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PERFORMANCE-BASED DESIGN BRIEF

To:	Hi Noon Ski Club Ltd	**Date:**	6 JANUARY 2024
Attention:	Paul Kupacz	**Project Ref:**	3430
From:	James Alexander/Karen Watson	**Revision:**	REV C **FINAL**
Project:	Hi Noon Ski Club Ltd, NSW		
Subject:	Access Performance Based Design Brief – Hi Noon Ski Club Ltd building upgrade		

1.0 Introduction

This Performance Based Design Brief (PBDB) has been prepared to outline the following factors of the access performance design process:

- The Building Code of Australia 2022 (BCA) Deemed-to-satisfy (DTS) deviation/s to be addressed.
- The methodology proposed for the access performance assessment and means to satisfy the relevant Performance Requirements.
- The acceptance criteria; and
- The proposed trial design.

The document has been prepared for distribution amongst key stakeholders with the goal of reaching an agreement with respect to the above factors and most importantly with respect to the requirements of Trial Design.

2.0 Stakeholders & Building particulars

Stakeholder/Role	Name
Certifying Authority	TBC
Client	Paul Kupacz – Hi Noon Ski Club Ltd
Architect	Ziggi Krpan - TZ Design
Access Consultants	J² Consulting Engineers – Karen Watson

3.0 General Building Characteristics, Hazards, Preventative and Protective Measures

Building Characteristic	Description
Location:	Hi Noon Ski Club Ltd, THREDBO NSW
Occupancy/Use	Existing retail tenancy and shop top dwelling alterations
Building Class/es:	Class 3 (Ski Lodge ground floor and level 1)
General description of development:	The proposed development is for the alterations to the existing ski lodge building specifically the sanitary facilities and lower ground floor ski store room located at Hi Noon Ski Club Ltd, Thredbo NSW. The lower ground floor contains an existing ski store room, sanitary facilities and sole occupancy units and level 1 contains sole occupancy units.

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4.0 Assessment Methodology

Performance Solution	
☑ A2G2(1)(a) or A2.2(1)(a)	Comply with all relevant Performance Requirements
☐ A2G2(1)(b) or A2.2(1)(b)	Be at least equivalent to the Deemed-to-Satisfy provisions

Assessment Methods:	
☐ A2G2(2)(a) or A2.2(2)(a)	Evidence of suitability
☐ A2G2(2)(b)(i) or A2.2(2)(b)(i)	Verification methods provided in the NCC
☑ A2G2(2)(b)(ii) or A2.2(2)(b)(ii)	Other verification methods accepted by the appropriate authority
☐ A2G2(2)(c) or A2.2(2)(c)	Expert judgement
☑ A2G2(2)(d) or A2.2(2)(d)	Comparison with the Deemed-to-Satisfy provisions

Assessment Approach:		
☑ Comparative	☑ Qualitative	☐ Deterministic
☐ Absolute	☐ Quantitative	☐ Probabilistic

5.0 Performance Solution Particulars

#	Performance Solutions	BCA DTS Provision	BCA Performance Requirement	Assessment Methodology
1.	To forgo the requirement to provide a compliant continuous accessible path of travel (CAPT) between the allotment boundary and the lower ground floor of the building in accordance with AS1428.1-2009 due to limitations with the existing building structure.	D4D3, D4D4 Inter alia AS1428.1-2009	D1P1	Qualitative assessment demonstrating compliance with the performance requirements under A2G2 via a performance-based analysis under A2G2(2)(b)(ii) and (d).
Assessment Methodology In order to address the provisions of the BCA, a qualitative comparative and performance-based solution formulated in accordance with A2G2(2)(b)(ii) and (d) has been adopted to demonstrate compliance of the Performance Solution with the relevant Performance Requirements. **Acceptance Criteria** It must be demonstrated through the proposed trial design that access is provided to the degree necessary via a continuous accessible path of travel incorporating a non-compliant turning space due to part of the balustrade being located within this space. The assessment must show that the proposed arrangement satisfies the relevant Performance Requirement D1P1 through a qualitative comparative assessment. **Trial Design** The trial design considers and compares the proposed scenario to required widths at accessible doorways under AS1428.1 in addition to determining if access is provided to the degree necessary.				
2.	To permit a reduced head height in a sanitary compartment due to limitations associated with a stair over.	F5P2	F5P1	Qualitative assessment demonstrating compliance with the performance requirements under A2G2 via a performance-based analysis under A2G2(2)(b)(ii) and (d).

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Assessment Methodology In order to address the provisions of the BCA, a qualitative comparative and performance-based solution formulated in accordance with A2G2(2)(b)(ii) and (d) has been adopted to demonstrate compliance of the Performance Solution with the relevant Performance Requirements. **Acceptance Criteria** It must be demonstrated via the proposed trial design that the reduced ceiling height above the toilet does not unduly interfere with the rooms intended function in addition to categorically satisfying each element of the relevant Performance Requirement F5P1 through a qualitative assessment. **Trial Design** The trial design considers the activity support level and typical occupant use of the specific spaces where the reduced ceiling height occurs.				

6.0 Conclusion

It is the intention of this document to provide the basis of the access performance solution methodology to the key stakeholders for review and approval prior to completion of the Access Performance Solution.

It is requested that the key stakeholders review the information and Access solution approach outlined within this document and provide an indication of whether they are satisfied with the approach undertaken to allow the access analysis.

Should you have any queries or wish to discuss, please do not hesitate to contact the undersigned.

Regards,
J² CONSULTING ENGINEERS

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