



**PRIVATE  
CERTIFIERS  
AUSTRALIA**

## PRELIMINARY DISABLED REPORT

Client Name; The Manly Civic Club  
Revision: 2  
Date: 15/03/2017  
Prepared by: Grant Harrington

REPORT STATUS				
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# **1. BASIS OF ASSESSMENT**

## **1.1 Location and Description**

The building known as “the Manly Civic club” is located at 2 West Promenade Manly and the proposal is to reinstate the registered Club on the ground floor and new apartment to the upper floors. The building will be a new construction apart from the retention of the Heritage List building which has not been demolished and remains as an entry feature to the club. There is no impacts to disabled access with the heritage buildings structure if it remains.

## **1.2 Purpose**

The purpose of this report is to assess the existing building against the following Deemed-to-Satisfy provisions of BCA2015 to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

1. Part D3- Access for Persons with a Disability;
2. Clause E3.6 – Passenger Lifts
3. Clause F2.4 – accessible Sanitary Facilities, and
4. Related Australian Standards as applicable including AS1428.1 2009
5. Disability (Access to Premises – Building) Standards 2010

## **1.3 Limitations**

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

## **1.4 Relationship of the DDA**

The Disability Discrimination Act 1992 (DDA) applies nationally and is complaint based. While the BCA is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged. The graph below indicates the current relationship of the BCA to the DDA.

## **1.5 Organisational Responsibilities - Disability Discrimination Act 1992 (DDA)**

All organisations have a responsibility, under the Federal Disability Discrimination Act (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 provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an “associate” (such as a friend, carer or family member).

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.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community. Provisions apply to a wide range of life activities including:

- access to premises used by the public;
- education;
- provision of goods and services;
- employment;
- administration of Commonwealth laws and programs.

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided. The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

## **1.6 Design Documentation**

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

## **1.7 Limitations**

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 fire protection services.

This report does not include, or imply compliance with:

- a. The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2015 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- b. BCA Sections B, C, E (except Clause E3.6), F (except Clause F2.4), G, H, I, J and Parts D1 and D2;
- c. Demolition Standards not referred to by the BCA
- d. Work Health and Safety Act;
- e. Construction Safety Act;
- f. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- g. Previous conditions of Development Consent issued by the Local Consent Authority; and

- h. This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA 2015

## **1.8 Disability (Access to Premises – Building) Standards 2010 (Premises Standard)**

On 15 March 2010 the Disability (Access to Premises - Buildings) Standards 2010, was tabled in Federal Parliament. These Standards have been under development for many years and significant public consultation has occurred during their development. The Premises standard has now been introduced on 1st May 2011 in line with an updated National Construction Code which will incorporate the Building Code of Australia and the National Plumbing Code.

The aim of the 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. They do not apply to existing buildings that are not undergoing upgrade. They will 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 Standards will generally align with the BCA (see below) and reference a range of Australian Standards relating to access and other associated matters. The Disability (Access to Premises - Buildings) Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

This Access Appraisal incorporates the key elements of the Standards as well as additional access requirements to assist in achieving best practice in the provision of access for all to buildings.

The Building Code of Australia 2015, in conjunction with the DDA, applies to all new buildings, new building works to existing buildings and buildings undergoing significant refurbishment or alteration.

Provision of access for a person using a wheelchair or mobility aid is often considered to be an indication of effective design to the built environment. However the majority of users of car parks, buildings and outdoor areas are pedestrians who also benefit greatly from wheelchair accessible design. Conversely, they can also be denied appropriate access if barriers are incorporated into designs.

In addition, older persons and people with disabilities within the community have a wide range of access needs that are not necessarily satisfied by just providing access for a person using a wheelchair. People also experience the effects of disability through impairment to

- Sight;
- Hearing;
- Motor ability;
- Dexterity;
- Balance;
- Mental functioning etc

Examples of a range of access challenges include:

- People who use wheelchairs face difficulties such as abrupt changes in levels (e.g. steps and steep slopes/gradients) and limited access under basins, benches and tables. They also need an increased circulation area, particularly at doorways and changes in direction.

- People who experience difficulty walking may have stiff hips, balance problems or uncoordinated movements which require attention to stairs and handrails, seating in waiting areas, slip resistant floor finishes and ramps with a gentle slope/gradient.
- People with manipulatory difficulties (finger or hand control) require appropriately selected handles, switches, buttons (in lifts) and taps to enable usage
- People with sensory disabilities, which affect either their hearing or vision, require clear, easy to understand signage and tactile indicators. This requires attention to a variety of factors including colour, contrast, print size, levels of illumination and the provision of appropriate communication systems in public areas.
- People with intellectual disabilities may have difficulty finding their way in new environments. Therefore, direct access routes and clear directional signage with graphics are important.

As a wide range of physical issues impact on the provision of access for people with disabilities, responsive design, incorporating a continuous accessible path of travel, needs to be equitable and therefore inclusive of the needs of all of the community. Access should cater for both pedestrians and users of wheelchairs and other mobility aids. In addition consideration must be given to the needs of users who may require assistance from other people as well as assistance animals

### **1.9 Application of the Access to Premises Standards**

As a new building it is noted the Disability (Access to Premises) Standard 2010 (Premises Standards) does apply this building however with the requirements of this standard mirroring the requirements of the BCA compliance with the BCA is compliance with the Premises Standard.

## **2. BUILDING DESCRIPTION**

For the purposes of the Building Code of Australia (BCA) the development may be described as follows:

### **2.1 Classification (Clause A3.2)**

The building has been classified as follows:

<b>Class</b>	<b>Level</b>	<b>Description</b>
7a	Carpark	Two stories B1 & B2
9b & 5	Ground	Offices & Club
2	Lvl 1-5	Class 2 residences

## 2.2 Areas required to be Accessible

Under the provisions of Clause D3.1 of BCA 2015, the following areas of the building are required to be accessible.

Level	Area / Room	Description
B1 , B2	All area	Carpark
Ground floor	All areas	Club, office
Lvl 1-5	To the doorway of SOU's on at least 1 floor	Class 2 dwellings on at least one floor

Note: The limitations and exemptions of Clause D3.2, D3.3 and D3.4 of the BCA have been considered where applicable in the process of developing the above table.

## 3. ACCESS FOR PEOPLE WITH A DISABILITY

### 3.1 Introduction

The table below 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 as outlined in Part 2.3 of this report.

Access has been assessed against the relevant portions of the BCA and the related Australian Standards for each item listed below.








Compliance has been indicated by using the following symbols:

✓	Compliance is achieved, and no further information is required
✓	Specific details are not provided, but compliance can be readily achieved
✗	From the documentation provided, compliance is not achieved

### 3.2 Assessment Summary

Clause	Comment	Status
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Section D – Access and Egress
Part D3 – Access for People with a Disability

D3.0 Deemed to Satisfy Provision	Noted	
D3.1 – General Building Access Requirements	<p>The building has access to the following areas; 7a carpark level containing the disabled caparking spots, Class 9b club, Class 5 offices associated with the club, Class 2 all floors and to each door of the 42 Sou's.</p> <p>Comments- there are some small areas to the rear of the Club which will have to be further reviewed for compliance with AS1428.1 at CC stage, the areas are the BOH.</p>	 - Red
D3.2 - Access to Buildings	<p>The building has met the general principles of this clause and is capable of compliance.</p> <p>Disabled access has been provided from the carpark, principal entrance and</p>	 - green
D3.3 – Parts of the Building to be Accessible	The building has met the general principles of this clause and is capable of compliance apart from the exemptions applied as per part D3.4 exemptions.	 - green
D3.4 - Exemptions	<p>The following areas are considered as part of the exemption and this report as they are not deemed accessible due to the specific used of the room or space</p> <p>Garbage room Loading dock Keg room Kitchen Cleaners rooms/ store room</p>	 - green
D3.5 – Accessible Car Parking	The building has been provided with three (3) accessible carparking spaces. The BCA requires one (1) and hence compliance has been met	 - green
D3.6 – Signage	Braille and tactile signage compliance with Specification D3.6 and incorporating the international symbols as appropriate must identify each sanitary facility, ambulant disabled toilet, all exits and “EXIT SIGNAGE” and all accessible entrances where an entrance is not accessible.	 - yellow
D3.7 – Hearing Augmentation	A hearing augmentation system must be provided where an inbuilt amplification system, other than one used for	 - yellow



	emergency warning installed to the following;- Club ground floor	
D3.8 – Tactile Indicators	The current proposal will require tactile ground surface indicators to the stairway, ramps other than a step ramp or kerb ramp and where overhead obstructions are less than 2m meters in height	✓ - yellow
D3.9 – Wheelchair seating space in Class 9B Assembly Buildings	No fixed seating is proposed and hence this clause is not applicable	N/A
D3.11 – Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	N/A
D3.12 – Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed soors, sidelights and any glazing capable of being mistaken for a doorway opening, must be clearly marked in accordance with AS 1428.1	✓ - yellow

