



Access Assessment Report

90 Cambewarra Road, Bomaderry



Project: 90 Cambewarra Road, Bomaderry

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BCA Logic Acquired by Jensen Hughes

BCA Logic was acquired by Jensen Hughes, the largest specialist fire and safety engineering firm in the world, in September 2021.

A respected global leader in safety, security and risk-based engineering and consulting, Jensen Hughes employs more than 1,400 people across 100 countries. This acquisition marks the company's entry into the Australian market and speaks to BCA Logic's experience and expertise in building legislation and regulations, fire, accessibility, and energy consulting.

Partnering with Jensen Hughes allows BCA Logic to further advance our capabilities in all aspects of fire safety engineering and support our clients with an expanded range of complementary services. Both companies share a commitment to technical excellence and exceptional client service.

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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed development at 90 Cambewarra Road, Bomaderry, against the Deemed-to-Satisfy Provisions relating to Access for Persons with a Disability.

The development consists of the regentrification of the existing Bomaderry Indoor Basketball Centre encompassing significant building upgrade works to the external façade, internal alterations to the existing sanitary facilities, meeting rooms, café, official rooms, retention of the two existing basketball courts, and the uniting of the building to the new Indoor Sports Centre (built Circa 2016) with the construction of a new lobby and foyer café. However, each building will be separated by the construction of a *fire wall* in an effort to utilise two separate construction types for each part of the united building. The upgrades to the new United Building will be subject to NSW H101 provisions whereby the definition of *Entertainment Venue* under the *Environmental Planning and Assessment Regulations 2021* apply.

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.	Access to Buildings	DtS Provision – D3.2
2.	Parts of Building to Be Accessible	DtS Provision – D3.3
3.	Signage	DtS Provision – D3.6
4.	Hearing Augmentation	DtS Provision – D3.7

The Annexures B of this Report provide detailed assessments of the proposal against all compliance requirements which will be provided at Construction Certificate Stage to assist with the application being made to the relevant Principal Certifier.

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 90 Cambewarra Road, Bomaderry. The proposed building works will form a United Building, as defined by Part A7 of the BCA, between the existing Bomaderry Basketball Centre (blue) and the newer Shoalhaven Indoor Sports Centre (SISC).



Site Photograph: Subject building where works will be carried out (blue)

1.2. Purpose

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

- > Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards);
- > Building Code of Australia 2019 (BCA2019) Volume One Amendment 1 – Part D3 and Clauses E3.6, F2.4 & F2.9; and
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3. Limitations

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

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

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

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then a degree of surety is provided for those responsible for the design of the building);
- > BCA2019 Sections B, C, E (except E3.6), F (except F2.4 & F2.9), G, H, I, J, and Parts D1 & D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

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

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

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

1.5. Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)

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

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

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

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, that 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 KEY COMPLIANCE CONSIDERATIONS

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.

2.2. Classification

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

Table 1. Building Classification

Class	Level	Description
Class 9b	Ground Floor	Indoor Sports Centre
Class 9b	First Floor	Conference Room

2.3. Dimensions and Tolerances

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

There are currently no Performance Solutions proposed for the design at this stage.

2.5. Areas Required to be Accessible

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

Table 2. Areas Required to be Accessible

Area / Room	Description
Class 9b	To and within all areas normally used by the occupants, including seating spaces according BCA2019 D3.9 except non-accessible seating areas within the assembly building.

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

2.6. 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 3. Affected Parts

Item No	Areas	Upgrade	Compliance
1.	All areas within Bomaderry Basketball Centre is considered an affected part.	Compliance with Volume One (Amdt 1) BCA 2019	CRA

2.7. PART D3 – ACCESS FOR PEOPLE WITH A DISABILITY

2.7.1. D3.2 Access to Buildings

The two entry points to the building are required to be accessible whereby they are located greater than 50m apart. This will require compliant door hardware and/or push-button access in accordance with Clause D2.21 and AS1428.1-2009 and a minimum clear door leaf opening achieving 850mm.

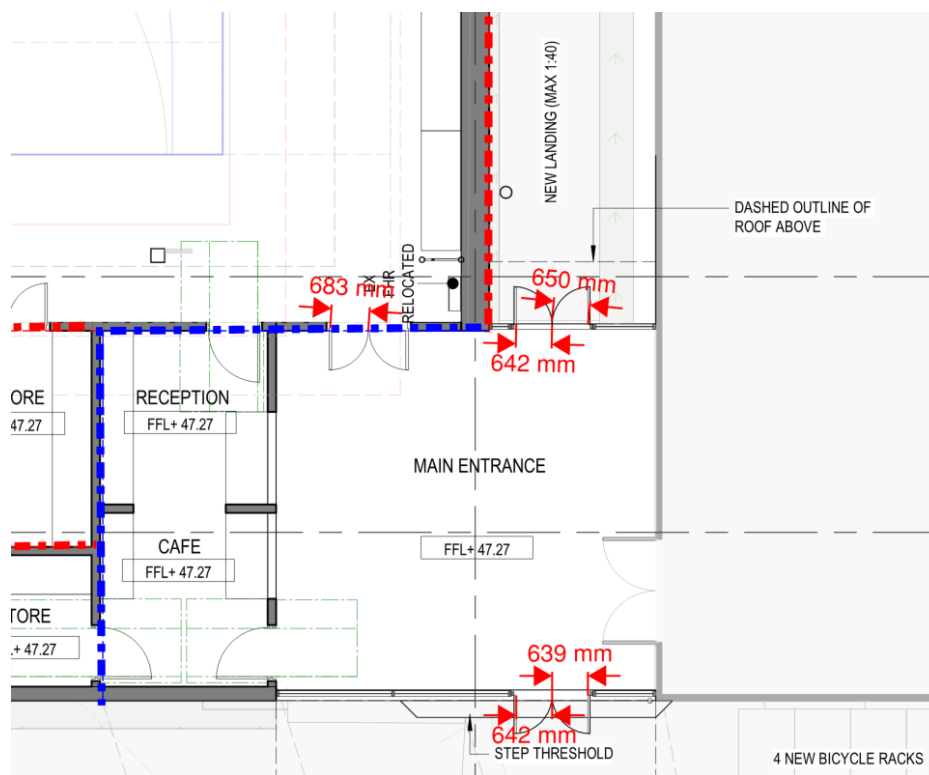


Figure: Principal Pedestrian entry to be accessible.

