

ACCESS COMPLIANCE ASSESSMENT REPORT

Building Address	548-550 & 552 Pacific Highway, St Leonards
Report No.	2068
Report For	Magnificent Investments Pty Ltd
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Title / Company	Director Murrow Consulting Pty Ltd
Date	30 August 2016

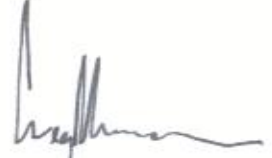
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REPORT REVISION STATUS

Report No.	Revision	Issue Date	Report Status	Author		
2068	A	10/06/2016	Original Report	Prepared and approved by:	Greg Murrow Director	DRAFT
2068	B	25/07/2016	Updated Report	Prepared and approved by:	Greg Murrow Director	DRAFT
2068	C	19/08/2016	Updated Report	Prepared and approved by:	Greg Murrow Director	DRAFT
2068	D	30/08/2016	Final Report	Prepared and approved by:	Greg Murrow Director	

A. EXECUTIVE SUMMARY

This report provides a Building Code of Australia 2016 (BCA) access compliance assessment of the proposed hotel building to be located at 548-550 & 552 Pacific Highway, St Leonards, NSW.

The primary purpose of this report is to identify the non-compliance matters contained in the proposed design against the current access related Deemed-to-Satisfy (DTS) Provisions of the BCA 2016 and to provide recommendations to overcome the DTS non-compliances.

The proposed design, in relation to numerous access related DTS Provisions, shall be further detailed as nominated in the Section D table prior to the issue of a Construction Certificate.

B. INTRODUCTION

This report provides a Building Code of Australia 2016 (BCA) access compliance assessment of the proposed hotel building to be located at 548-550 & 552 Pacific Highway, St Leonards, NSW.

The proposed building is an eighteen (18) storey hotel building, comprising hotel rooms, a swimming pool area and basement car parking.

PURPOSE OF THE REPORT

This report only applies to the proposed hotel building to be located at 548-550 & 552 Pacific Highway, St Leonards.

The express purpose of the report is to identify the non-compliance matters contained in the proposed design against the current access related Deemed-to-Satisfy (DTS) Provisions of the BCA 2016 and to provide recommendations to overcome the DTS non-compliances.

INFORMATION RELIED UPON

The following information and inspections have been relied upon in the execution of this report:

Item No.	Documentation	Date
Plans		
1.	Architectural plans issued by MD&A Architects Australia P/L and received on 30.08.16	
	Sheet No.	Plan Name
	DA-01	Cover Sheet
	DA-02	Site Analysis Plan
	DA-03	Site Plan
	DA-04	GFA Calculations
	DA-06	Basement 2-4
	DA-07	Basement 1
	DA-08	Ground Floor
	DA-09	Level 1
	DA-10	Levels 2-4
	DA-11	Levels 5-13
	DA-12	Level 12 – Assumed to be Level 14
	DA-13	Roof Plan
	DA-14	Front Elevation
	DA-15	Left Elevation
	DA-16	Right Elevation
	DA-17	Rear Elevation
	DA-18	Section A
	DA-19	Section B
	DA-20	Ramp Section
	DA-21	Perspective
Applicable BCA		
2.	National Construction Code 2016 – Volume One - Building Code of Australia – Class 2 to Class 9 Buildings, published by the Australia Building Codes Board (ABCB)	2016
3.	Guide to the NCC Volume One 2016 – Building Code of Australia – Class 2 to Class 9 Buildings, published by the Australia Building Codes Board (ABCB)	2016

REPORT EXCLUSIONS

The following exclusions / limitations apply to this report:

1. This report only applies to the proposed hotel building to be located at 548-550 & 552 Pacific Highway, St Leonards;
2. This report does not address any matters that are outside the scope of the BCA;
3. This report is limited to an assessment of the access related DTS Provisions of the BCA only;

4. This report does not provide any Performance Solutions as recognised in the BCA;
5. This report does not consider any structural elements or geotechnical matters relating to the building;
6. This report is not a Part 4A Certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
7. This report does not consider Work Health & Safety considerations; and
8. This report does not consider Council's local planning policies or any development consent that applies to the development.