Section E – Service and Equipment		
Part E3 – Lift Installations		
E3.0 Deemed to Satisfy Provision	Noted	
E3.6 – Passenger Lifts	<p>The building is provided lifts which service the following levels – B1,B2, Ground, lv1-5.</p> <p>It is noted that for the lifts to be considered compliant they need to be compliant with AS1735.12</p>	✓ - yellow

Section F – Health and Amenity		
Part F2 – Sanitary and other Facilities		
F2.0 Deemed to Satisfy Provision	Noted	
F2.4 – Accessible Sanitary Facilities (including Table F2.4)	<p>It is noted that the Club is required to have the following toilets;</p> <p>Disabled toilet 1 ambulant male toilet 1 ambulant female toilet</p>	✓ - yellow

	<p>The current plans do not show enough detail to assess the internal layouts and actual internal measurements but indicative toilets layouts have been provided and hence compliance is generally shown. The ambulant toilets have not been marked on the plans</p>	
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## 4. STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3.2 of this report) with those documents subject to the following:

### 4.1 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 (other than fire isolated stairways); 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 AS/NZS 1428.4.1.
- 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 900mm and 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 and ambulant disabled sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
- 5 Walkways will comply with Clause 10 of AS1428.1-2009- if these are used in the final CC design
- 6 Stairways will comply with Clause 11 of AS1428.1-2009.
- 7 Handrails will comply with Clause 12 of AS1428.1-2009
- 8 Grabrails will comply with Clause 17 of AS1428.1-2009
- 9 Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS/NZS 2890.6-2009
- 10 Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS/NZS 2890.6-2009. Refer to Annexure B1 for a

diagrammatic explanation.

- 11 Switches and power points will comply with Clause 14 of AS1428.1-2009
- 12 Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009
- 13 Braille and tactile signage will comply with BCA2015 Clause D3.6
- 14 Signage will to comply with Clause 8 of AS1428.1-2009
- 15 The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways
- 16 Any change in level that exceeds 3mm will be ramped in accordance with Clause 6 of AS1428.2
- 17 Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009
- 18 Hearing Augmentation shall be provided in accordance with Clause D3.7 of BCA2015

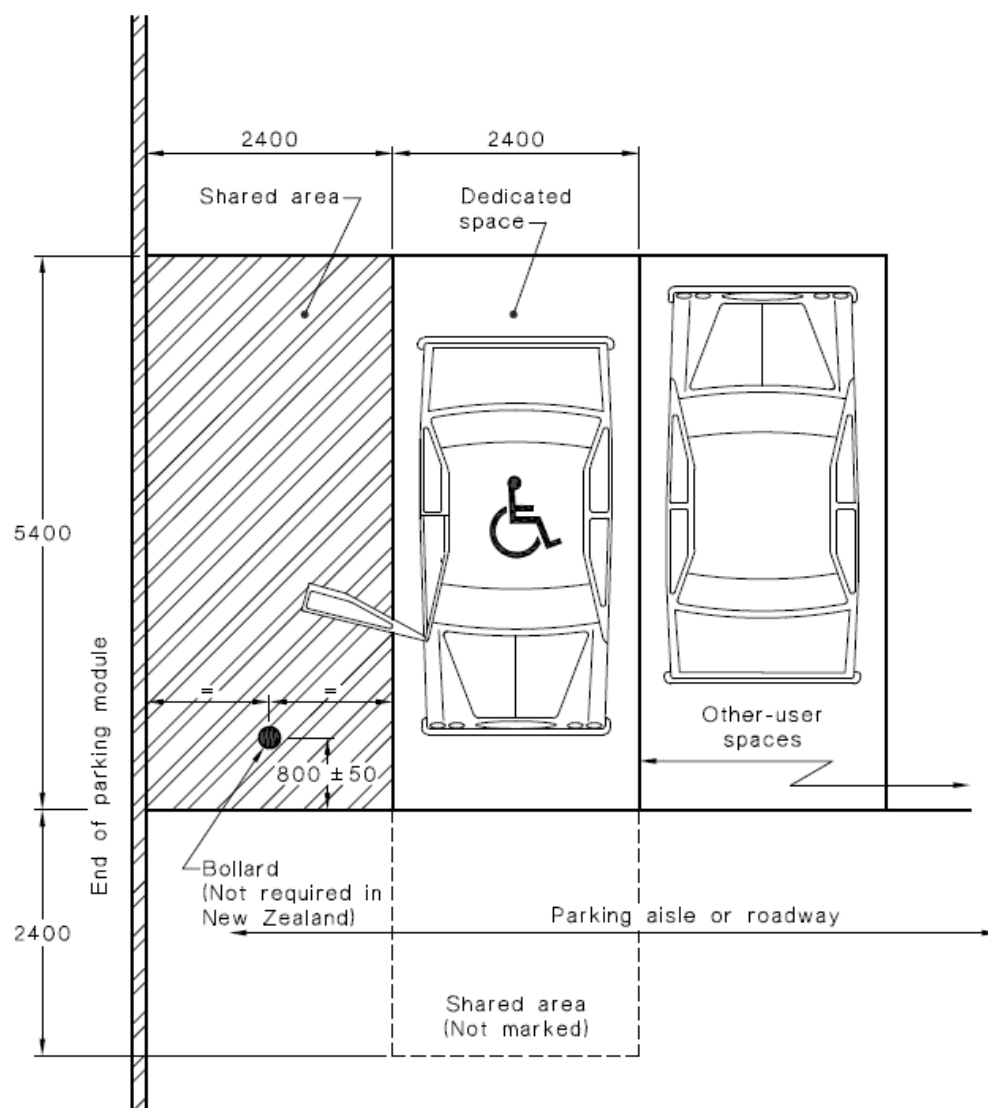
## **5. DRAWING REGISTER FOR THE ASSESSMENT**

Plans prepared by Mijollo International numbering

- A201 BASEMENT LEVEL 2 PLAN A 20FEB17
- A202 BASEMENT LEVEL 1 PLAN 20FEB17
- A203 LEVEL GROUND PLAN A 20FEB17
- A204 LEVEL 1 PLAN A 20FEB17
- A205 LEVEL 2 PLAN A 20FEB17
- A206 LEVEL 3 PLAN A 20FEB17
- A207 LEVEL 4 PLAN A 20FEB17
- A208 LEVEL 5 PLAN A 20FEB17
- A209 ROOF PLAN A 20FEB17

