

MAITLAND CITY CLUB

ACCESS ASSESSMENT REPORT

Maitland City Club – 14 Arthur Street, Rutherford

Project Number: 117581

Report Type: Access (Development Application)

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Date: 14 June 2023

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Jensen Hughes was launched in 2014 through the historic merger of Hughes Associates and Rolf Jensen & Associates (RJA), two of the most experienced and respected fire protection engineering companies at the time. Since then, we have gained market leadership in nuclear risk consulting and established commanding positions in areas like forensic engineering, security risk consulting and emergency management. Over the past 22 years, our integration of more than 30 privately held engineering and consulting firms has dramatically expanded our global footprint, giving us a powerful market presence ten times larger than our nearest competitor in some of our markets and extending our historical lineage back to 1939.

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Table of Contents

EXECUTIVE SUMMARY5

1.0 BASIS OF ASSESSMENT6

 1.1 Location6

 1.2 Purpose6

 1.3 Limitations.....6

 1.4 Federal Disability Discrimination Act (DDA)7

 1.5 Disability Access to Premises Standards (Premises Standards)7

 1.6 Design Documentation8

 1.7 Definitions8

2.0 KEY COMPLIANCE CONSIDERATION9

 2.1 General9

 2.2 Classification9

 2.3 Dimensions and Tolerances10

 2.4 Council’s Development Control Plan Requirements (DCP)10

 2.5 Affected Part Requirements (Premises Standards)10

 2.6 Design Items Requiring Attention11

 2.6.1 AS1428.1 – Clause 15 Sanitary Facilities11

 2.6.2 AS1428.1 – Clause 16 Ambulant Sanitary Facilities.....11

3.0 STATEMENT OF COMPLIANCE.....13

ANNEXURE A: DESIGN DOCUMENTATION15

ANNEXURE B: PREMISES STANDARDS & BCA ASSESSMENT16

ANNEXURE C: COMPLIANCE SPECIFICATION35

Executive Summary

This document provides an assessment of the architectural design drawings for the proposed Shade Structure development at Maitland City Club – 14 Arthur Street, Rutherford, 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.

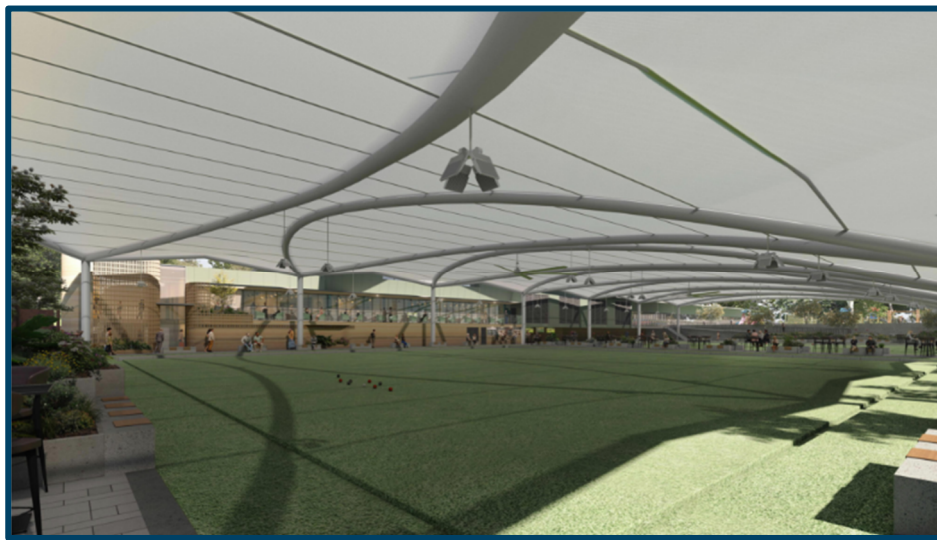
Item	Description	BCA Provision
Compliance Matters to be Addressed		
1.	The accessible bathroom will need to increase to a size no less than 2300 x 2640 mm.	AS1428.1 – Clause 15
2.	Provide separate male and separate female ambulant disabled toilet cubicles	AS1428.1-2009 – Clause 16

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

1.0 Basis of Assessment

1.1 LOCATION

The building development, the subject of this report, is located at Maitland City Club, 14 Arthur Street, Rutherford. The proposed works involved constructing a large shade structure that will cover two (2) new synthetic lawn bowl greens and connect to the existing club located on the site. The principal pedestrian and vehicular entrance are on Arthur Street.