C. BUILDING INFORMATION

BUILDING BCA INFORMATION SUMMARY

The following is a summary of the Building Code of Australia assessment data in relation to the proposed hotel building to be located at 548-550 & 552 Pacific Highway, St Leonards:

Applicable Edition of BCA	2016
BCA Building Classification(s)	Hotel storeys – Class 3 Swimming pool storey – Class 9b Basement car parking storeys – Class 7a
Number of storeys	Not relevant to this report
<i>“Rise in storeys”</i>	Not relevant to this report
Type of Construction	Not relevant to this report
<i>“Effective height”</i>	Not relevant to this report
<i>“Fire source features”</i>	Not relevant to this report

Note: Terms in italics above are BCA defined terms.

D. ACCESS COMPLIANCE ASSESSMENT SUMMARY

The following table details the access DTS compliance of the proposed design:

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
Part D2 Construction of Exits		
D2.15 Thresholds	Complies	
D2.17 Handrails	To be further detailed	<p>Subclause (a)(vi) Fire-isolated exits</p> <p>All fire-isolated exits shall have handrails designed and constructed to comply with clause 11.1(f) and (g) and 12 of AS 1428.1 (to be further detailed).</p> <p>(f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.</p> <p>(g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.</p> <p>12 HANDRAILS</p> <p>The design and construction of handrails shall comply with the following:</p> <p>(a) Handrails and balustrades shall not encroach into required circulation spaces.</p> <p>(b) The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface as shown in Figures 29(a) and 29(b). Elliptical handrails shall have the greater dimension in the horizontal axis as shown in Figure 29(b).</p> <p>(c) Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm.</p> <p>(d) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing.</p> <p>(e) The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings.</p> <p>(f) If a balustrade is required at a height greater than the handrail, both shall be provided.</p> <p>(g) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face, as shown in Figures 26(C) and 26(D).</p> <p>(h) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.</p> <p>(i) Handrails shall have no obstruction to the passage of a hand along the rail, as shown in Figures 29(a) and 29(b).</p> <p>(j) The inside handrail at landings shall always be continuous, as shown in Figure 28(a).</p> <p>The scissor fire-isolated exits will have a wall separating the flights and shall have the handrails on the outside of each flight extending from landing to landing (not around landings).</p> <p>Non-fire-isolated exits</p> <p>The GF rear undercroft stair shall have handrails designed and constructed to comply with clause 11 and 12 of AS 1428.1 (to be further detailed).</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
		<p>11.2 Stairway handrails</p> <p>Handrails shall be continuous throughout the stair flight and, where practicable, around landings (see Figure 28) and have no obstruction on or above up to a height of 600 mm and as follows:</p> <ul style="list-style-type: none"> (a) The design and construction of handrails shall comply with Clause 12. (b) Handrails shall be installed on both sides of the stairs and as shown in Figures 26(A) and 26(B). (c) Handrails shall have no vertical sections and shall follow the angle of the stairway nosings, as shown in Figure 28(b). (d) Where a handrail terminates at the bottom of a flight of stairs, the handrail shall extend at least one tread depth parallel to the line of nosings plus minimum of 300 mm horizontally from the last riser (see Figure 28(b)). (e) The handrail shall extend a minimum of 300 mm horizontally past the nosing on the top riser. (f) Where the handrail is continuous, the 300 mm extension is not required in the inner handrail at intermediate landings as shown in Figure 28(a). (g) The dimensions indicating the heights of handrails shall be taken vertically from the nosing of the tread to the top of the handrail or from the landing to the top of the handrail.
D2.21 Operation of latch	To be further detailed	<p>All doors in a required exit or forming part of a required exit AND doors in a path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress by a single hand downward action on a single device which is located between 900mm and 1.1 m from the floor and be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and 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 35mm and not more than 45mm as per D2.21(a) unless the door is fitted with a fail-safe device which automatically unlocks the door upon the activation of any smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, as per D2.21(b)(iv) (to be further detailed).</p> <p>The above requirements do not apply to a door that serves or is within a hotel room.</p>
Part D3 Access for People with a Disability		
D3.1 General building access requirements	To be further detailed	<p><u>Class 3 hotel parts – levels Ground Floor 1-14</u></p> <p><u>Access to units</u></p> <p>Disabled access is provided from the main pedestrian entrance at Pacific Highway at Ground Floor Level (required to be accessible) via the passenger lifts to the entrance doorways of sole-occupancy units on levels 1-13 (complies).</p> <p>8 of the total 194 rooms are labelled as accessible rooms and are representative of the range of rooms available (complies)</p> <p>Details on the compliance of the accessible rooms with AS 1428.1 have not been provided (to be further detailed).</p> <p><u>Access to common areas</u></p> <p>Disabled access is provided to and within not less than 1 of each type of room or space for use in common by the residents, including the Level 14 swimming pool storey. Access to Level 14 is via the passenger lifts (complies).</p> <p><u>Class 7a parts – Basement Levels 1-4, Level 1, Level 2 and Level 3</u></p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
		Disabled access is provided to and within the car parking levels via the passenger lifts from the main pedestrian entrance at Pacific Highway at Ground Floor (complies).