## **6. FIGURES AND DRAWING SAMPLES**

**Figure 1**



DIMENSIONS IN MILLIMETRES

FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY\*

Figure 2

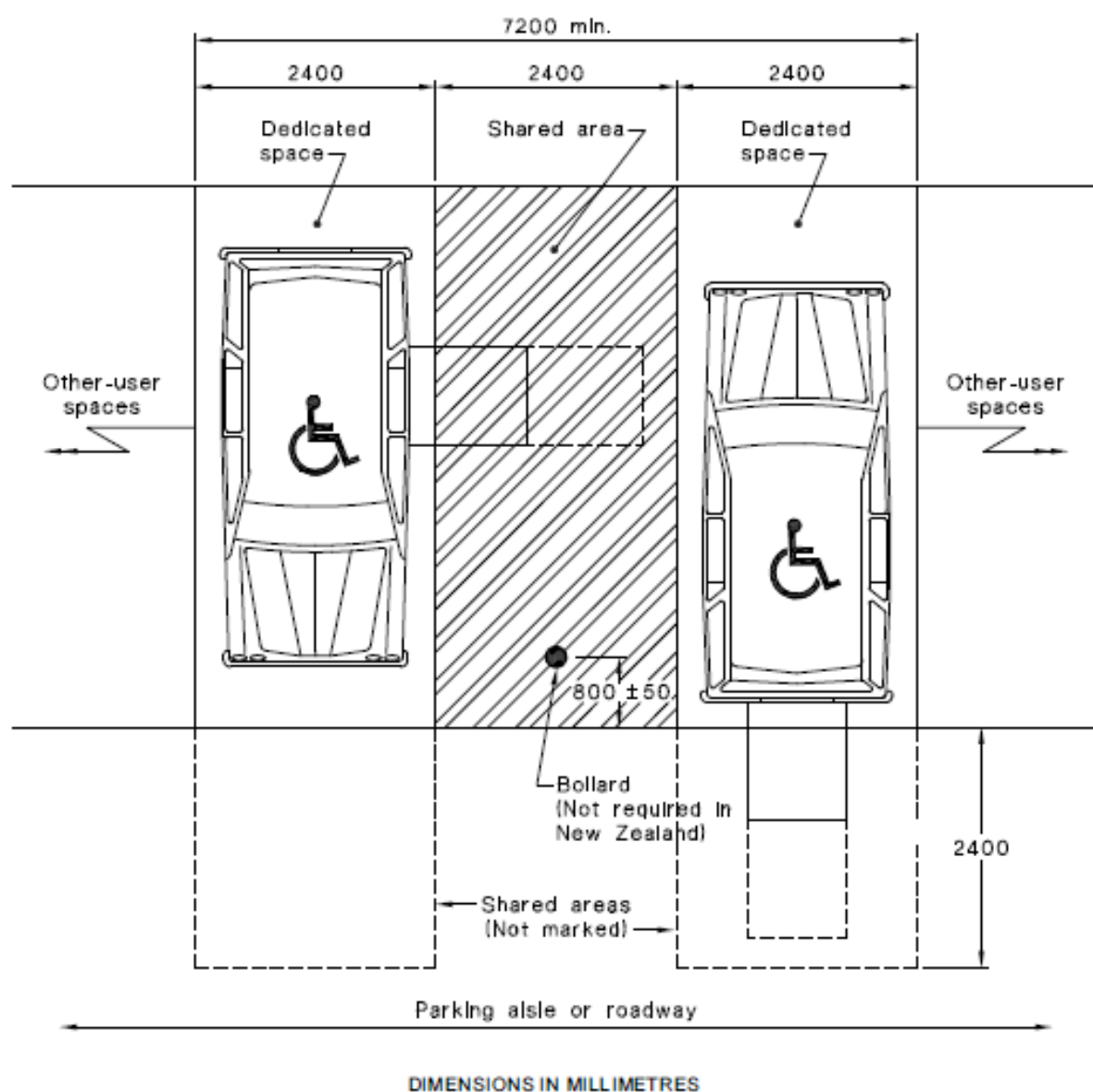


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY\*

Figure 3

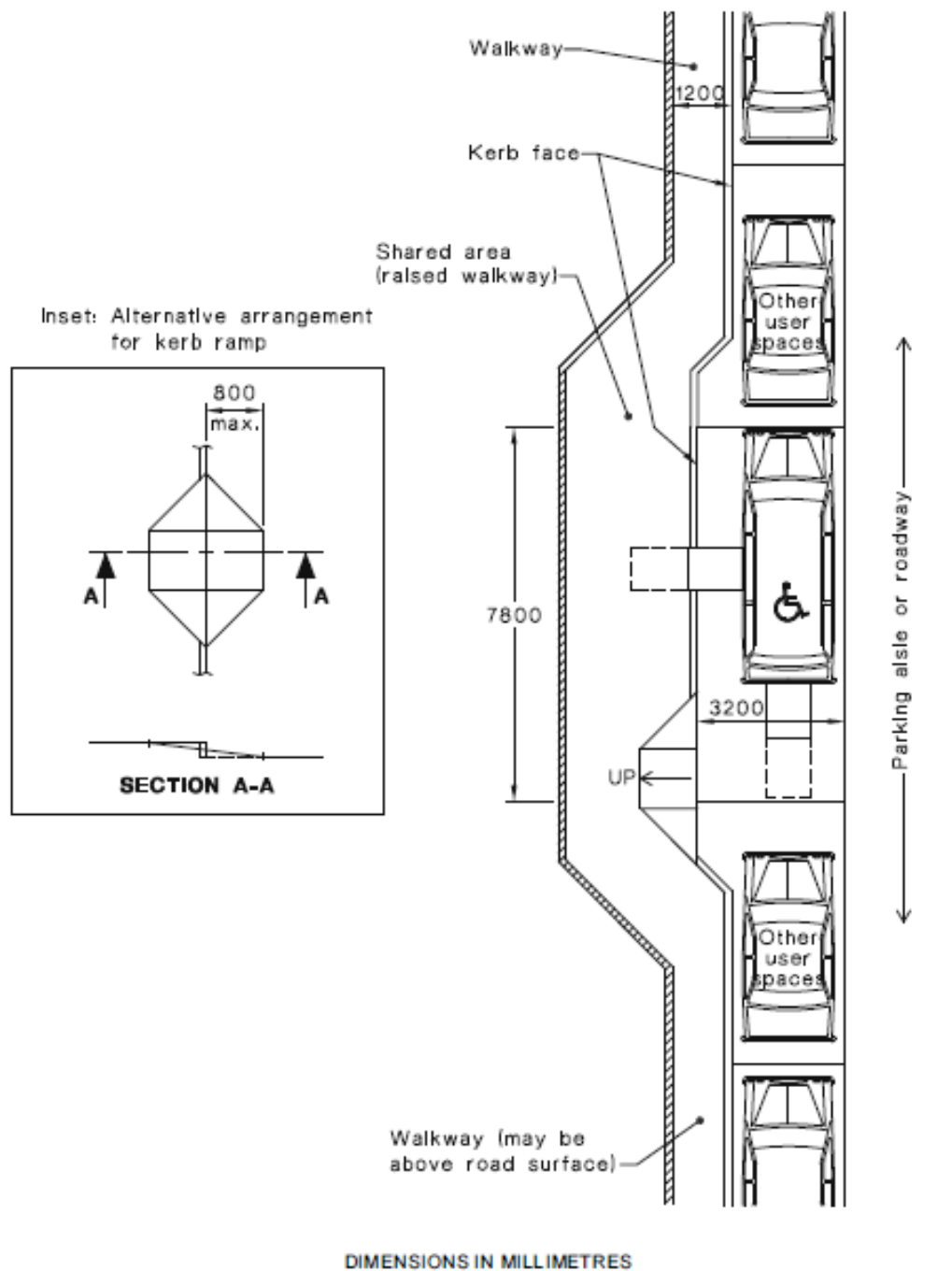


FIGURE 2.6 EXAMPLE OF A PARALLEL PARKING SPACE WITH SHARED AREA RAISED—DIMENSIONS FOR AUSTRALIA ONLY\*

