



DISABILITY ACCESS DESIGN COMPLIANCE REVIEW

No. 3012-DA-DCR.03 AND DESIGN CAPABILITY STATEMENT

No. 3012-DA-DCS.02

Access compliance review for Development Application architectural design plans to ensure compliant access for people with a disability.

CLIENT

Integrated Projects Pty Ltd
55/2-4 Picrite Close
PEMULWUY NSW 2145

PROJECT

Alterations and additions to existing sports club facility.

Class 9b Assembly Building, Class 6 Food and Beverage Facilities and 7a Car Parking.

At: Dapto Leagues Club
Cnr. Station Street and Bong Bong Road
DAPTO NSW 2530

DATE

25 June 2024

DOCUMENT CONTROL

Revision No.	Version	Issued to	Date
3012- PRELIM-DA-DCR.01	Initial Compliance Review	Scott McGregor – Integrated Projects Pty Ltd	21.05.2024
3012-DA-DCR.02 and 3012-DA-DCS.01	Final Design Compliance Review and Capability Statement	Scott McGregor – Integrated Projects Pty Ltd	12.06.2024
3012-DA-DCR.03 and 3012-DA-DCS.02	Final Design Compliance Review and Capability Statement referencing updated architectural plans.	Scott McGregor – Integrated Projects Pty Ltd	25.06.2024

Included:

APPENDIX A – Access Design Compatibility Statement No. 3012-DA-DCS.02

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SCOPE AND LIMITATIONS

This report is limited to reviewing the disability accessibility provisions of the proposed alterations and additions to Dapto Leagues Club premises and does not address any other compliance matters, other than those parts of the NCC and Australian Standards referenced in this report.

This accessibility compliance review is for the DA stage design plans referenced in this report only.

The existing parts of the building that are not being renovated and are not an “affected part” of the existing building as defined in Part 2.1 of the Access to Premises are not being assessed in this report.

Compliance with Safe Work Australia regulations, fire and other services and structural design are not to be inferred by the contents of this report.

The advice contained in this report remains the property of Access First Consulting Pty Ltd and may only be used in relation to this development.

Compliance with the NCC regarding the design occupancy rates for this mixed use development is not part of our scope. Therefore, we do not warrant the quantity of accessible car parking spaces, or the quantity of accessible sanitary facilities in this assessment.

It is the sole responsibility of the project design and management teams to provide all necessary detailed plans and specifications to ensure the completed works fully comply with the standards and codes referenced in this report.

Please confer with us if design changes are being considered at any stage of this project.

All dimensions noted in this report, unless noted otherwise, are finished “clear” dimensions and must not be reduced by construction items such as tiles, skirtings and architraves, fire safety equipment, ducts, pipework, handrails or any fittings or fixtures.

The project team must allow for construction tolerances in the design and on site to ensure the dimensional accuracy of the completed work.

Compliant slip resistance of the existing walking surfaces is beyond our expertise, and we make no judgement of the suitability of the slip resistance. We recommend you engage a suitably qualified organisation to provide a test report if required.

Compliant luminance contrast of any installed building elements including doors, door jambs, stair nosings and TGSI is beyond our expertise and make no recommendations as to what will constitute suitable levels of luminance contrast. We recommend you engage a suitably qualified organisation to provide a test report if required.

If, during the design and building process, any changes are made, this review may no longer be valid.

BACKGROUND

It is a legal requirement, under the Disabilities Discrimination Act 1992, to consider and provide dignified and equitable access to buildings and facilities and services within buildings for people with a disability. People with a disability include those with low vision, hearing difficulties, limited mobility due to age or injury and people who use wheelchairs or other mobility aids. People include staff and visitors to the premises.

Compliance with The Disability (Access to Premises - Building) Standards – 2010 and the National Code of Australia – 2022 will achieve the objectives within the Disabilities Discrimination Act.

REFERENCED STANDARDS

The completed work shall comply with:

- Disabilities Discrimination Act - 1992
- National Construction Code of Australia 2022 – Volume 1
- Disability (Access to Premises-Building) Standards – 2010
- AS 1428.1 – 2009 – Design for Access and Mobility – General Requirements for Access – New Building Work
- AS 1428.2 – 1992 – Design for Access and Mobility - Enhanced and Additional Requirements – Building and Facilities
- AS/NZS 1428.4.1 – 2009 - Design for Access and Mobility - Means to Assist the Orientation of People with Vision Impairment – Tactile Ground Surface Indicators.
- AS 1735.12 – 1999 - Lifts, Escalators and Moving Walks. Part 12 – Facilities for persons with Disabilities.
- AS/NZS 2890.6 – 2009 - Off street parking for people with disabilities.