D3.2 Access to buildings	To be further detailed	<p>An “accessway” is defined by the BCA as “a continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building”.</p> <p>Features of each “accessway” must accord with AS 1428.1-2009, including sections 6, 7 and 13 of this standard:</p> <ul style="list-style-type: none"> • <u>Section 6</u>: Continuous accessible paths of travel; • <u>Section 7</u>: Floor or ground surfaces on continuous accessible paths of travel and circulation spaces; • <u>Section 13</u>: Doorways, doors and circulation space at doorways. <p><u>Subclause (a)</u>: (i) An accessway is provided to the main point of entry being the hotel lobby at Pacific Highway at Ground Floor (complies). An accessway is also to be provided to the hotel lobby via the guest drop off undercroft area (from Christie Lane). The proposed “wheelchair lift” is to comply with E3.6 (to be further detailed). (ii) Not applicable. (iii) An accessway is provided to the hotel lobby at entrance at Pacific Highway at Ground Floor from the car parking levels 1-4 (complies).</p> <p><u>Subclause (b)</u>: An accessway must be provided through the pedestrian entrance at the rear of the hotel lobby via the guest drop off undercroft area (from Christie Lane) (to be further detailed).</p> <p><u>Subclause (c)</u>: The doorway at the main pedestrian entrance (hotel lobby) at Pacific Highway at Ground Floor must be made accessible. The doorway at the pedestrian entrance at the rear of the hotel lobby via the guest drop off undercroft area (from Christie Lane) must be made accessible (to be further detailed).</p> <p><u>Subclause (e)</u>: At least one of the door leaves in the accessible doorway at the main pedestrian entrance (hotel lobby) at Pacific Highway and the pedestrian entrance at the rear of the hotel lobby via the guest drop off undercroft area (from Christie Lane) must have a clear opening width not less than 850mm (to be further detailed).</p>
D3.3 Parts of buildings to be accessible	To be further detailed	<p>Ramps and stairways</p> <p><u>Subclause (a)</u>: (i) Not applicable (ii) The GF rear undercroft area stairway (not fire-isolated stairway) must comply with clause 11 of AS 1428.1.</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
		<p>11.1 Stair construction</p> <p>Where required, stairs shall be constructed as follows:</p> <p>(a) Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrail (complying with Clause 12) and TGSIs do not protrude into the transverse path of travel, as shown in Figure 26(A).</p> <p>(b) Where the intersection is at an internal corridor, the stair shall be set back in accordance with Figure 26(B).</p> <p>NOTE: Examples of stair handrail terminations are given in Figures 26(C) and 26(D).</p> <p>(c) Stairs shall have opaque risers.</p> <p>(d) Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm, as shown in Figures 27(A) and 27(B).</p> <p>(e) Stair nosing profiles shall—</p> <p>(i) have a sharp intersection;</p> <p>(ii) be rounded up to 5 mm radius; or</p> <p>(iii) be chamfered up to 5 mm × 5 mm.</p> <p>(f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.</p> <p>(g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.</p> <p>(h) TGSIs shall be installed in accordance with AS 1428.4.1.</p> <p>(iii) All fire-isolated stairways must comply with clause 11.1(f) and (g) of AS 1428.1 (see D2.17).</p> <p>Passenger lifts</p> <p><u>Subclause (b):</u></p> <p>The passenger lifts must comply with E3.6 – see E3.6.</p> <p>Passing spaces and turning spaces</p> <p><u>Subclause (c):</u></p> <p>(i) Passing spaces comply.</p> <p>(ii) Turning spaces shown but not shown to have dimensions of 1540mm wide x 2070mm long (as per Clause 6.5.3 AS 1428.1) (to be further detailed).</p> <p>(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(e) a passing space may serve as a turning space.</p> <p>Carpet pile height clarifications</p> <p>(g) 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 11 mm and the carpet backing thickness shall not exceed 4 mm'; and</p> <p>(h) the carpet pile height or pile 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 11 mm, 4 mm and 15 mm respectively (to be further detailed).</p>
D3.4 Exemptions	Noted	Plant rooms and service rooms and paths of travel specifically to these rooms are not required to be accessible.
D3.5 Accessible carparking	To be further detailed	<p>Accessible carparking required for Class 3 hotel (Table D3.5)</p> <ul style="list-style-type: none"> Total number of carparking spaces: 46. Percentage of accessible sole-occupancy units to the total number of sole-occupancy units: 8/194 = 4.1% 56 x 4.1% = 2 accessible carparking spaces required for the Class 3 hotel and 6 proposed (complies). <p>General</p> <p>Accessible carparking spaces on the basement carpark levels are required to comply with AS/NZS 2890.6 (to be further detailed).</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
D3.6 Signage	To be further detailed	<p><u>Subclause (a)</u> Braille and tactile signage complying with Specification D3.6 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each sanitary facility, except a sanitary facility within a hotel sole-occupancy unit; (ii) identify each door required by E4.5 to be provided with an exit sign and state— (A) "Exit"; and (B) "Level" ; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) (to be further detailed).</p> <p><u>Subclause (b)</u> – Not applicable.</p> <p><u>Subclause (c)</u> 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 (to be further detailed).</p> <p><u>Subclause (d)</u> Signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility (to be further detailed).</p> <p><u>Subclause (f)</u> – Not applicable.</p>
D3.7 Hearing augmentation	Not applicable	
D3.8 Tactile indicators	To be further detailed	<p><u>Subclause (a)</u> Tactile ground surface indicators have been shown GF rear undercroft area stairway (complies).</p> <p><u>Subclause (b)</u> Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1 (to be further detailed).</p>
D3.9 Wheelchair seating spaces in Class 9b assembly buildings	Not applicable	
D3.10 Swimming pools	Not applicable	<p>The swimming pool does not have a total perimeter greater than 40m.</p> <p>Delete the platform swimming pool lift and an aquatic wheelchair.</p>
D3.11 Ramps	Not applicable	
D3.12 Glazing on an accessway	To be further detailed	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 (to be further detailed) .
Part E3 Lift Installations		
E3.6 Passenger lifts	To be further detailed	The proposed "wheelchair lift" in the rear undercroft area on Ground Floor shall be an unenclosed "low-rise, low-speed constant pressure lift" as per Table E3.6(a).