1.2 PURPOSE

The purpose of this report is to assess the proposed and existing buildings 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 2022 (BCA2022) Volume 1 – Part D4 and Clauses E3D7 and F4D5;

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 BCA2022 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 BCA2022 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2022 Sections B, C, E, F, G, H, I, J, Parts D2 and D3;
- > Demolition Standards not referred to by the BCA2022;
- > 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;

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 BC2022 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2022 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 BCA2022 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.

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.

Affected Part

The affected part is;

1. The principal pedestrian of an existing building that contains a new part; and
 - (a) Any part of an existing, that contains a new part, which is necessary to provide a continuous accessible path of travel from the entrance to the new part.
 - (b) 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.

2.0 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 provide 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.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure C	‘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 Insert Compliance Specification Annexure Number of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

2.2 CLASSIFICATION

Under the provisions of Parts A6 of BCA2022 and Part A4 of the Access Code, the building has been classified as follows:

Table 1: Building Classification

Class	Level	Description
Class 5	Level One	Offices
Class 7b	Ground Floor	Loading Dock

Class 9b	Ground Floor	Bowling Leagues Club and associated function rooms.
Class 9b	Lower Ground Floor	Shade Structure

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. Jensen Hughes'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)

Maitland DCP 2011 does not have any specific requirements regarding universal accessibility design. Therefore, only the provisions of Part D4 will apply to the development.

2.5 AFFECTED PART Requirements (PREMISES STANDARDS)

The "affected part" is the accessway from the principal pedestrian entrance to the area of the new works including the entry door at principal pedestrian entrance. The relevant provisions of the Premises Standards will apply to a new part of a building, and any "affected part" of the building for the current development.

Within the affected part the following works will be required:

Table 6: Affected Parts

Item No	Areas	Upgrade	Compliance
1.	Principle Pedestrian Entrance	Access into the club is provided by a 1:14 ramp that consists of double handrails. The entrance of the club has full height glazing with decals installed. The floor is level and flat throughout the building. as such, the minimum 1000 mm path of travel to all areas within the building can be achieved.	Compliance is readily achievable
2.	Proposed Lawn Bowl Greens	Access to the Lawn Bowl Green will be through the existing alfresco gaming that has a door 850 mm wide. From there, access is provided by a staircase or a series of ramps that achieve a 1:14 gradient and 1200 x 1000 mm landings.	Compliance is readily achievable

Item No	Areas	Upgrade	Compliance
		Furthermore, there is a lift that will provide access from the function rooms down to the Lawn Bowl Greens	
3.	Function Rooms	Access to the function rooms will be provided from the Principal Pedestrian Entrance. The floor is level and flat throughout the building. as such, the minimum 1000 mm path of travel to all areas within the building can be achieved.	Compliance is readily achievable

2.6 DESIGN ITEMS REQUIRING ATTENTION

2.6.1 AS1428.1 – Clause 15 Sanitary Facilities

The proposed accessible bathroom on the Lower Ground Floor will be required to increase to no less than 2300 x 2340 mm to comply with Clause 15 of AS1428.1. The increased dimensions will allow a shower and provide construction tolerances to ensure that the minimum floor area is not compromised during Construction.