REFERENCED DOCUMENTS

This assessment is provided in relation to the Construction Certificate Application plans produced by Altis Architecture – Project No. 2219.03

DOCUMENT	DRAWING N ^o .	REVISION	DATE
Site Plan	DA 0001	A	24.06.2024
Basement Plan – Zone A	DA 1100	A	24.06.2024
Ground Floor Plan – Zone A	DA 1101	A	24.06.2024
Ground Floor Plan – Zone B	DA 1102	A	24.06.2024
Level 1 Plan – Zone A	DA 1103	A	24.06.2024
Level 1 Plan – Zone B	DA 1104	A	24.06.2024
Level 2 Plan – Zone A	DA 1105	A	24.06.2024
Proposed Elevations – Zone A	DA 2100	A	24.06.2024
Proposed Elevations – Zone B	DA 2101	A	24.06.2024
Proposed Elevations – Zone B	DA 2102	A	24.06.2024
Proposed Sections – Zone A	DA 3000	A	24.06.2024
Proposed Sections – Zone A	DA 3001	A	24.06.2024
Proposed Sections – Zone B	DA 3002	A	24.06.2024

ASSESSMENT

Compliance with the relevant sections of the NCC – 2022, Volume 1, parts D4, E3 and F4 and Access to Premises Standard (Access Code) is assessed as below:

REQUIREMENT – D4D2 GENERAL BUILDING ACCESS REQUIREMENTS	
Comment	<ul style="list-style-type: none"> Buildings and parts of buildings must be accessible as required. For Class 9b Buildings: <ul style="list-style-type: none"> Access is required to and within all areas normally used by all occupants. Wheelchair seating spaces provided in accordance with D4D10 For Class 5 and 6 Buildings: <ul style="list-style-type: none"> Access is required to and within all areas normally used by all occupants. For Class 7a Buildings: <ul style="list-style-type: none"> To and within any level containing <i>accessible</i> carparking spaces.
Compliance	Capable of Compliance

REQUIREMENT – D4D3 ACCESS TO BUILDINGS	
Comment	<ul style="list-style-type: none"> Accessible path of travel from allotment boundary to main entrance Accessible path of travel from another accessible building connected by a pedestrian link Accessible path of travel from the accessible car parking space to the main entrance where onsite parking is provided Access ways are provided through the principal pedestrian entrance All doorways on an access way that has multiple leaves must have at least one leaf with a clear opening width not less than 850mm Not less than 50% of all pedestrian entrances to be accessible, including the principal pedestrian entrance In a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible entrance
Compliance	Capable of Compliance

REQUIREMENT – D4D4 PARTS OF BUILDINGS TO BE ACCESSIBLE

Comment

- Any stair or ramp required to be accessible is to comply with AS 1428.1 (except where exempted by Clause D4D5)
 - i. Ramps except fire isolated ramp to AS 1428.1, Clause 10; and
 - ii. Stairway except fire isolated stairway to AS 1428.1, Clause 11; and
 - iii. Fire isolated stairway to AS 1428.1, Clause 11.1(f) and (g); and
- Passenger lift must comply with Parts E3D7 and E3D8; and
- Any accessways required to be accessible must have
 - i. AS 1428.1 compliant passing spaces at a maximum 20m intervals on those parts of an *accessway* where a direct line of sight is not available; and
 - ii. AS 1428.1 compliant turning spaces
 - A. within 2m of the end of *accessways* where it is not possible to continue travelling along the *accessway*; and
 - B. at maximum 20m intervals along the *accessway*; and
- an intersection of *accessways* satisfies the spatial requirements for a passing and turning space; and
- a passing space may serve as a turning space; and
- a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b, or 8 building –
 - i. containing not more than 3 *storeys*; and
 - ii. with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200m²; and
- clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with ‘the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness backing shall not exceed 4mm’; and
- the carpet pile height or carpet thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.