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES/ DOES NOT COMPLY/ OTHER	COMMENTS
		The passenger lifts shall either be an electric passenger lift or an electrohydraulic passenger lift and have features in accordance with Table E3.6(b) – see Annexure 1.
Part F2 Sanitary and Other Facilities		
F2.4 Accessible sanitary facilities	To be further detailed	<p><u>Subclause (a)</u></p> <p><u>Class 3 hotel levels</u></p> <p><u>Table F2.4(a)</u> (a) Accessible sanitary compartments shall be provided within each of the 8 required accessible sole-occupancy units (to be further detailed).</p> <p>(b) A unisex accessible sanitary compartment is shown at the Ground Floor lobby bank of common area sanitary facilities or at the Level 14 swimming pool storey (complies but to be further detailed).</p> <p><u>Subclause (b)</u></p> <p><u>Class 3 hotel levels</u></p> <p><u>Table F2.4(b)</u> (a) Accessible showers shall be provided within each of the 8 accessible sole-occupancy units (to be further detailed).</p> <p>(b) No common area showers – ok.</p> <p><u>Subclause (c)</u> <u>Ground Floor lobby bank of common area sanitary facilities</u></p> <ul style="list-style-type: none"> • A sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 is provided in the male sanitary facilities (male ambulant facility) at this bank (complies but must be further detailed). • A sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 is provided in the female sanitary facilities (female ambulant facility) at this bank (complies but must be further detailed). • <u>Level 14 swimming pool bank of common area sanitary facilities</u> • The unisex sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 is provided at this bank (complies but must be further detailed). <p><u>General – to be further detailed</u> (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 comply with section 10 of AS 1428.1; 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.</p>