2.7.2. D3.3 Parts of Building to be Accessible

All accessible stairways are to incorporate the following accessible features:

Stair Provisions – Each access stair shall incorporate the following design provisions:

- Tactile Ground Surface Indicators (TGSIs) are to be provided at the landings to every stair. TGSIs are to comply with BCA D3.8 and AS1428.4.1-2009 requirements; and
- Handrail provisions complying with Clauses BCA D3.3, and 11 & 12 of AS1428.1-2009; and
- Non-slip nosing strips with appropriate luminance contrast in accordance with BCA D2.14 and AS1428.1-2009; and
- Opaque (solid) risers.

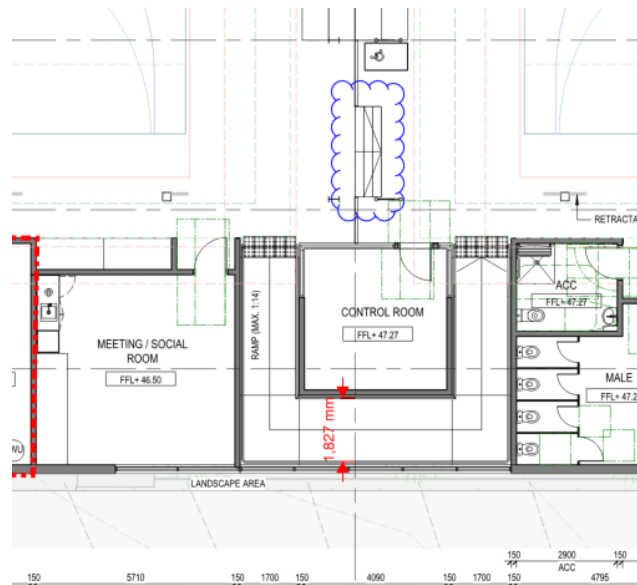


Figure: Stair in accessway linking courts 5 & 6 to incorporate accessible features.

2.7.3. D3.6 Signage

A signage schedule is to be developed for Construction Stage with all required signage to incorporate accessible features prescribed by BCA D3.6 and Specification D3.6. Required accessible signage is to identify the following facilities:

- a) Male and female sanitary facilities; and
- b) Accessible unisex facilities and change rooms; and
- c) Each required exit.

2.7.4. D3.7 Hearing Augmentation

Where courts 5 & 6 of the Bomaderry basketball centre will be provided with an in-built amplification system, other than a system used for emergency warnings, the room is to be provided with hearing augmentation systems complying with the following:

- a) A hearing induction loop system covering 80% of the floor area of the room; or
- b) A system requiring the use of receivers or the like, that covers 95% of the room and the following number of receivers are provided:
 - a. A room accommodating up to 500 persons is to have 1 receiver per 25 persons or part thereof. With no less than 2 receivers being provided.

ANNEXURE A – DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 4. Architectural Plans

Architectural Plans Prepared by Connybear Morrison Pty Ltd			
Drawing Number	Revision	Date Title	Title
DA0901	G	24.06.22	PLAN – SITE
DA1000	I	24.06.22	PLAN – OVERALL
DA1001	I	24.06.22	PLAN – GROUND LEVEL
DA1021	F	24.06.22	PLAN – ROOF LEVEL
DA2001	G	24.06.22	ELEVATIONS – SHEET 1
DA2002	G	24.06.22	ELEVATIONS – SHEET 2
DA2101	G	24.06.22	SECTIONS – SHEET 1
DA2102	E	24.06.22	SECTIONS – SHEET 2
DA6001	E	24.06.22	SCHEDULE – FINISHES – SHEET 1
DA6002	E	24.06.22	SCHEDULE – FINISHES – SHEET 2
DA7001	A	24.06.22	WASTE ENCLOSURE – DEMOLITION PLAN
DA7101	A	24.06.22	WASTE ENCLOSURE – PLAN
DA7201	A	24.06.22	WASTE ENCLOSURE – ELEVATIONS
DA7211	A	24.06.22	WASTE ENCLOSURE – SECTIONS
DA9001	C	24.06.22	PERSPECTIVE – SHEET 1
DA9002	B	24.06.22	PERSPECTIVE – SHEET 2
DA9003	B	24.06.22	PERSPECTIVE – SHEET 3
DA9004	A	24.06.22	PERSPECTIVE – SHEET 4
DA9005	B	24.06.22	PERSPECTIVE – SHEET 5
DA9006	A	24.06.22	PERSPECTIVE – SHEET 6
DA9007	A	24.06.22	PERSPECTIVE – SHEET 7

ANNEXURE B - 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. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
12. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6.
13. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009.
14. Switches and power points will comply with Clause 14 of AS1428.1-2009.
15. 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.
16. Braille and tactile signage will comply with BCA2019 Clause D3.6.
17. Signage to comply with Clause 8 of AS1428.1-2009.
18. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
19. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.