Compliance

Capable of Compliance

REQUIREMENT – D4D5 EXEMPTIONS

Comment

- Areas not required to be accessible are those:
 - Not appropriate due to type of use
 - Pose health and safety risk for people with a disability
- Path of travel only to the exempt areas above

Compliance

Capable of Compliance

Notes

Based on the building owner/operator providing a management statement regarding how some areas would not be required to be accessible, some additional areas that may be exempt from being fully accessible in this premises are:

- Commercial kitchens and serveries
- Keg and cellar rooms and refrigerated rooms
- Cleaners rooms
- Bar areas, both behind bar and front of bar
- Bulk storage areas
- Commercial waste rooms
- Loading docks
- Tech rooms

REQUIREMENT – D4D6 ACCESSIBLE CAR PARKING

Comment

- Accessible car parking spaces to be proportionate to the number of car parking spaces in accordance with D4D6(1) and (2)
- Must comply with AS/NZS 2890.6 except for below
- Need not be designated if not more than five spaces so as not to restrict use for only people with a disability

Compliance

Capable of Compliance

REQUIREMENT – D4D7 SIGNAGE

Comment

- Braille and tactile signage complying with NCC 2022, Specification 15 and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1, must identify each:
 - A. Sanitary facility, except a sanitary facility within a *sole occupancy unit* in a Class 1b or Class 3 building; and
 - B. Space within a hearing augmentation system; and
- Identify each door *required* by E4D5 to be provided with an *exit* sign and state -
 - A. “Exit”; and
 - B. “Level”;
 - (aa) the floor level number; or
 - (bb) a floor level descriptor; or
 - (cc) a combination of (aa) and (bb); and
- Signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying:
 - i. The type of hearing augmentation; and

- ii. The area covered within the room; and
- iii. If receivers are being used and where the receivers can be obtained; and
- Signage in accordance with AS 1428.1 must be provided for *accessible* unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and
- Signage to identify and ambulant *accessible* sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and
- 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; and
- Where a bank of sanitary facilities is not provided with an *accessible* unisex sanitary facility, directional 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 sanitary facility.

Compliance

Capable of Compliance

Note

Accessible signage can only be assessed (at CC stage) if a schedule detailing the content of each sign and its location is provided.

REQUIREMENT – D4D8 HEARING AUGMENTATION

Comment

- (1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed:-
 - a) in a room in a Class 9b building; or
 - b) in an auditorium, conference room, meeting room or a room for judicatory purposes; or
 - c) any ticket office, teller's booth, reception area of the like, where the public is screened from the service provider.

If a hearing augmentation system is required by (1), then D4D8(2) and (3) applies.
- (4) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system.

Compliance

Capable of Compliance

Note

No details of a hearing augmentation system have been identified. If a hearing augmentation system is installed in the future, then it must comply with AS 1428.5 – 2010 – Communication for people who are deaf or hearing impaired.

REQUIREMENT – D4D9 TACTILE INDICATORS

Comment

- Tactile ground surface indicators (TGSi) are required when approaching a hazard, such as a stair or ramp, other than fire isolated stairs and ramps.
- Tactile ground surface indicators must comply with Sections 1 and 2 of AS/NZS 1428.4.1

Compliance

Capable of Compliance

REQUIREMENT – D4D10 WHEELCHAIR SEATING SPACES IN CLASS 9b ASSEMBLY BUILDINGS

Comment

- When fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1, Clause 18, must be provided in accordance with Table D4D10

Compliance

Not Applicable

REQUIREMENT – D4D11 SWIMMING POOLS

Comment

- Not Applicable

REQUIREMENT – D4D12 RAMPS - Limitations

Comment

- On an accessway:
 - a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and
 - b) A landing of a step ramp must not overlap a landing for another step ramp or ramps

Compliance

Not Applicable

Note

There are no connected or intersecting ramps in this development.

REQUIREMENT – D4D13 GLAZING ON AN ACCESSWAY

Comment

- On all fully glazed or frameless glass doors, sidelights and other glazing that could be mistaken for a doorway, the glazing must be clearly marked in accordance with AS 1428.1

Compliance

Capable of Compliance

REQUIREMENT – E3 PASSENGER LIFTS

Comment

In an accessible building, every passenger lift must be accessible in accordance with E3D7 and E3D8

- In a lift which travels less than 12m, lift floor dimensions not less than 1100mm wide at the door and 1400mm long;
- Provided a hand rail complying with Clause 5.3, AS 1735.12 – 1999 (i.e., not more than 500mm from any button or operating device and between 850-950mm above the floor);
- Minimum clear width of car door openings of 900mm in accordance with Section 2 of AS 1735.12 – 1999;
- Should the lift be installed with a power operated door, provide a passenger protection system in accordance with Clause 4.2 of AS 1735.12 – 1999;
- Lift call buttons at landings in accordance with Section 7 of AS 1735.12 – 1999 (i.e., located between 900mm and 1200mm above the floor);
- Internal lift car control buttons in accordance with Section 7 of AS 1735.12 – 1999 (i.e., located between 900mm and 1200mm above the floor);
- Automatic audible information within the lift car to identify level each time the car stops; and
- Audible and visual indication at each lift landing to indicate the arrival of the lift car; and
- Audible information and audible indication to be provided in a range of between 20-80dB(A) at a maximum frequency of 1500Hz; and
- Have emergency hands-free communication, including a button to alert a call centre of a problem and a light signal that the call has been received.