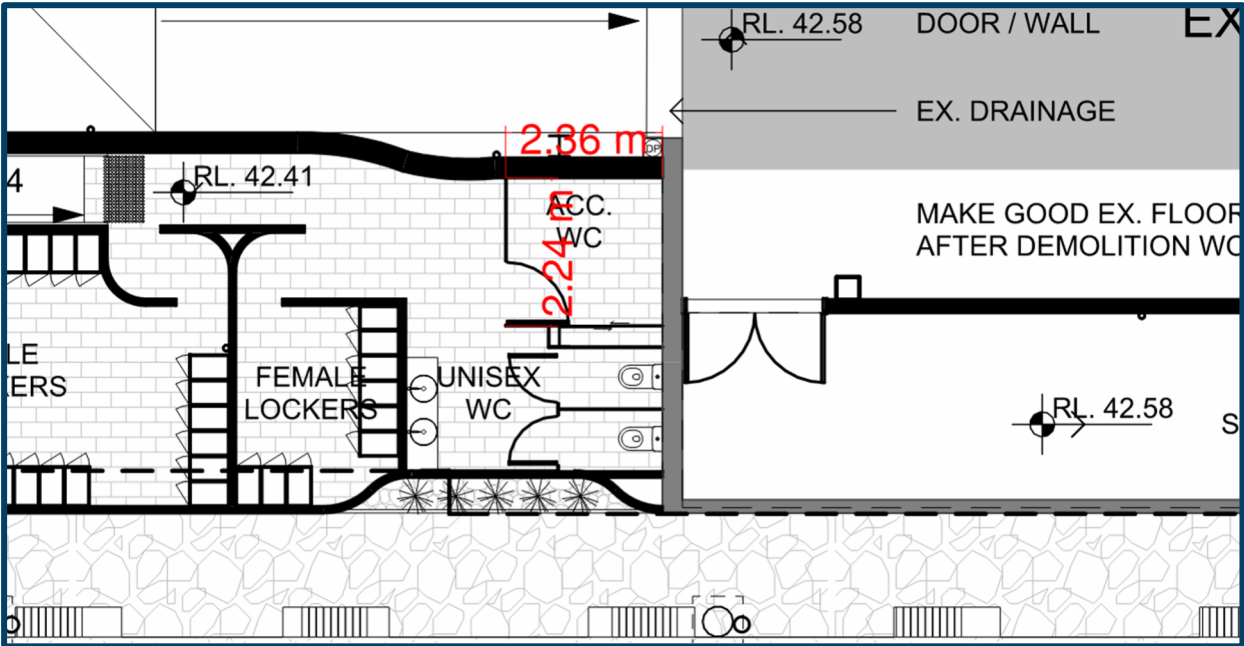


Figure 1 - The proposed accessible bathroom on the Lower Ground Floor.

2.6.2 AS1428.1 – Clause 16 Ambulant Sanitary Facilities

It will be necessary to ensure that separate male and female ambulant sanitary facilities within the Lower Ground Floor facilities are provided. The current design shows that these facilities are unisex (BCA Report

117581-r1 recommends a Performance Solution to provide shared facilities). However, it is recommended that these facilities are provided as ambulant.