Figure 4

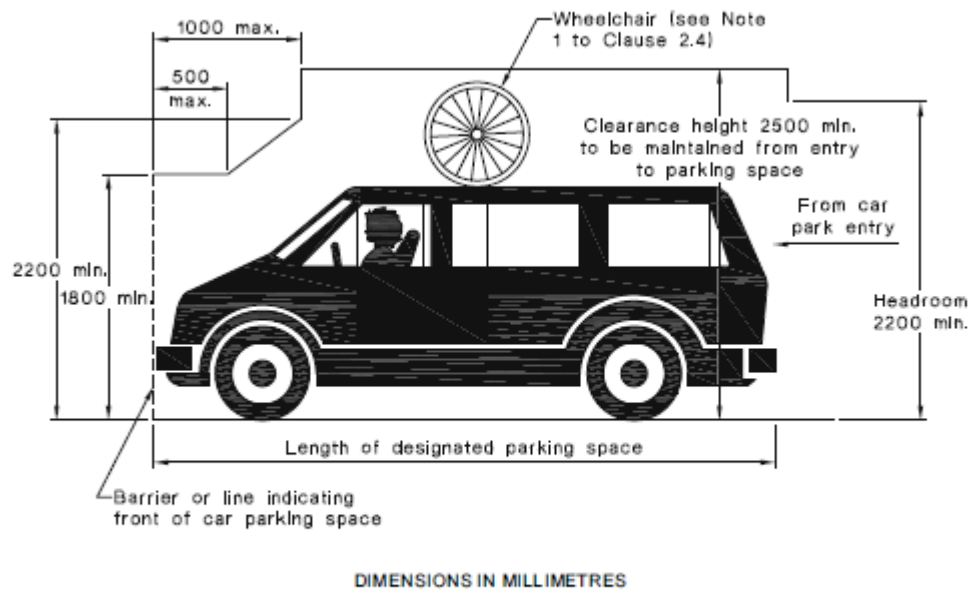


FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

Figure 5

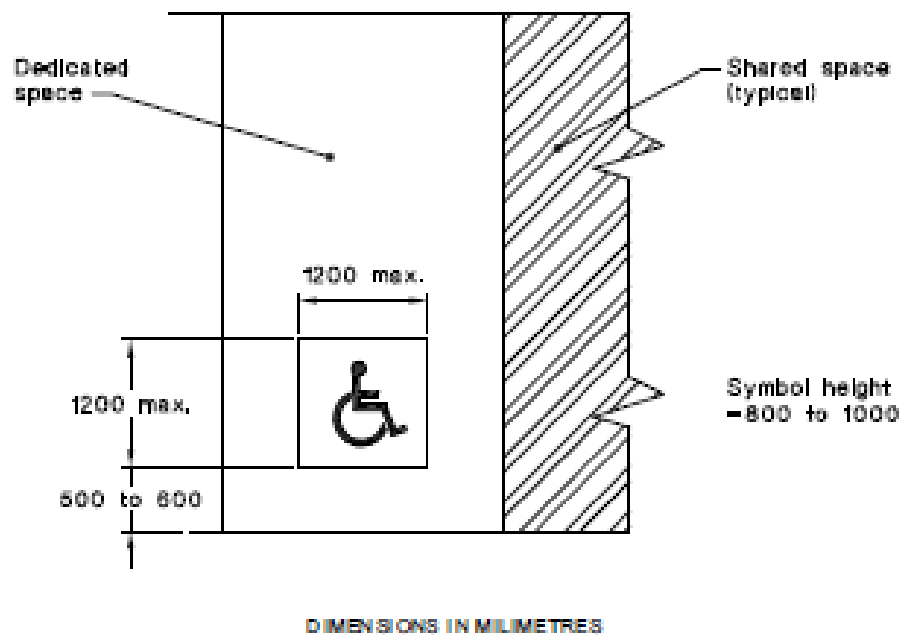
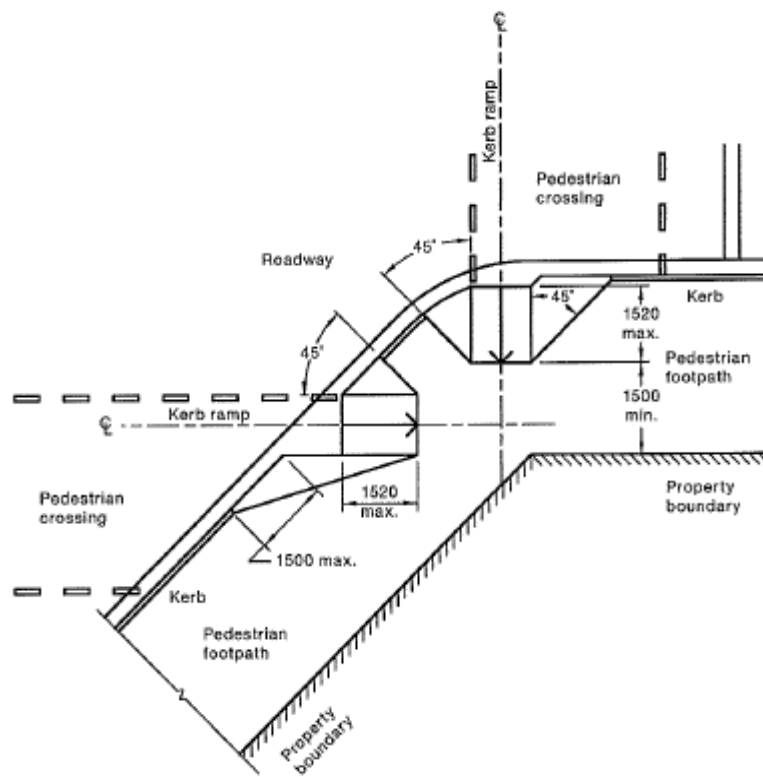
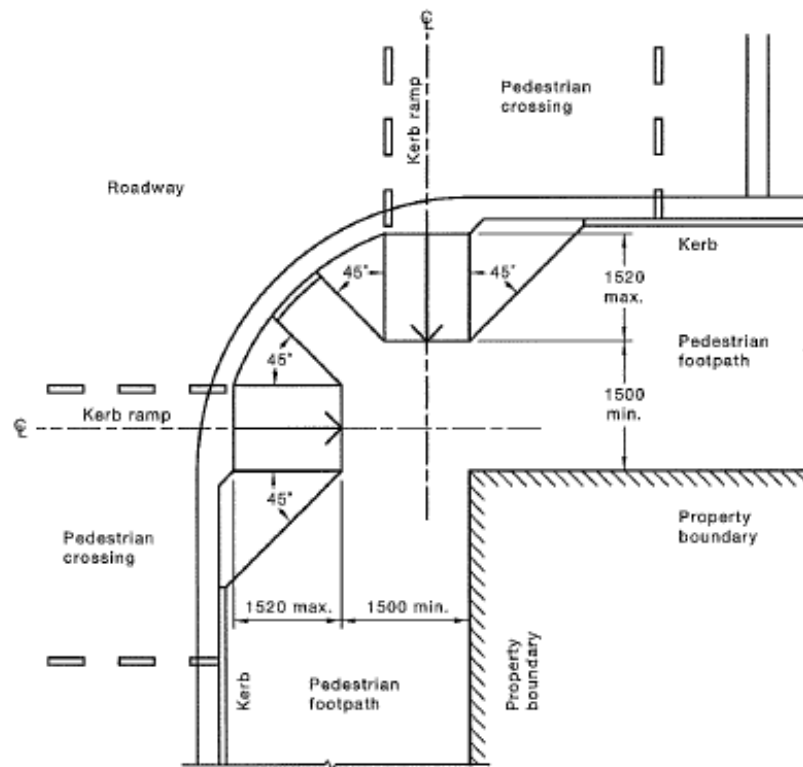


FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

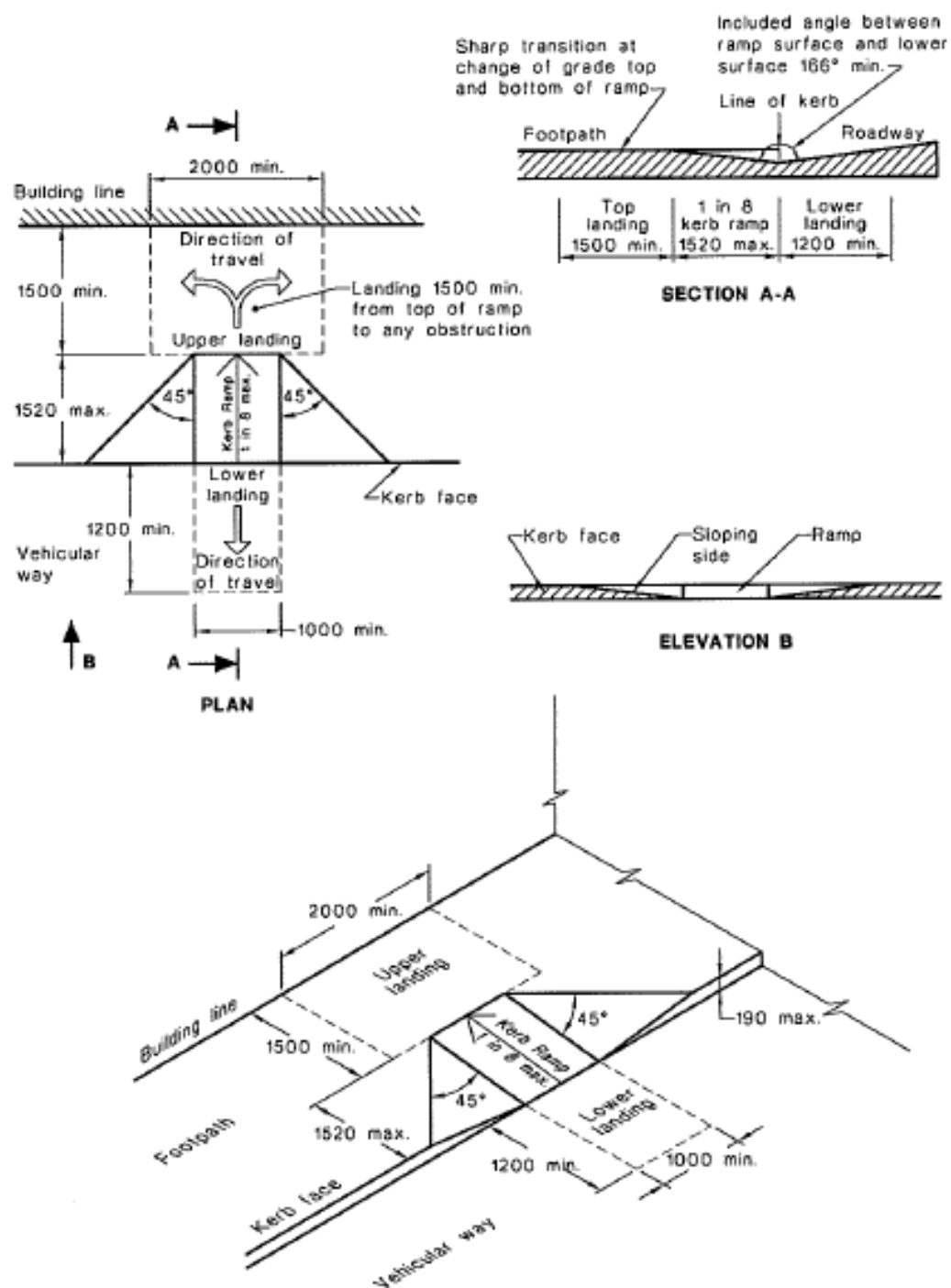


Figure 6



NOTES:

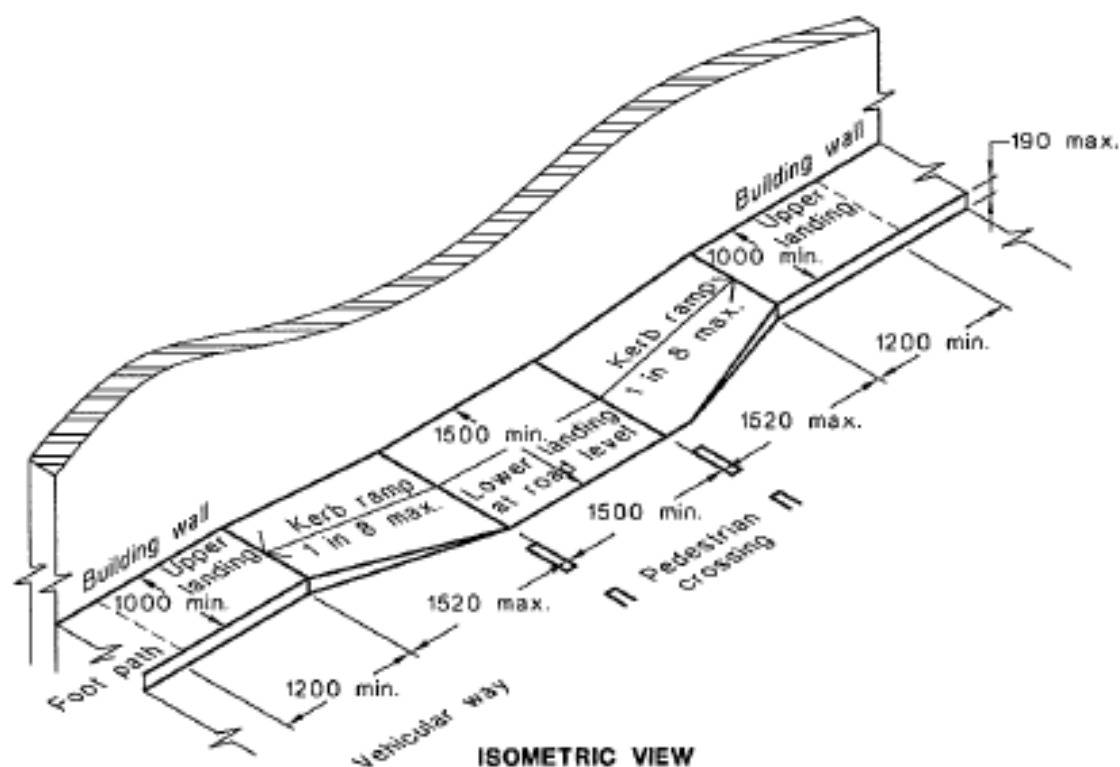
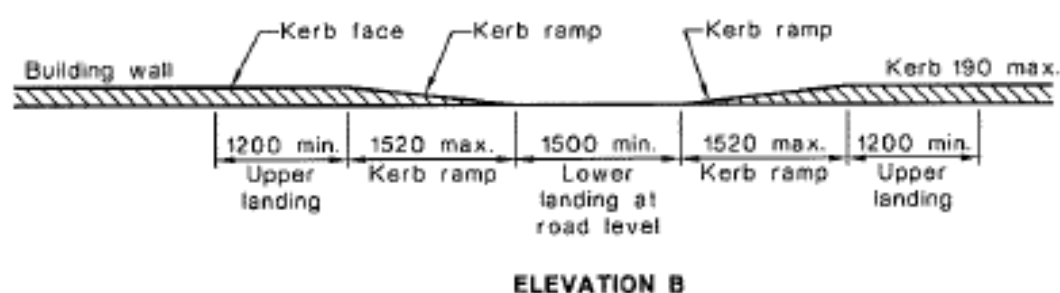
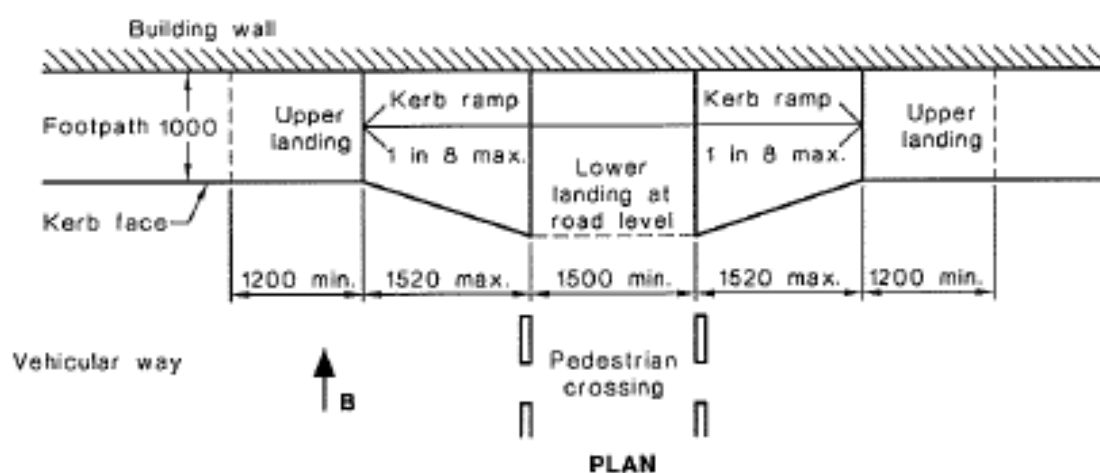
### Figure 7



NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

DIMENSIONS IN MILLIMETRES

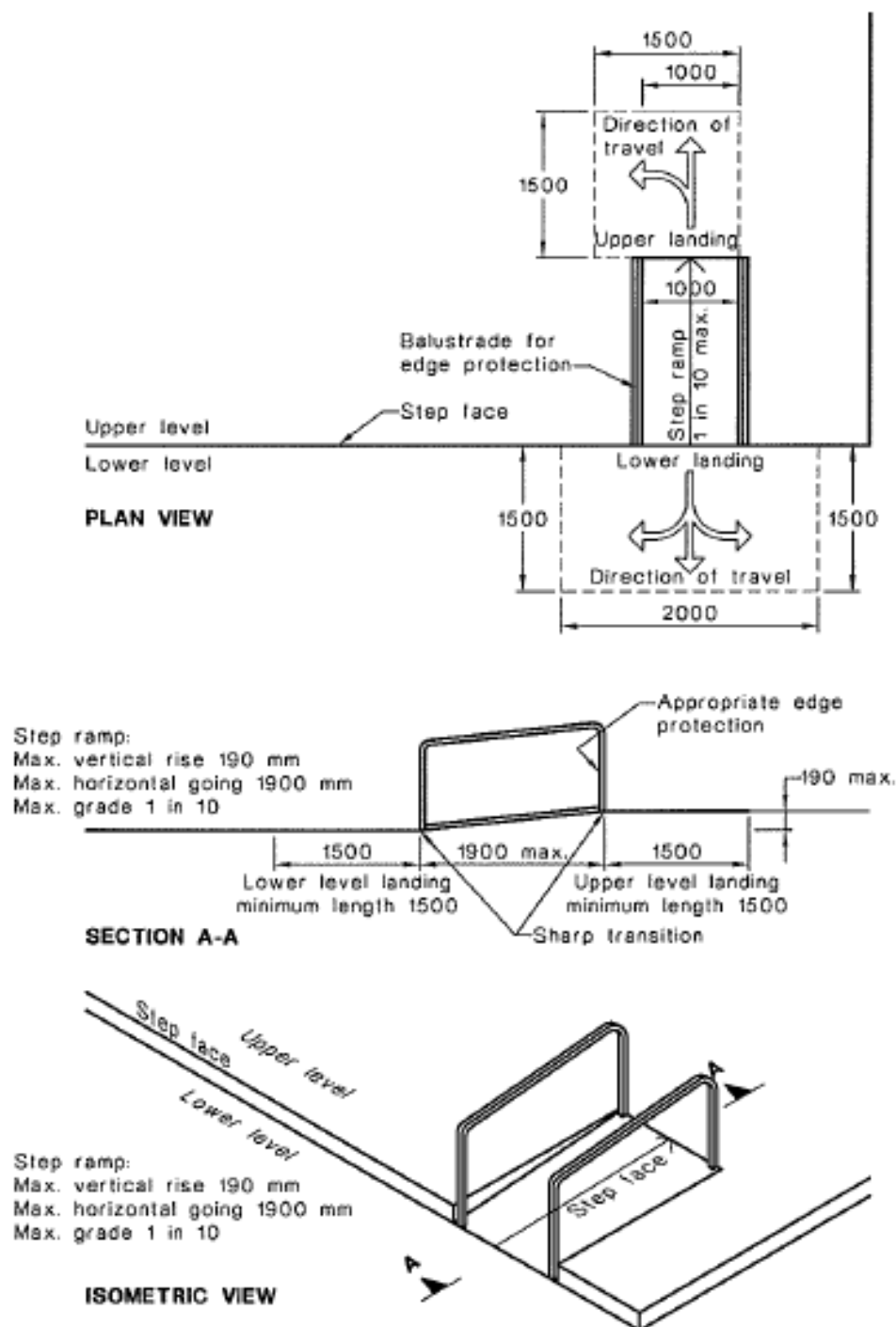
FIGURE 24(A) INSERTED KERB RAMP



DIMENSIONS IN MILLIMETRES

FIGURE 24(C) IN LINE KERB RAMPS—NARROW FOOTPATHS

Figure 8

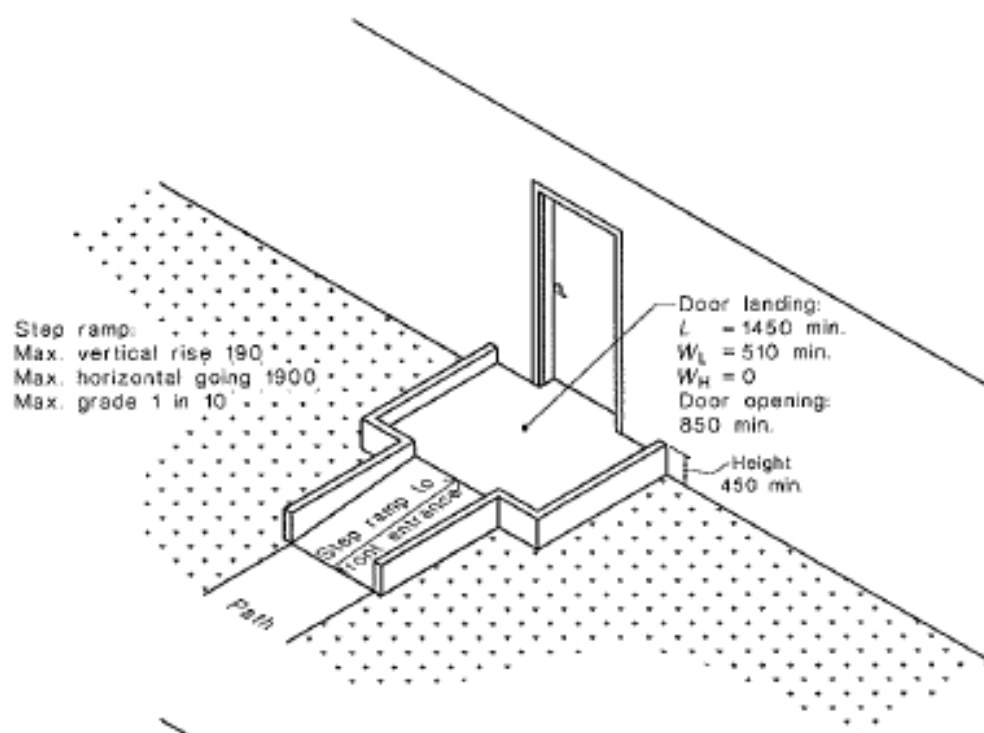


**NOTES:**

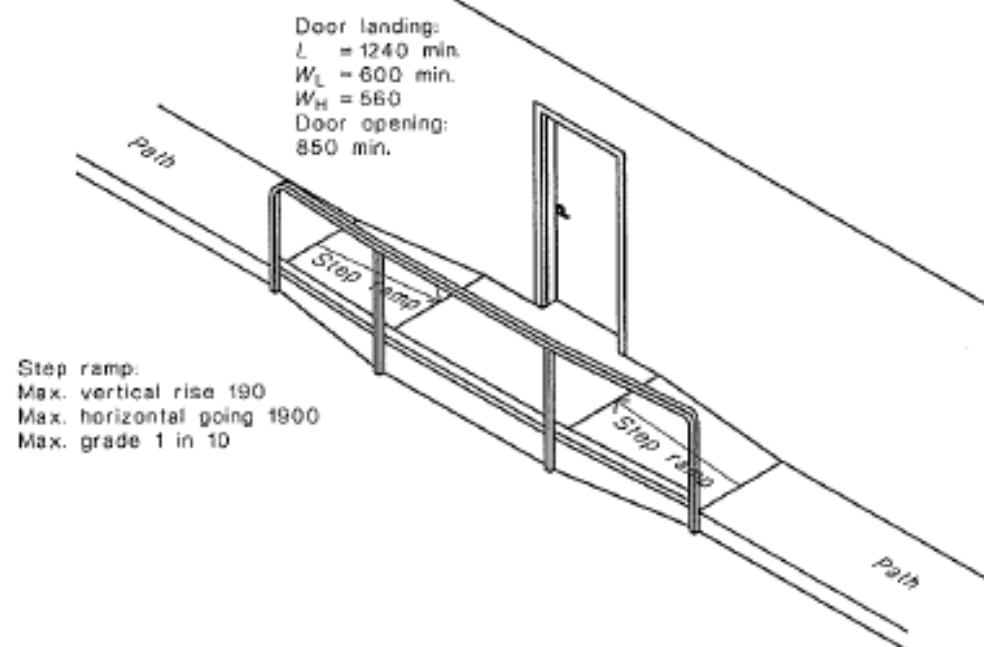
- 1 Where there is no turn involved, top and bottom landing may be reduced to 1200 mm min. length.
- 2 Kerbs or kerb rails shall be provided in accordance with Clause 10.6.1 except where splaye sides are provided at a 45° angle.