Compliance

Capable of Compliance

Note

Lift design compliance certificates to be provided at CC stage.

REQUIREMENT – F4 SANITARY FACILITIES

Comment

- Accessible sanitary facilities are to be provided in accordance with F4D5, F4D6 and F4D8
- Accessible sanitary facilities, where provided, must comply with the dimensional requirements of AS 1428.1, Clause 15
- At each bank of toilets, in addition to accessible unisex sanitary compartments, a sanitary compartment suitable for a person with an ambulant disability, in accordance with AS 1428.1, Clause 16 must be provided

Comment

Capable of Compliance

SUMMARY OF DISABILITY ACCESS REVIEW No. 3012-DA-DCR.03

On the basis of the assessment undertaken, of the proposed design documentation referred to in this report, I am satisfied that the proposal will provide a 'Deemed-to-Satisfy' building solution that complies with the Access Provisions Parts D4, E3 and F4 of the NCC Volume 1 – 2022 and the Disability (Access to Premises - Buildings) Standard-2010.

Refer to the Access Design Statement No. 3012-DA-DCS.02 provided in Appendix A.

A handwritten signature in dark ink, appearing to read 'Alex Noor', with a small flourish at the end.

ALEX NOOR
ACCESS CONSULTANT
ASSOCIATION OF CONSULTANTS IN ACCESS AUSTRALIA
MEMBER N^o. 260

APPENDIX A

ACCESS DESIGN CAPABILITY STATEMENT No.3012-DA-DCS.02

Statement of Design for the capability of Compliance for the proposed mixed-use development to provide Access for People with a Disability.

CLIENT

Integrated Projects Pty Ltd
55/2-4 Picrite Close
PEMULWUY NSW 2145

PROJECT

Alterations and additions to existing sports club facility.
Class 9b Assembly Building, Class 6 Food and Beverage Facilities and 7a Car Parking.

At: Dapto Leagues Club
Cnr. Station Street and Bong Bong Road
DAPTO NSW 2530

DATE

25 June 2024

DOCUMENT CONTROL

Revision No.	Version	Issued to	Date
3012-DA-DCS.01	For DA Submission	Scott Mc Gregor	12.06.2024
3012-DA-DCS.02	For DA Submission referencing updated plans.	Scott Mc Gregor	25.06.2024

REFERENCED DOCUMENTS

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Proposed Elevations – Zone A	DA 2100	A	24.06.2024
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Proposed Elevations – Zone B	DA 2102	A	24.06.2024
Proposed Sections – Zone A	DA 3000	A	24.06.2024
Proposed Sections – Zone A	DA 3001	A	24.06.2024
Proposed Sections – Zone B	DA 3002	A	24.06.2024

I hereby confirm that the proposed design, as indicated in the referenced plans in this statement, has been reviewed for compliance with the access provisions of the following codes and standards:

- Disability Discrimination Act - 1992
- NCC 2022 - Volume 1, Parts D4, E3 and F4
- Disability (Access to Premises - Buildings) Standard 2010
- AS 1428.1 - 2009 - Design for Access and Mobility - General Requirements for Access – New Building Work
- AS 1428.2 – 1992 - Design for Access and Mobility – Enhanced and Additional Requirements – Buildings and Facilities
- AS/NZS 1428.4.1 – 2009 - Design for Access and Mobility - Means to Assist the Orientation of People with Vision Impairment – Tactile Ground Surface Indicators.
- AS/NZS 2890.6 - 2009 - Off street Parking for People with Disabilities
- AS 1735.12 – 1999 – Lifts, Escalators and Moving Walks, Part 12 – Facilities for Persons with Disabilities

