

Munjarra Lodge

DA lodgement
Accessibility Design Review.

Project:

Replacement of Existing Stairs and
Construction Bike Storage Platform/Deck.

REPORT NO: 22107.

PREPARED FOR: Munjarra Lodge

REVISION: A.

PREPARED BY: MS | Complete Certification Pty Ltd | BCA Consulting
March 2022.

EXECUTIVE SUMMARY

This report provides assessment of the proposed external works to the existing lodge known as Munjara Lodge. The works consist of the replacement of the existing stairs, associated landings and the construction of a new bike storage platform/deck.

Site inspections of the building were undertaken on the 21 September 2021 and 17 May 2022.

The classification of the open bike storage area is class 10a and the replacement of the stair structure is class 10b.

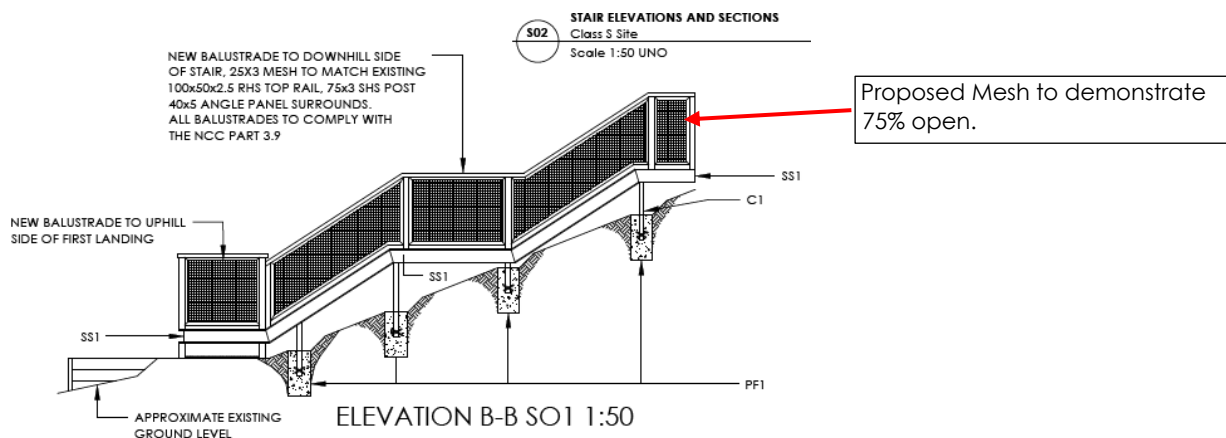
These structures are external to the building and these classes are not captured as an upgrade trigger under the Disability (Access to Premises – Buildings) Standards 2010.

The following recommendations shall be implemented in the proposed design to improve accessibility for the new works

DTS compliance requirements

The Construction Certificate plans are to demonstrate the following-

- 1) The Riser and Going Dimensions are compliant with the Table 3.9.1.1.
- 2) A P4 nosing strip with slip-resistance compliant to AS 4586 is to be provided to each tread and landing.
- 3) A handrail must be located along the full length of the stairway flight or ramp, except in the case where a handrail is associated with a barrier.
- 4) The treads and landings are to be provided with expanded mesh as required under clause 3.10.4.3 for Alpine Areas.
- 5) The proposed barrier to prevent falls are to satisfy the requirements of 3.10.4.3 (b).
(Any required barrier designed so that its sides are not less than 75% open.)



REVISION STATUS				
REVISION	DATE	STATUS	WRITTEN	CHECKED
A	30/05/22	Issued to Client	MS	MS

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1.1 Purpose of the Report

Munjarra Cooperative Ski club has engaged the services of Complete Certification to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements identified in Part 1.3 of this report. This specific report relates to the Development Application design documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 (BCA)
- The Disability (Access to Premises - Buildings) Standards 2010; This Accessibility Design Review is based on –
 - Information/documentation provided by the owners.
 - The Building Code of Australia 2019 (BCA) prepared by the Australian Building Codes Board.
 - The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
 - The Disability (Access to Premises – Building) Standards 2010.
 - Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.