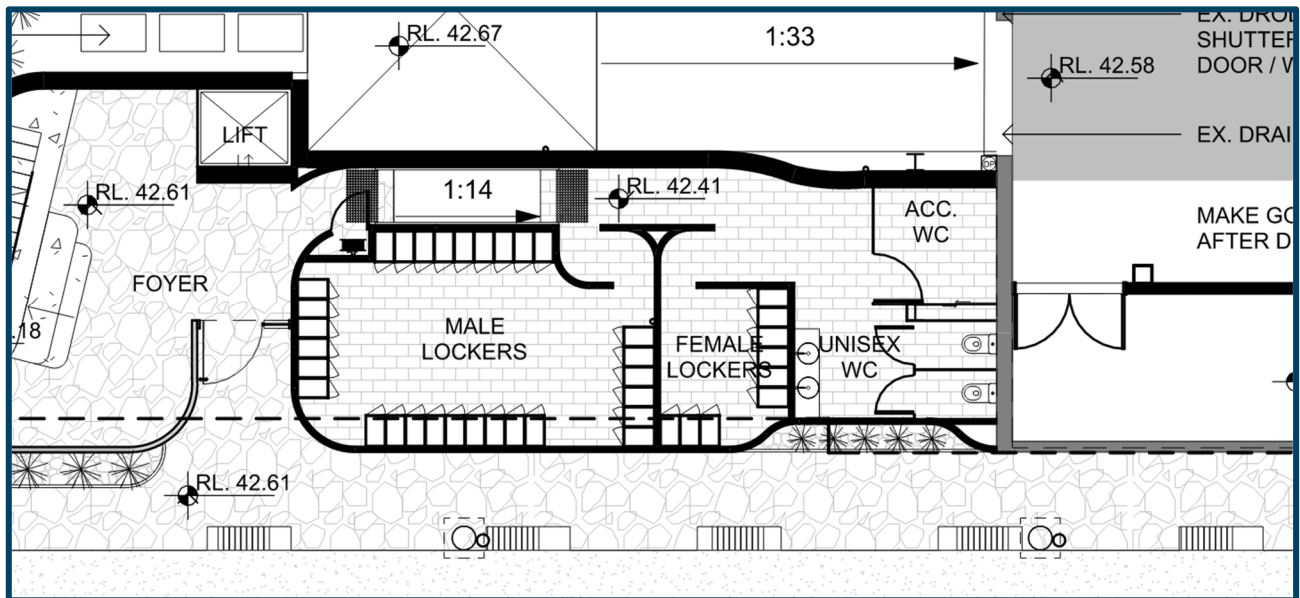


Figure 2 - The unisex facilities on the Lower Ground Floor

3.0 Statement of Compliance

The design documentation as referred to in this report has been assessed against the applicable provisions for Accessibility as outlined in Part 1.2 of this report. It is considered that such documentation complies or is capable of complying (as outlined in Part 2 of this Report) with those documents.

Annexures

Annexure A: Design Documentation

This report has been based on the following design documentation.

Table 7: Architectural Plans

<i>Architectural Plans Prepared by Dacca Architecture</i>			
<i>Drawing Number</i>	<i>Revision</i>	<i>Date</i>	<i>Title</i>
DA0000	C	5/06/2023	COVER PAGE AND DRAWING LIST
DA0001	C	5/06/2023	SITE PLAN
DA0010	C	5/06/2023	DEMOLITION PLAN – LOWER GROUND FLOOR
DA0011	C	5/06/2023	DEMOLITION PLAN – GROUND FLOOR
DA0012	C	5/06/2023	DEMOLITION PLAN – ROOF
DA1100	C	5/06/2023	PROPOSED LOWER GROUND FLOOR PLAN
DA1101	C	5/06/2023	PROPOSED GROUND FLOOR PLAN
DA1102	C	5/06/2023	PROPOSED ROOF PLAN
DA2001	C	5/06/2023	PROPOSED ELEVATIONS 1
DA2002	C	5/06/2023	PROPOSED ELEVATIONS 2
DA3001	C	5/06/2023	PROPOSED SECTIONS 1
DA3002	C	5/06/2023	PROPOSED SECTION 2
DA4001	C	5/06/2023	3D STREET VIEWS
DA5000	C	5/06/2023	SHADOW DIAGRAMS – 21 JUNE – EXISTING AND PROPOSED
DA5001	C	5/06/2023	SHADOW DIAGRAMS – 21 DECEMBER – EXISTING AND PROPOSED

Annexure B: Premises Standards & BCA Assessment

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure C	‘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.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2022 Assessment Summary (BCA2022) / Premises Standards (Access Code)

Table 8: BCA 2022 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D2 – Construction of Exits			
D3D16: 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"> a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or c) in a building required to be accessible by Part D4, the doorway – <ul style="list-style-type: none"> (i) opens to a road or open space; and 	No details have been provided of the thresholds for the building. Further information will be required during the Construction Certificate Stage.	CRA – Refer to Annexure C