DESIGN COMPONENT

General Building Access Requirements <ul style="list-style-type: none"> NCC Volume 1, Part D4D2 AS 1428.1 – 2009, Clauses 1 and 2 	Compliant Compliant
Access to Buildings <ul style="list-style-type: none"> NCC Volume 1, Part D4D3 AS 1428.1 – 2009, Clauses 6 and 13 	Compliant Compliant
Parts of Buildings to be Accessible <ul style="list-style-type: none"> NCC Volume 1, Part D4D4 AS 1428.1 – 2009, Clauses 10, 11 and 12 	Compliant Compliant
Exemptions <ul style="list-style-type: none"> NCC Volume 1, Part D4D5 - See Note 1 	Compliant
Accessible Carparking <ul style="list-style-type: none"> NCC Volume 1, Part D4D6 AS/NZS 2890 – 2009, Section 1 and Section 2 	Compliant Compliant
Signage <ul style="list-style-type: none"> NCC Volume 1, Part D4D7, Specification 15 AS 1428.1 – 2009, Clause 8 – See Note 2 	Compliant Compliant
Hearing Augmentation	Not Applicable
Tactile Indicators <ul style="list-style-type: none"> NCC Volume 1, Part D4D9 AS 1428.1 – 2009, Clause 9 AS/NZS 1428.4.1 – 2009, Section 1 and Section 2 	Compliant Compliant Compliant
Wheelchair Seating Spaces <ul style="list-style-type: none"> NCC Volume 1, Part D4D10 	Not Applicable
Swimming Pools <ul style="list-style-type: none"> NCC Volume 1, Part D4D11 	Not Applicable
Ramps <ul style="list-style-type: none"> NCC Volume 1, Part D4D12 	Not Applicable
Glazing on an Accessway <ul style="list-style-type: none"> NCC Volume 1, Part D4D13 – See note 3 AS 1428.1 – 2009, Clause 6.6 	Compliant Compliant
Passenger Lifts <ul style="list-style-type: none"> NCC Volume 1, Part E3D7 NCC Volume 1, Part E3D8 - See note 4 AS 1735.12, Section 1 to Section 10 	Compliant Compliant Compliant
Accessible Sanitary Facilities <ul style="list-style-type: none"> NCC Volume 1, Part F4D5 AS 1428.1 – 2009, Clause 15 	Complies Complies
Sanitary Compartment for People with Ambulant Disabilities <ul style="list-style-type: none"> NCC Volume 1, Part F4D5 AS 1428.1 – 2009, Clause 16 	Not Applicable Not Applicable

NOTES:

1. A Management Statement supporting exempting wheelchair accessibility to certain areas within the premises is to be provided at CC stage documentation.
2. Accessible signage plan and specifications meeting the deemed-to-satisfy requirements of the NCC 2022 Volume 1 are to be provided at CC stage documentation.
3. Visual indicators specifications meeting the deemed-to-satisfy requirements of the NCC Volume 1 are to be provided at CC stage documentation.
4. A design compliance certificate referencing deemed-to-satisfy requirements of NCC 2022 Volume 1 to be provided by the lift supplier at CC stage documentation.

I hereby certify that the proposed building design will comply with the access requirements of the nominated standards.

The information contained in this statement is, to the best of my ability, true and accurate.

Alex Noor is an appropriately qualified person that has a good working knowledge of the relevant codes and standards referenced above. Please refer to the Statement of Experience and Competency and the end of this document.

A handwritten signature in dark ink, appearing to read 'Alex Noor', with a small flourish at the end.

ALEX NOOR
ACCESS CONSULTANT
ASSOCIATION OF CONSULTANTS IN ACCESS AUSTRALIA
MEMBER N^o 260

STATEMENT OF EXPERIENCE AND COMPETENCY

Name: Alex Noor

Qualifications: Certificate IV Building 1988
Certificate IV in Access Consulting 2012
Diploma of Access Consulting 2016

Memberships and Licenses
Past and Current: Association of Consultants in Access Australia - Associate Member Reg. No. 260
Department of Fair Trading Contractors Licence for Access First Constructions No. 145405C
Department of Fair Trading Contractors Licence for Alex Noor No. 41460
Housing Industry Association Member No. 340355
Master Builder Association Member No. 1870033
Cumberland Business Chamber Member

Experience: Alex Noor is a builder with over 40 years of experience in building projects involving private hospitals, all types of aged care premises, group homes, child care centres, schools, commercial premises and private residences. Access First Constructions has a strong focus on building solutions that provide better access in the built environment. Alex Noor identified a need to provide professional advice in support of other service providers such as architects, designers, building managers and owners and other builders, to ensure inclusive access for all. To this end, Alex has attended many formal courses, conferences, seminars and workshops to gain a wide range of knowledge of the legal requirements associated with the building requirements for people with disabilities. Alex Noor is a qualified Access Consultant providing consultancy services including design advice, access audits of buildings and assessment of development and building proposals.