Limitations & Exclusions

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2019 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;



1.0 INTRODUCTION

This report provides assessment of the proposed external works to the existing lodge known as Munjara Lodge. The works consist of the replacement of the existing stairs, associated landings and the construction of a new bike storage platform/deck.

1.1 Project Information & Classification

The proposed development consists of the extension of an external balcony/deck off the level 1 living area within the existing Class 1b apartment.

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject building (to be confirmed by the BCA Consultant / PCA)

Building/Level/Part	Building/Part Classification
Bike Storage	Class 10a
External Stair Replacement	Class 10b

Aerial Photo & Site Plan



Figure 1.





Figure 2 - Replacement of Existing Stair Access and Landings.



Figure 3 - Access from the rear of the building (No Works Proposed)



1.1 Proposed works.

The proposed works are the reconstruction of the existing stairs and external bike storage area. The proposed works are not contained within the existing building.

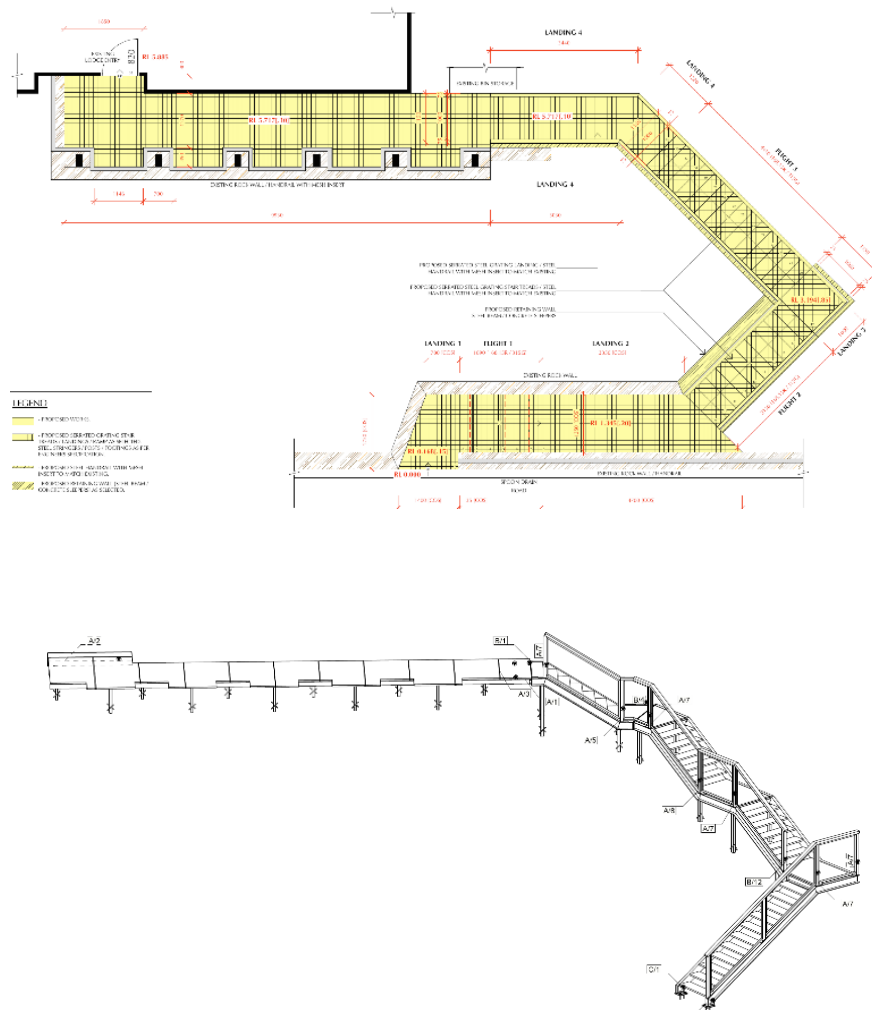


Figure 4 – Proposed Stair Replacement

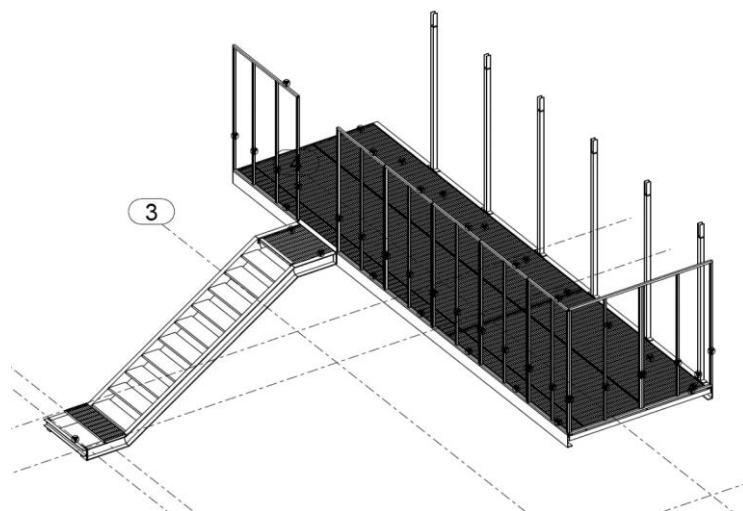


Figure 5 – Proposed Bike Storage Area.



2.0 The Disability (Access to Premises – Building) Standards 2010.

As outlined below the Access to Premises – Building Standards 2010 is not triggered.

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- *A new building*
(Comment: the proposed works are not a new building)