DIMENSIONS IN MILLIMETRES

FIGURE 22(A) STEP RAMP—INSERTED



EXTERNAL STEP RAMP  
AT ENTRANCE TO BUILDING

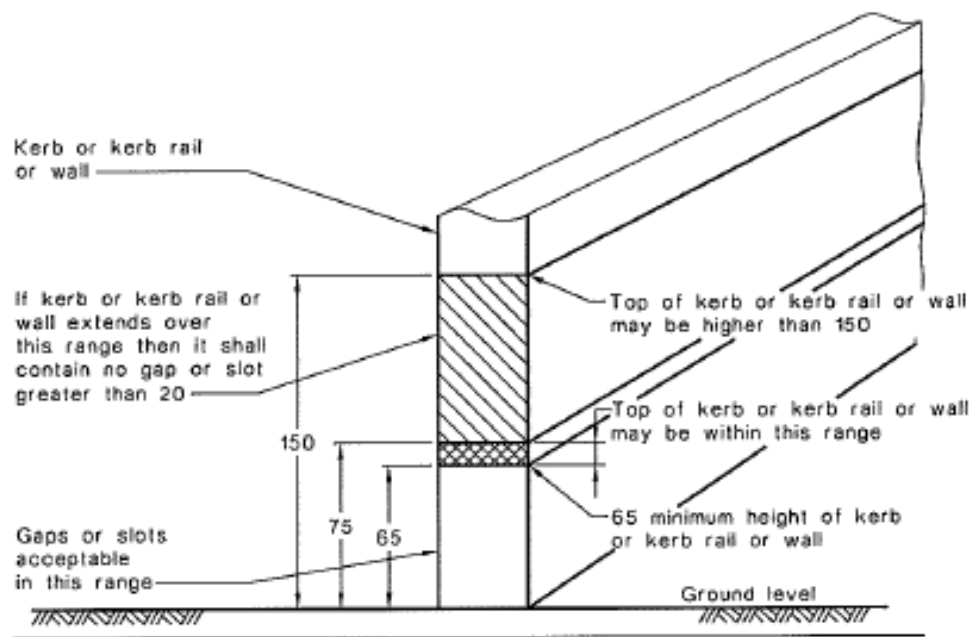


EXTERNAL STEP RAMP  
AT ENTRANCE TO BUILDING

DIMENSIONS IN MILLIMETRES

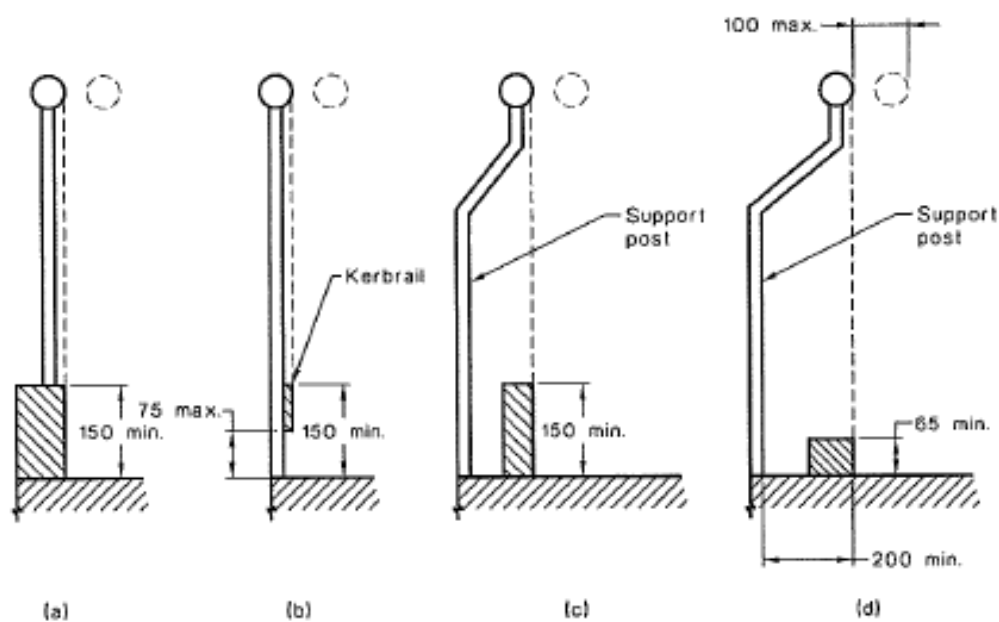
FIGURE 22(B) EXTERNAL STEP RAMPS AT ENTRANCE TO BUILDING

Figure 9



DIMENSIONS IN MILLIMETRES

FIGURE 18 KERB RAIL

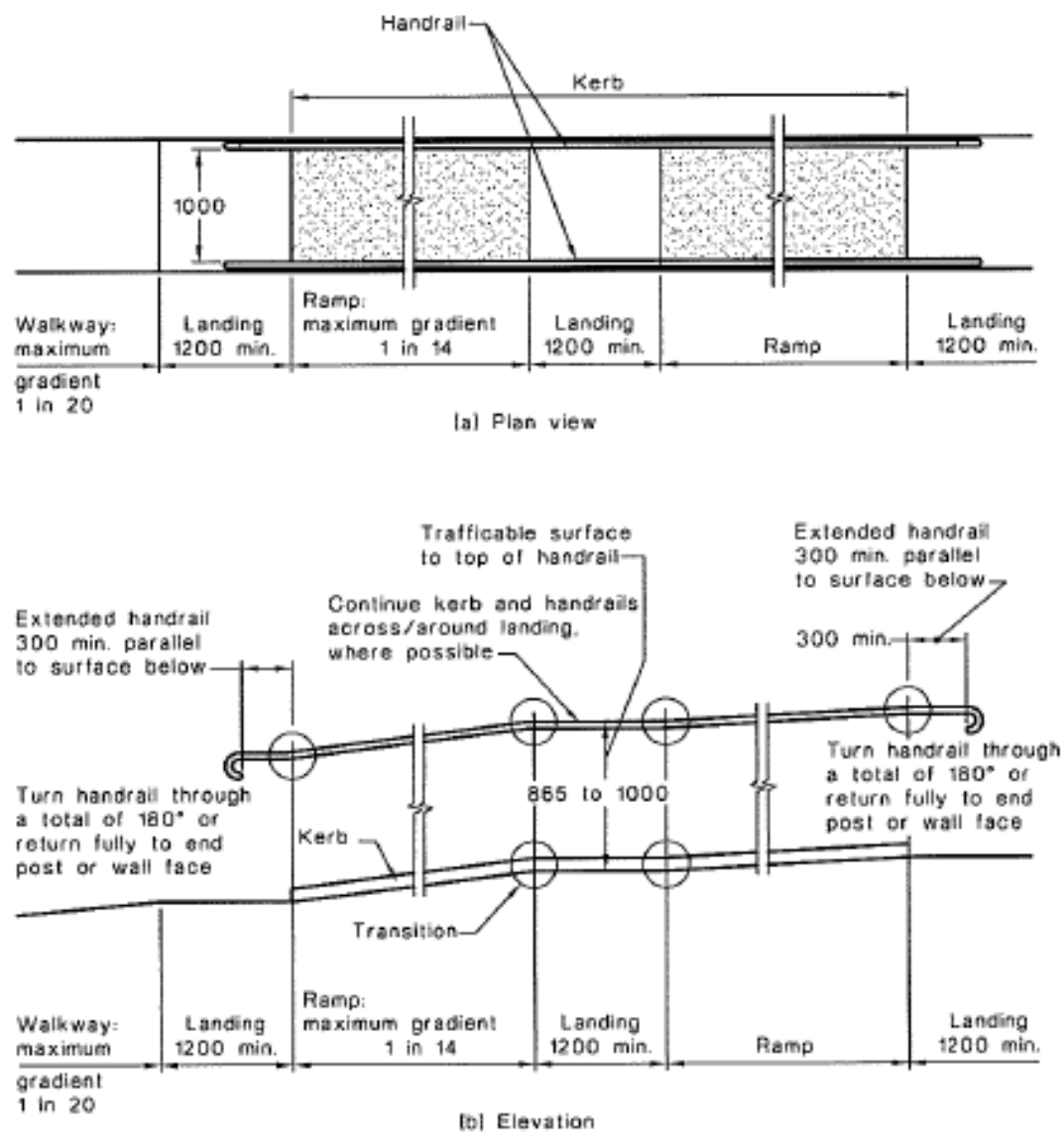


NOTE: See Appendix A for further clarification.

DIMENSIONS IN MILLIMETRES

FIGURE 19 SECTION SHOWING LOCATION OF KERB OR KERB RAIL IN RELATION TO HANDRAIL WITH VERTICAL SUPPORT

Figure 10



DIMENSIONS IN MILLIMETRES

FIGURE 14 RAMP HANDRAILS

Figure 11

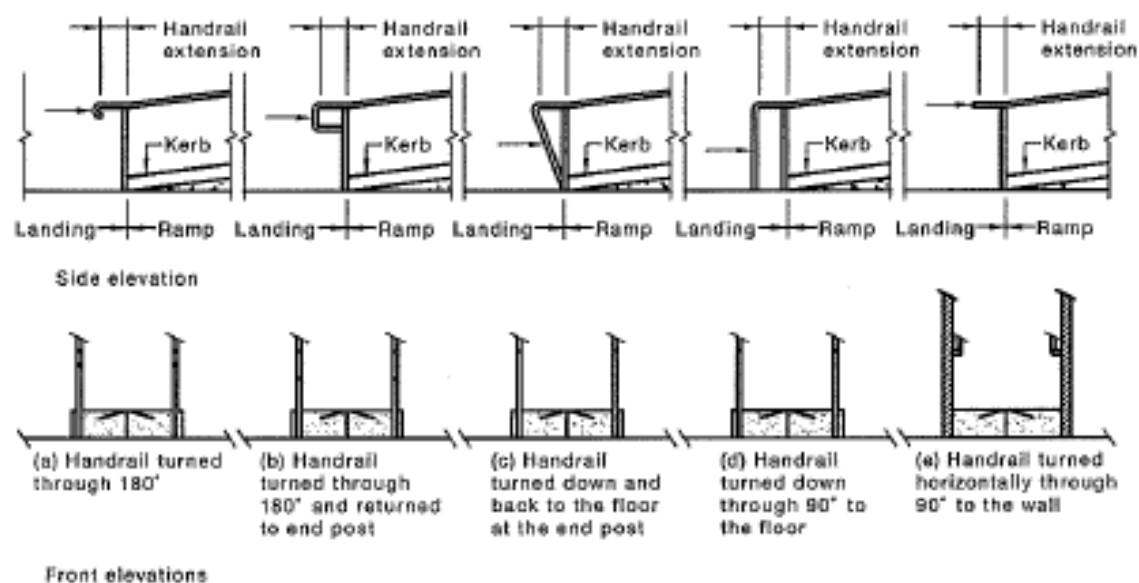
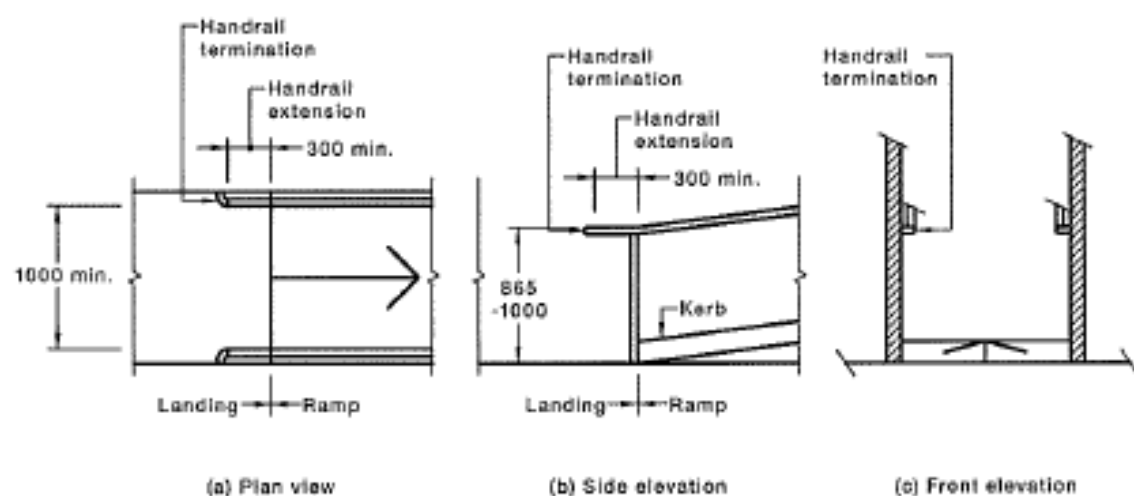


FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL



Figure 12

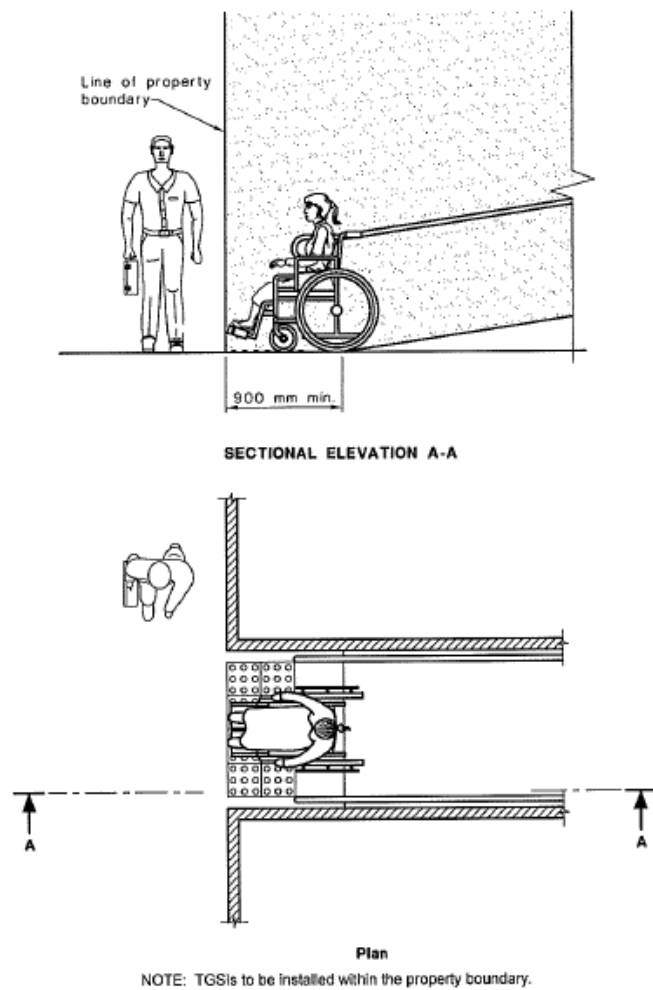


FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL

Figure 13

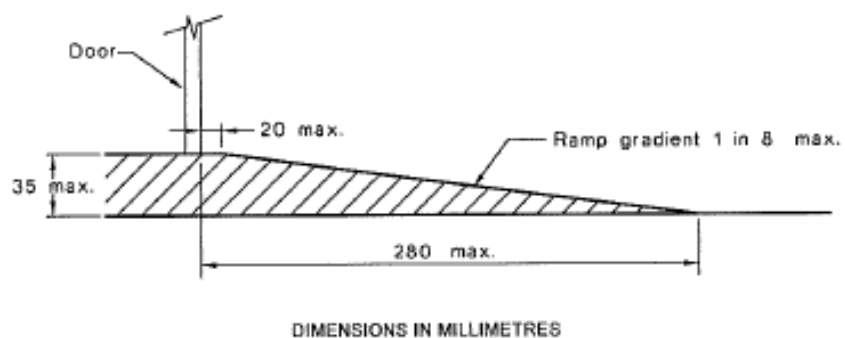
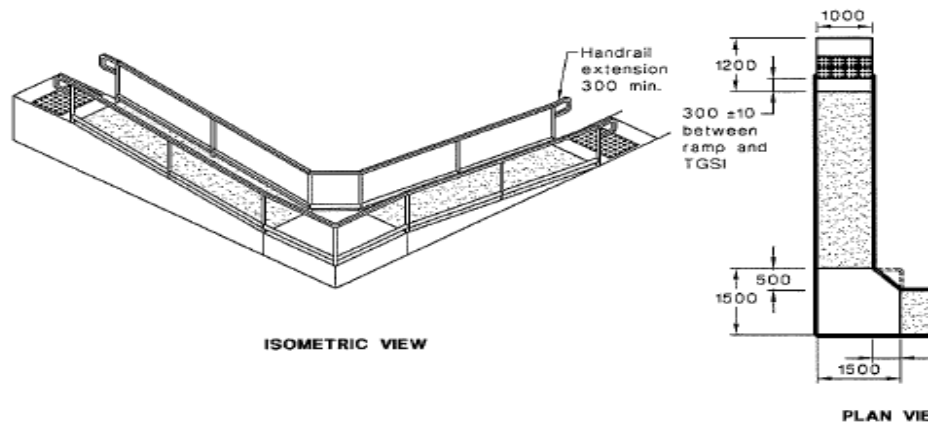


FIGURE 21 THRESHOLD RAMP

Figure 14



DIMENSIONS IN MILLIMETRES

FIGURE 25(B) RAMP AND LANDINGS—90° LANDING—INTERNAL

Figure 15

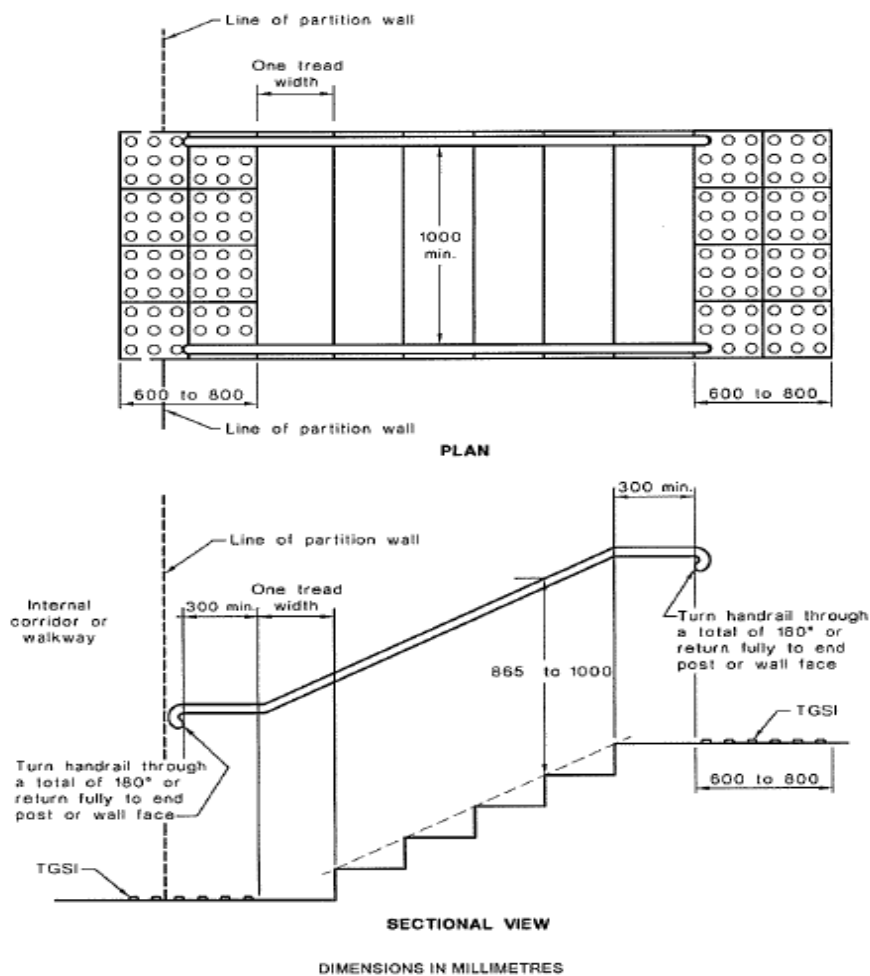
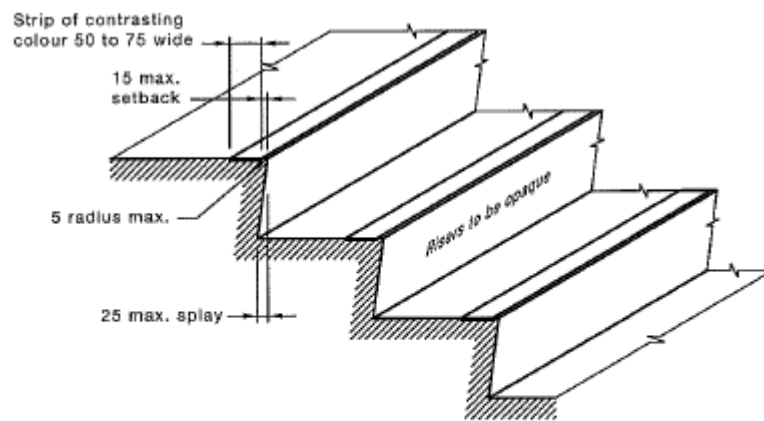


FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

Figure 16



NOTE: A chamfered nosing 5 x 5 mm may be used.

DIMENSIONS IN MILLIMETRES

FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP