buildings – Access must be provided to and within any level containing accessible carparking spaces. 	<p>The design is considered compliant (based on the specific use of the storeroom) – as discussed in BCA D3.4 below.</p> <p>It is noted that the step at the threshold of the internal doorway between the storeroom and hall is required to be eliminated under BCA D2.15 (see MSA BCA report for further details).</p> <p>Advisory - Note that it is recommended that where practical, the internal door between the hall and the new storeroom should provide at least one leaf of min 920mm (to allow 850mm clear), with circulation spaces and hardware to AS1428.1.</p>	<p>Complies</p>
<p>Access to Buildings</p> <p><i>BCA D3.2</i></p> <p>An Access way must be provided to the building from:</p> <ul style="list-style-type: none"> the main points of pedestrian entry at the allotment boundary from another accessible building connected by a pedestrian link any accessible carparking space on the allotment Access must be provided through the 'principal pedestrian entrance' and not less than 50% of all entrances. Where the floor area of the building exceeds 500m², a non-accessible entrance must not be located more than 50m from an accessible entrance. 	<p>The design is considered compliant.</p>	<p>Complies</p>
<p>Parts of building to be accessible</p> <p><i>BCA D3.3</i></p> <ul style="list-style-type: none"> Ramps (other than fire isolated ramps) must comply with Clause 10 of AS1428.1-2009. Stairways (other than the fire isolated stairways) are required to comply with Clause 11 of AS1428.1-2009. Fire isolated stairways are required to comply with Clause 11.1 (f) and (g) of AS1428.1 Every passenger lift must comply with BCA 3.6 Concessions from passenger lift requirements in 3 storey Class 5,6,7b or 8 buildings with a floor area of less than 200m² for the upper storeys. Specific requirements apply in relation to carpets in accessible areas. 	<p>The design is considered compliant.</p>	<p>Complies</p>

Accessibility Requirement	Recommendation / Comment	Status
<p>Exemptions BCA D3.4</p> <ul style="list-style-type: none"> • Access into certain areas are provided with a concession from the general Access requirements. • Areas where it would be inappropriate because of the use of the particular area. • An area that poses a health/safety risk for people with a disability. 	<p>The specific and sole use of the storeroom is for the storage of furniture which may or may not be required for club events and functions. As the primary use requires lifting of chairs/tables (as shown below) it is considered that the primary users would generally need to be able bodied in order to safely 'use' the room.</p> <p>On this basis it is considered that a concession could be applied to the subject room – <i>where considered appropriate by the certifying authority.</i></p> 	<p>Informational</p>
<p>Accessible Carparking BCA D3.5</p> <ul style="list-style-type: none"> • Accessible carparking must comply with AS2890.6 and be provided in accordance with BCA Table D3.5. • The number of accessible carparking spaces depends on the Classification of the building and the total number of carparking spaces provided. 	<p>The matter is not applicable.</p>	<p>NA</p>
<p>Signage BCA D3.6</p> <p>Signage in accordance with Specification D3.6 must be provided to:</p> <ul style="list-style-type: none"> • Facilities • Spaces with hearing augmentation • Exit doors provided with an exit sign • At a non-accessible building entrance. 	<p>The matter is not applicable.</p>	<p>NA</p>
<p>Hearing Augmentation BCA D3.7</p> <p>Hearing Augmentation must be provided where there is an in-built amplification system (other than one for emergency purposes) in:</p> <ul style="list-style-type: none"> • A room in a Class 9b building • In an auditorium, conference room, meeting room • At any ticket office, tellers booth, reception area or the like where the public is screened from the service provider. 	<p>The matter is not applicable.</p>	<p>NA</p>
<p>Tactile Indicators BCA D3.8</p> <ul style="list-style-type: none"> • Tactile ground surface indicators (TGSI) complying with AS1428.4.1 must be provided to: • Stairs/escalators/ramps/moving walkways • Trafficable areas where an overhead obstruction is less than 2m in height 	<p>The matter is not applicable.</p>	<p>NA</p>