- *A new part of an existing building.*
(Comment: the proposed works are not new part contained within the existing building.)
- *The affected part of an existing building.*
(Comment: the proposed external works are not part of an existing building. As detailed below)

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

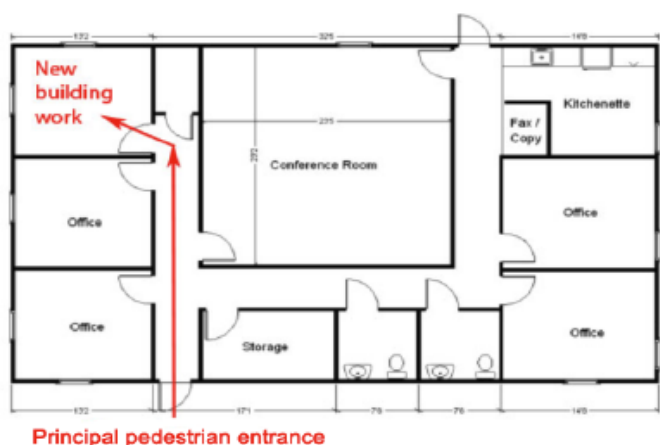
A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or
- All of the following apply:
 - i. The building work is carried out for or on behalf of the Crown;
 - ii. The building work commences on or after 1 May 2011;
 - iii. No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.

Affected Part:

- The principal pedestrian entrance of an **existing building that contains a new part** and
- 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.

Diagram illustrating extent of affected part



The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work.



Class 10a buildings (Premise Standards Guideline)

Class 10a buildings: A Class 10a building is a non-habitable building. Certain Class 10a buildings are required to be accessible if they are located in an accessible area. Examples of Class 10a buildings to which the Access Code may apply are a toilet block in a park or at the start of a trail, a structure used to provide shelter, and change rooms associated with a sports field or swimming pool.

Class 10b buildings (Premise Standards Guideline)

Class 10b buildings: The only Class 10b structure to which the Premises Standards apply is a swimming pool.

3.0 - BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES.