	<ul style="list-style-type: none"> (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or d) in other cases – (iii) the doorway opens to a road or open space, external stair landing or external balcony; and (iv) 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. 		
D3D22: Handrails	<ul style="list-style-type: none"> (a) Except for handrails referred to in D2.18, handrails must be – <ul style="list-style-type: none"> (i) located along at least one side of the ramp or flight; and (ii) located along each side if the total width of the stairway or ramp is 2 m or more; and (iii) in a Class 9b building used as a primary school – <ul style="list-style-type: none"> (A) have one handrail fixed at a height of not less than 865 mm; and 	<p>No details have been provided regarding the handrails to the proposed new ramp. Further information will be required during the Construction Certificate Stage.</p>	<p>CRA – Refer to Annexure C</p>

		<p>(B) have a second handrail fixed at a height between 665 mm and 750 mm,</p> <p>(iv) measured above the nosings of stair treads and the floor surface of the ramp, landing or the like; and</p> <p>(v) 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</p> <p>(vi) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and</p> <p>(vii) 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).</p>		
D3D26: latch	Operation of	<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>	No information has been provided regarding the operation of latches. Further information will be required during the Construction Certificate Stage.	CRA – Refer to Annexure C

	<ul style="list-style-type: none"> (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 D4 – <ul style="list-style-type: none"> (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 (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 (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 mm from the floor; ad (iii) where the latch operation device referred to in (ii) is not located on the door leaf itself – <ul style="list-style-type: none"> (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"> (aa) not less than 500 mm from an internal corner; and 		
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	<p>(bb) for a hinged door, between 1 m and 2 m from the door leaf</p> <p>(cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.</p> <p>(B) braille and tactile signage complying with Clause 3 and 6 of Specification 15 must identify the latch operation device.</p> <p>it can be immediately unlocked –</p> <p>(C) by operating a fail-safe control switch, not contained within a protective enclosure, to actuate a device to unlock the door; or</p> <p>(D) by hand by a person or persons, specifically nominated by the owner, properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully occupied so that persons in the building or part may immediately escape if there is a fire; or</p>		
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	(iv) 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 17 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked;		
<i>Part D4 – Access for People with a Disability</i>			
D4.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
D4D2: General Building Access Requirements	<p>Choose the applicable building classes:</p> <p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 9b –</p> <p>To and within all areas normally used by the occupants.</p>	The proposed new function and lawn bowl green area can readily accommodate the required accessways to and within all areas normally used by the occupants for the areas where there are new building works.	CRA – Refer to Annexure C
D4D3: Access to Buildings	<p>a) An accessway must be provided to a building required to be accessible –</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p>	The existing Principal Pedestrian Entrance is proposed via the main entrance for the new lawn bowl and function areas. a site inspection revealed that the double-glazed sliding doors achieve the minimum 850 mm clear opening.	Complies

	<ul style="list-style-type: none"> (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. <p>b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, <p>except for pedestrian entrances serving only areas exempted by D4D5.</p> <p>c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and 	Access is provided by a 1:14 ramp with compliant double handrails and tactile indicators.	
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	<ul style="list-style-type: none"> (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. d) For the purposes of (c)— <ul style="list-style-type: none"> (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3). 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. 		
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D4D4: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > 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. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>Note: The Access to Premises Standards to not provide the concessions provided in sub-cluses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p> <p>Concession in commercial/retail building:</p>	<p>The new function room can readily achieve the required wheelchair turning and passing spaces.</p> <p>There are no fire-isolated stairways within the building.</p> <p>There are two (2) new non-fire isolated stairways proposed. Further information will be required during the Construction Certificate Stage.</p> <p>The BCA generally requires all new building work to comply and the existing parts of the building with no new building works is not covered within this assessment.</p>	<p>Complies</p> <p>N/A</p> <p>CRA – Refer to Annexure C</p> <p>Noted</p>
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	<p>An accessible ramp or a passenger lift are not required to serve the upper storey/levels in a Class 5, 6, 7b or 8 building if it has —</p> <ul style="list-style-type: none"> > 3 storeys max. <p>The floor area for each storey (excluding entrance storey) is 200m2 max.</p>		
D4D5: Exemptions	<p>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.)</p>	N/A – All the new areas will be accessible.	N/A
D4D6: Accessible Car Parking	N/A	N/A – No accessible parking spaces are proposed as part of this development.	N/A
D4D7: Signage	<ul style="list-style-type: none"> > Braille and tactile signage complying with Specification 15 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> ○ sanitary facility; and ○ any space with a hearing augmentation system; and ○ identify each door required by E4D5 to be provided with an exit sign and state “Exit” and “Level” and either: 	<p>This requirement is readily coordinated, detailed, and addressed to comply during construction for full compliance with BCA Clause D4D7 & Specification 15</p>	CRA – Refer to Annexure C