Accessibility Requirement	Recommendation / Comment	Status
<p>Wheelchair seating spaces in Class 9b assembly buildings <i>BCA D3.9</i> Wheelchair seating spaces complying with AS1428.1 must be provided in Class 9b buildings in accordance with BCA D3.9 & Table D3.9</p>	The matter is not applicable.	NA
<p>Swimming Pools <i>BCA D3.10</i></p> <ul style="list-style-type: none"> Where a pool is required to be accessible, at least one accessible entrance must be provided (ramp/lift with aquatic wheelchair, zero depth entry). Note where the perimeter of the pool exceeds 70m at least one accessible entrance must be provided by a means other than a sling style lift. 	The matter is not applicable.	NA
<p>Ramps <i>BCA D3.11</i></p> <ul style="list-style-type: none"> A series of connected ramps must not have a combined vertical rise of more than 3.6m A landing for a step ramp must not overlap a landing for another step ramp or ramp. 	The matter is not applicable.	NA
<p>Glazing On Accessways <i>BCA D3.12</i> Glazing on an Accessway must comply with AS1428.1. This requires decals to be provided across full height glazing to reduce the likelihood of full height glazing from being mistaken for a doorway.</p>	The matter is not applicable.	NA
<p>Sanitary Facilities for People with a Disability <i>BCA F2.4</i></p> <ul style="list-style-type: none"> Accessible sanitary & shower facilities complying with AS1428.1 must be provided in accordance with BCA Table F2.4 (a) and (b) At each bank of toilets where there are one or more toilets in addition to an accessible WC, at least one male and one female toilet must be provided to assist those with ambulant disabilities in accordance with AS1428.1 Accessible sanitary facilities typically required on all levels containing sanitary (where ramped or lift access is required to that level). 	The matter is not applicable (sanitary facilities not affected)	NA
Access to Premises Standard		
<p>General Buildings to which Standards apply</p> <ul style="list-style-type: none"> a <i>new</i> building, to the extent that the building is a (specified) Class 1b, Class 2 building (short-term rent) or a Class 3, 5, 6, 7, 8, 9 or 10 building. a new part, and any <i>affected part</i> (see definitions below) of a building, to the extent that the building is a (specified) Class 1b, Class 2 building (short-term rent) or a Class 3, 5, 6, 7, 8, 9 or 10 building. <p>A part of a building is a <i>new part</i> of the building if it is an extension to the building or a modified part of the building (refer to the Access to Premises Standards for full details).</p> <p>An <i>affected part</i> is:</p> <p>(a) the principal pedestrian entrance of an existing building that contains a new part; and</p> <p>(b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.</p>	As discussed in BCA D3.4 above, the new part is not considered to be a 'required' accessible area and therefore the upgrade of the path of travel to this new part is not considered warranted.	Informational

Accessibility Requirement	Recommendation / Comment	Status
<p>Lessee Concession Lessees</p> <p>(1) If the lessee of a new part of a building submits an application for approval for the building work, the following people do not have to ensure that the affected part of the building complies with these Standards:</p> <ul style="list-style-type: none"> (a) the building certifier; (b) the building developer; (c) the building manager. <p>(2) Subsection (1) does not apply if a building with a new part is leased to only 1 person.</p>	NA to subject building works.	NA
<p>Existing Lift Upgrade/Concessions Lift concession</p> <p>The requirement in Table E3.6 (b) of the Access Code that a lift is to have a floor dimension of not less than 1 400 mm x 1 600 mm does not apply to an existing passenger lift that is in a new part, or an affected part, of a building, if the lift:</p> <ul style="list-style-type: none"> (a) travels more than 12 m; and (b) has a lift floor that is not less than 1 100 mm by 1 400 mm. 	NA to subject building works.	NA
<p>Existing Toilet Upgrade/Concessions</p> <p>(1) Paragraphs F2.4 (c) and (e) of the Access Code, to the extent that they require compliance with AS 1428.1—2009, <i>Design for access and mobility</i>, Part 1: <i>General requirements for access—New building work</i>, do not apply to the following:</p> <ul style="list-style-type: none"> (a) existing accessible sanitary compartments; (b) existing sanitary compartments suitable for use by people with a disability. <p>(2) For subsection (1) to apply, a sanitary compartment mentioned in paragraph (a) or (b) must:</p> <ul style="list-style-type: none"> (a) comply with AS 1428.1—2001, <i>Design for access and mobility</i>, Part 1: <i>General requirements for access—New building work</i>; and (b) be located in either a new part, or an affected part, of a building. 	NA to subject building works.	NA
Detailed Requirements		
Doorways & Doors		
<p>Doorways & Doors <i>AS1428.1-2009</i></p> <p>The following general requirements should be met:</p> <ul style="list-style-type: none"> • Minimum 850mm clear opening (usually requires 920mm door leaf) • Clear circulation space around the per Section 13 of AS1428.1-2009 – • 1450mm minimum clearance between door swing / leaf and next successive door in an accessible path airlock or vestibule • Door leaf should be inset minimally and no more than 300mm max to allow functional use • Landings at doorways to be equivalent size to the required circulation space and be max 1:40 crossfall • Double leaf doors must have one compliant active leaf at least 850mm wide • Glazing on doors must have a lower edge 300mm-1000mm and top edge 1600mm+ above floor level. It must be at least 150mm wide and not extend within 200mm of the latch edge of the door. • Luminance Contrast of door, jamb &/or wall of 30% provided to identify the door (see "Colour Contrast" of this report) 	Advisory for storeroom door (between hall and storeroom)	Details to be provided in Accessibility Compliance Specification

Accessibility Requirement	Recommendation / Comment	Status
<p>Door Hardware</p> <p><i>Clause 13 of AS1428.1-2009</i></p> <p><i>Swinging Door Hardware</i></p> <ul style="list-style-type: none"> Lever type handles that don't need to be gripped, pinched or twisted should be provided Located 900mm-1100mm above floor level  <p><i>Sliding Door Hardware</i></p> <ul style="list-style-type: none"> D pull handles should be provided to sliding doors Located 900mm-1000mm and no less than 60mm from the jamb (when open or closed)  <p><i>General Door Hardware</i></p> <ul style="list-style-type: none"> Locking snibs must have a lever handle of a minimum length of 45mm from the centre of the spindle Where a door closer is installed, the force required at the door handle shall not exceed 20N <p><i>Power Operated Doors</i></p> <ul style="list-style-type: none"> Buttons for power operated doors must be 25mm raised diameter Located 1000mm-2000mm of the hinge side of the door and minimum 500mm from any internal corner 	<p>Advisory for storeroom door (between hall and storeroom)</p>	<p>Details to be provided in Accessibility Compliance Specification</p>
<p>Colour Contrast & Visual Identification</p>		
<p>Colour Contrast</p> <p><i>Clause 13.1 of AS1428.1-2009, AS1428.4.1-2009</i></p> <p>To improve visual identification, the following building elements must be provided with a Luminance Reflective Value contrast of min 30% unless otherwise stated:</p> <ul style="list-style-type: none"> Columns, bollards or obstructions adjacent to the accessway (desirable) Handrails where against a wall (essential) or screen (desirable) Doors / frames Door handles Stair Nosings (addressed elsewhere in this report) Tactile Ground Surface Indicators (addressed elsewhere in this report) Strip/decal to full height glazing (see below) 	<p>Advisory for storeroom door (between hall and storeroom)</p>	<p>Details to be provided in Accessibility Compliance Specification</p>

4.0 Conclusion

This report has assessed the **DA Level Design** for the proposed **Proposed new storeroom at South Curl Curl SLSC** under the relevant requirements relating to “Access for People with Disabilities”.

The primary purpose of the report is to assess the design documentation for specified scope works and to provide suitable recommendations to ensure the design will meet the appropriate accessibility requirements.

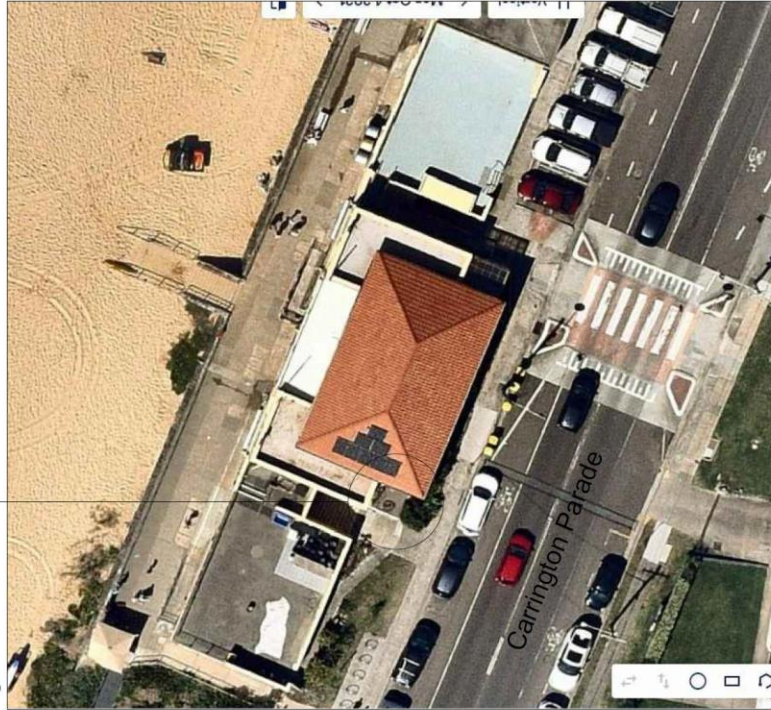
Subject to the recommendations of this report, the development demonstrates an ability to comply accessibility requirements for the new scope of works.

Significant Recommendations are summarised in **Table 1.0**. **Table 3.0** contains further detailed requirements.

Attachment A – Assessed Plans

DEVELOPMENT APPLICATION
South Curl Curl SLSC - proposed new store room
Drawing schedule / location plan

- Dwg D00C - Drawing register , location aerial photo
- Dwg D01C - Floor plan
- Dwg D02C - Plan , section , elevations and photos existing building
- Dwg D03C - Roof plan
- Dwg D04C - Site plan



the site

location photo

Revision	Date
A	Oct 2022
B	Oct 2022
C	Nov 2022

Project:
South Curl Curl SLSC storeroom

 **northern beaches council**

Recorded under the Building Act 2018
Building Assets-Planning Delivery NBC

Drawing Title:
Drawing register, location aerial photo

Date: Nov 2022
 Drawn: MB
 Checked: BK
 Scale: A.S.

DA00
 Issue no: **C**