3.1 - NCC - Volume 1 Cl. D3.1: General Building Access Requirements

Class of Building		Access Requirements	Comment
Class 10a	Non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter.	To and within- (a) an accessible sanitary facility; and (b) a change room facility; and (c) a public shelter or the like.	The Class 10a bike storage platform/deck is not identified in table D3.1 as requiring access.
Class 10b	Swimming pool To and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.	To and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.	Table D3.1 only requires a class 10b swimming pool to be provided with access.



3.2 - NCC - Volume 2 Cl. D3.1: General building access requirements

NCC Clause	DTS Requirements	Comment																											
3.9.1.2 Stairway construction	<p>(a) A stairway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have-</p> <p>(i) not more than 18 and not less than 2 risers in each flight; and</p> <p>(ii) Goings (G), risers (R) and a slope relationship quantity (2R + G) in accordance with Table 3.9.1.1, except as permitted by (b) and (c); and</p> <p>(iii) constant <i>goings</i> and <i>risers</i> throughout each <i>flight</i>, except as permitted by (c) and (d), and the dimensions of <i>goings</i> (G) and <i>risers</i> (R) in accordance with (a), (b) and (c) are considered constant if the variation between—</p> <p>(A) adjacent <i>risers</i>, or between adjacent <i>goings</i>, is no greater than 5 mm; and</p> <p>(B) the largest and smallest <i>riser</i> within a <i>flight</i>, or the largest and smallest <i>going</i> within a <i>flight</i>, does not exceed 10 mm; and</p> <p>(iv) <i>risers</i> which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and</p> <p>(v) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys.</p> <p>(b) In the case of a stairway serving only non-<i>habitable rooms</i>, such as attics, storerooms and the like that are not used on a regular or daily basis-</p> <p>(i) the <i>going</i> (G), <i>riser</i> (R) and slope relationship quantity (2R + G) in accordance with Table 3.9.1.1 may be substituted with those in Table 3.9.1.2; and</p> <p>(ii) need not comply with 3.9.1.2(a)(iv).</p> <p>Table 3.9.1.1 Riser and going dimensions (mm)</p> <table><tr><th rowspan="2">Stair type</th><th colspan="2">Riser (R) (see Figure 3.9.1.4 below)</th><th colspan="2">Going (G) (see Figure 3.9.1.4 below)</th><th colspan="2">Slope relationship (2R+G)</th></tr><tr><th>Max</th><th>Min</th><th>Max</th><th>Min</th><th>Max</th><th>Min</th></tr><tr><td>Stairs (other than spiral)</td><td>190</td><td>115</td><td>355</td><td>240</td><td>700</td><td>550</td></tr><tr><td>Spiral</td><td>220</td><td>140</td><td>370</td><td>210</td><td>680</td><td>590</td></tr></table> <p>Note to Table 3.9.1.1: <i>Riser</i> and <i>going</i> dimensions must be measured in accordance with Figure 3.9.1.4.</p>	Stair type	Riser (R) (see Figure 3.9.1.4 below)		Going (G) (see Figure 3.9.1.4 below)		Slope relationship (2R+G)		Max	Min	Max	Min	Max	Min	Stairs (other than spiral)	190	115	355	240	700	550	Spiral	220	140	370	210	680	590	<p>Compliance to be verified for CC.</p> <p>Plans indicate compliance can be achieved.</p> <p>Goings (G), risers (R) and a slope relationship quantity (2R + G) in accordance with Table 3.9.1.1.</p> <p>2 x 168.15mm Risers + 315mm Going = 651.3mm.</p> <p>Within limits of table 3.9.1.1.</p> <p>Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.</p>
Stair type	Riser (R) (see Figure 3.9.1.4 below)		Going (G) (see Figure 3.9.1.4 below)		Slope relationship (2R+G)																								
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<p>3.9.1.4 Slip-resistance</p>	<p>The requirements for slip-resistance treatment to stair treads, ramps and landings are as follows:</p> <p>(a) Treads must have-</p> <ul style="list-style-type: none"> (i) a surface with a slip-resistance classification not less than that listed in Table 3.9.1.3 when tested in accordance with AS 4586; or (ii) a nosing strip with a slip-resistance classification not less than that listed in Table 3.9.1.3 when tested in accordance with AS 4586. <p>(b) The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table 3.9.1.3 when tested in accordance with AS 4586.</p> <p>(c) Landings, where the edge leads to the flight below, must have-</p> <ul style="list-style-type: none"> (i) a surface with a slip-resistance classification not less than that listed in Table 3.9.1.3 when tested in accordance with AS 4586, for not less than 190 mm from the stair nosing; or (ii) a nosing strip with a slip-resistance classification not less than that listed in Table 3.9.1.3 when tested in accordance with AS 4586. <p>Table 3.9.1.3 Slip-resistance classification</p> <table border="1"> <thead> <tr> <th>Application</th><th>Dry surface conditions</th><th>Wet surface conditions</th></tr> </thead> <tbody> <tr> <td>Ramp not steeper than 1:8</td><td>P4 or R10</td><td>P5 or R12</td></tr> <tr> <td>Application</td><td>Dry surface conditions</td><td>Wet surface conditions</td></tr> <tr> <td>Tread surface</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr> </tbody> </table>	Application	Dry surface conditions	Wet surface conditions	Ramp not steeper than 1:8	P4 or R10	P5 or R12	Application	Dry surface conditions	Wet surface conditions	Tread surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4	<p>Compliance to be verified for CC.</p> <ol style="list-style-type: none"> 1) a P4 nosing strip with a slip-resistance compliant to AS 4586 is to be provided to each tread and landing. 2) The treads and landings are to be provided with expanded mesh as required under clause 3.10.4.3 for Alpine Areas. <p>Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.</p>
Application	Dry surface conditions	Wet surface conditions															
Ramp not steeper than 1:8	P4 or R10	P5 or R12															
Application	Dry surface conditions	Wet surface conditions															
Tread surface	P3 or R10	P4 or R11															
Nosing or landing edge strip	P3	P4															
<p>3.9.1.5 Landings</p>	<p>Landings must-</p> <ol style="list-style-type: none"> (a) be not less than 750 mm long and where this involves a change in direction, the length is measured 500 mm from the inside edge of the <i>landing</i> (see Figure 3.9.1.3a); and (b) have a gradient not steeper than 1:50; and (c) be provided where the sill of a threshold of a doorway opens onto a stairway or ramp that provides a change in floor level or floor to ground level greater than 3 risers or 570 mm (see Figure 3.9.1.3b); and (d) extend across the full width of a doorway; and (e) in the case of a stairway serving only non-<i>habitable rooms</i>, such as attics, storerooms and the like that are not used on a regular or daily basis, the requirements of (a) may be substituted with a minimum length of <i>landing</i> being not less than 600 mm long. 	<p>Plans indicate the landings are capable of compliance</p>															