	<p>(aa) the floor level number; or</p> <p>(bb) a floor level descriptor; or</p> <p>(cc) a combination of (aa) and (bb)</p> <ul style="list-style-type: none"> > 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 – > the type of hearing augmentation; and > the area covered within the room; and > if receivers are being used and where the receivers can be obtained. > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. > 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; <p>Where a bank of facilities is not provided with an accessible unisex sanitary facility, directional</p>		
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	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.		
D4D8: 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> <p>(i) in a room in a Class 9b building; or</p> <p>(ii) in an auditorium, conference room, meeting room or room for judicatory purposes;</p>	An in-built amplification will be required for the new function rooms.	CRA – Refer to Annexure C
D4D9: 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>	No tactile details have been provided to undertake an assessment. Further information will be required during the Construction Certificate Stage.	CRA – Refer to Annexure C

	<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 D4D5, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D4D5. (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>		
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D4D10: Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	N/A	N/A
D4D11: Swimming Pools	N/A	N/A	N/A
D4D12: 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 is a new accessible ramp proposed that will provide access to the new synthetic lawn bowl fields. The ramps have a gradient of 1:14 with lengths of no more than nine (9) metres long. In addition, each landing is 1200 x 1000 mm long.	CRA – Refer to Annexure C
D4D13: 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.	This requirement can be readily coordinated, detailed, and addressed to comply during subsequent detailed design development stages, post-CC, for full compliance with Clause D4D13. Details to be provided to the Certifier during construction.	CRA – Refer to Annexure C

Section E: Services and Equipment

Part E3 – Lift Installations

E3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
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Section E: Services and Equipment

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"> > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m) > Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12. (a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) Audible and visual indication at each lift landing to indicate the arrival of the lift car; and 	<p>There is a new passenger lift that is proposed between the Lower Ground Floor and Ground Floor. The elevator dimensions achieve the minimum 1100 x 1400 mm. However, it will be necessary to ensure that the depth is 1400 mm.</p>	CRA – Refer to Annexure C
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Section E: Services and Equipment

	<p>(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 1500 Hz.</p> <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>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>		
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Section F: Healthy and Amenity

Part F2 – Sanitary and Other Facilities

F2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	In a building required to be accessible—	The drawings indicate that the proposed accessible bathroom on the lower ground floor is	FI – Refer to Part 2.6 of the Report

Section F: Healthy and Amenity

	<ul style="list-style-type: none"> (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and (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 (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 (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) must comply with the requirements of AS 1428.1; and 	<p>2120 mm x 2350 mm. The dimensions will need to increase to no less than 2300 x 2340 mm.</p> <p>Further information will be required during the Construction Certificate Stage to determine the fixtures and fittings will be at the correct height as required per Clause 13 of AS1428.1.</p>	
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Section F: Healthy and Amenity

	<ul style="list-style-type: none"> (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 (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 (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 (i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1. 		
F2.9: Accessible adult change facilities	N/A	N/A – No adult change facilities are proposed as part of the development	N/A

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 BCA2022 Clause D4D7.
14. Signage will comply with Clause 8 of AS1428.1-2009.
15. The passenger lifts will comply with BCA2022 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.