E. CONCLUSION

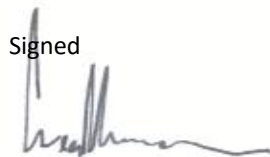
This report provided a Building Code of Australia (BCA) access compliance assessment of the proposed hotel building to be located at 548-550 & 552 Pacific Highway, St Leonards, NSW.

The primary purpose of this report was to identify the non-compliance matters contained in the proposed design against the current access related Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide recommendations to overcome the DTS non-compliances.

A summary of the DTS non-compliances and the recommended method of addressing is provided in the Executive Summary.

If you require any further information, please contact the undersigned.

Signed



Greg Murrow

Director – Murrow Consulting Pty Ltd

MAIBS, MAAC, MSFA, MFPA

B App Sc Env Hlth & Build Surv (UWS) & Grad Dip Build Surv (UWS)

A1 – Accredited Certifier – Building Surveying BPB (Unrestricted)

ANNEXURE 1 – FEATURES REQUIRED FOR PASSENGER LIFTS

Table E3.6b APPLICATION OF FEATURES TO PASSENGER LIFTS

Feature	Application
Handrail complying with the provisions for a mandatory handrail in AS 1735.12	All lifts except— (a) a <i>stairway platform lift</i> ; and (b) a <i>low-rise platform lift</i> .
Lift floor dimension of not less than 1400 mm wide x 1600 mm deep	All lifts which travel more than 12 m.
Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep	All lifts which travel not more than 12 m except a <i>stairway platform lift</i> .
Lift floor dimensions of not less than 810 mm wide x 1200 mm deep	A <i>stairway platform lift</i> .
Minimum clear door opening complying with AS 1735.12	All lifts except a <i>stairway platform lift</i> .
Passenger protection system complying with AS 1735.12	All lifts with a power operated door.
Lift landing doors at the upper landing	All lifts except a <i>stairway platform lift</i> .
Lift car and landing control buttons complying with AS 1735.12	All lifts except— (a) a <i>stairway platform lift</i> ; and (b) a <i>low-rise platform lift</i> .
Lighting in accordance with AS 1735.12	All enclosed lift cars.
(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 (c) audible information and audible indication <i>required</i> by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz	All lifts serving more than 2 levels.

Table E3.6b APPLICATION OF FEATURES TO PASSENGER LIFTS— continued

Feature	Application
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	All lifts except a <i>stairway platform lift</i> .