Barriers and Handrails		
3.9.2.2 Barriers to prevent falls	<p>(a) A continuous barrier must be provided along the side of a trafficable surface, such as-</p> <ul style="list-style-type: none"> (i) a stairway, ramp or the like; and (ii) a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and (iii) a roof top space or the like to which general access is provided; and (iv) any delineated path of access to a building, where it is possible to fall 1 m or more measured from the level of the trafficable surface to the surface beneath (see Figure 3.9.2.1). <p>(b) The requirements of (a) do not apply to—</p> <ul style="list-style-type: none"> (i) a retaining wall unless the retaining wall forms part of, or is directly associated with a delineated path of access to a building from the road, or a delineated path of access between buildings (see Figure 3.9.2.2); or (ii) a barrier provided to an openable window covered by 3.9.2.6 and 3.9.2.7. 	<p>Compliance to be verified for CC.</p> <p>The structural engineering plans are to be amended to comply to the requirements of 3.10.4.3 (b)</p> <p>3.10.4.3(b) - any required barrier designed so that its sides are not less than 75% open;</p> <p>Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.</p>
3.9.2.3 Construction of barriers to prevent falls	<p>(a) Barrier height: The height of a barrier must be in accordance with the following:</p> <ul style="list-style-type: none"> (i) The height must not be less than 865 mm above the nosings of the stair treads, the floor of a ramp or the like (see Figure 3.9.2.3). (ii) The height must not be less than- <ul style="list-style-type: none"> (A) 1 m above the floor of any landing, corridor, hallway, balcony, deck, verandah, access path, mezzanine, access bridge, roof top space or the like to which general access is provided (see Figure 3.9.2.2 and Figure 3.9.2.3); or (B) 865 mm above the floor of a landing to a stairway or ramp where the barrier is provided along the inside edge of the landing and does not exceed a length of 500 mm. <p>(b) Transition zone: A transition zone may be incorporated where the barrier height changes from 865 mm on the stairway flight or ramp to 1 m at the landing (see Figure 3.9.2.4).</p> <p>(c) Openings in barriers: Openings in barriers (including decorative balustrades) must be constructed so that they do not permit a 125 mm sphere to pass through it and for stairways, the opening is measured above the nosing line of the stair treads (see Figure 3.9.2.3)</p> <p>(d) Barriers to certain non-habitable rooms: A barrier to a stairway serving a non-habitable room, such as an attic, storeroom or the like that is not used on a regular or daily basis, need not comply with (c) if-</p>	<p>Compliance to be verified for CC.</p> <p>Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.</p>



	<ul style="list-style-type: none"> (i) openings are constructed so that they do not permit a 300 mm sphere to pass through; or (ii) where rails are used, the barrier consists of a top rail and an intermediate rail, with the openings between rails not more than 460 mm. <p>(e) Restriction on horizontal elements:</p> <ul style="list-style-type: none"> (i) Where it is possible to fall more than 4 m, any horizontal elements within the barrier between 150 mm and 760mm above the floor must not facilitate climbing. (ii) For the purpose of (i), the 4 m is measured from the floor level of the trafficable surface to the surface beneath. <p>(f) Wire barriers: A barrier constructed of wire is deemed to meet the requirements of (c) if it is constructed in accordance with 3.9.2.5.</p> <p>(g) Glass barriers and a window forming part of a barrier: A glass barrier or window serving as a barrier must comply with Part 3.6 and the relevant provisions of this Part.</p> <p>(h) Barrier loading forces: A barrier, except a window serving as a barrier, must be designed to take loading forces in accordance with AS/NZS 1170.1.</p>	
3.9.2.4 Handrails	<p>(a) Handrails to a stairway or ramp must-</p> <ul style="list-style-type: none"> (i) be located along at least one side of the stairway <i>flight</i> or ramp; and (ii) be located along the full length of the stairway <i>flight</i> or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where the barrier terminates; and (iii) have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp (see Figure 3.9.2.4); and (iv) be continuous and have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like. <p>(b) The requirements of (a) do not apply to-</p> <ul style="list-style-type: none"> (i) a stairway or ramp providing a change in elevation of less than 1 m; or (ii) a landing; or (iii) a winder where a newel post is installed to provide a handhold. 	<p>Compliance to be verified for CC.</p> <p>A handrail must be located along the full length of the stairway <i>flight</i> or ramp, except in the case where a handrail is associated with a barrier.</p> <p>Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.</p>



Part 3.10.4 - Construction in alpine areas		
3.10.4.3 External trafficable structures	<p>External stairways, ramps, access bridges or other trafficable structures serving the building must have-</p> <ul style="list-style-type: none"> (a) a floor surface that consists of expanded mesh if it is used as a means of egress; and (b) any required barrier designed so that its sides are not less than 75% open; and (c) for a stairway, goings (G), risers (R) and slope relationship quantity (2R + G) in accordance with- <ul style="list-style-type: none"> (i) Table 3.9.1.1; or (ii) Table 3.10.4.1; and (d) for a ramp serving an external doorway, a gradient not steeper than 1:12. 	<p>Compliance to be verified for CC.</p> <p>The proposed barriers are to be designed to be less than 75% open.</p> <p>Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.</p>

Yours Sincerely



Matthew Stewart

Grade 1 Accredited Certifier and Principal Certifying Authority
Accreditation No. BPB1856

30/05/2022.

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This document has been prepared solely for the use of our client in accordance with our agreement. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. The advice given is based on a professional judgement and an assessment of the information that could be derived at the time of the writing the report. Opinions, judgments and recommendations detailed in this document are based on our understanding and interpretation of current statutory and regulatory obligations and standards and should not be construed as legal opinions

The final assessment and approval is to be issued by the project Certifying Authority (CA).



APPENDIX 2 – External Photos of Proposed Stair Replacement

Photo 1



Photo 2



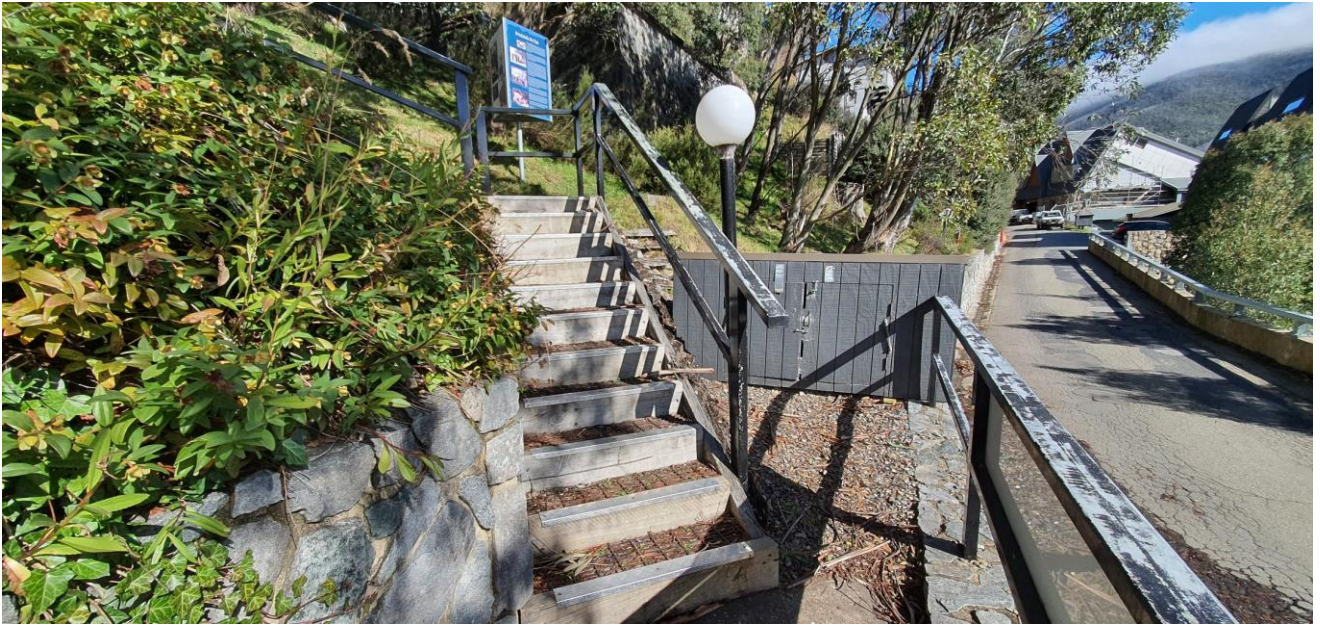


Photo 3



Photo 4.





Photo 5 – Proposed Locaiton of Bike Storage Deck

