



## **Disability Access Report**

**Project:** Mona Vale Surf Club  
**Address:** Surf View Road, Mona Vale NSW  
**Stage:** Development Application

**Ref:** J000292  
**Date:** 24 October 2018


**For:** Northern Beaches Council % Warren and Mahoney

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**DOCUMENT CONTROL**

Filename	Revision	Date
181015_draft DA Access Report_Mona Vale Surf Club_J000296	1	15 October 2018
181024_DA Access Report_Mona Vale Surf Club_J000296	2	24 October 2018

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# 1. Introduction

## 1.1 Report Background

Cheung Access Pty Ltd has been commissioned to provide professional Access consulting services for the proposed new Mona Vale Surf Club located at Surf View Road, Mona Vale NSW.

The proposed building works will consist of:

1. Ground Level portion of Car park (includes 1 accessible car space)
2. Ground Level Public amenities - Gym, Storage, Canteen, DDA toilet with Adult change table and hoist room, Male and Female change rooms, First Aid Room, Patrol and Lifeguard.
3. Ground Level Storage and offices
4. Ground Level Club amenities - Male and Female change rooms,
5. Ground Level Kitchen and Cafe
6. Surrounding landscape pathways and showers connecting to the club from the beach
7. Level 1 Members lounge and function room, meeting rooms, storage
8. Level 1 Male and female Toilets and Accessible toilet
9. Level 1 Restaurant

Our engagement involved a desktop assessment of the Development Application architectural design documentation against the provisions of the Part D3 and F2.4 of the National Construction Code Series (Volume 1) Building Code of Australia 2016 Amendment 1 (BCA).

## 1.2 Report Purpose

The key objectives of the report are as follows:

- ☐ Undertake an assessment of the proposed development against:
  - ☐ Part D3, E3.6 and F2.4 Deemed to satisfy provisions of the National Construction Code Series – Volume 1- Building Code of Australia.
  - ☐ The Disability (Access to Premises—Buildings) Standards 2010 (the Premises Standards)
- ☐ Identify any compliance departures that require resolution/attention for the proposed development by way of design change or Performance Solutions for the next stage of design prior to issue of a Certificate to commence construction.
- ☐ Verify that the referenced documentation has been reviewed by an appropriately qualified Accredited Access Consultant and demonstrate that compliance with the BCA / Access to Premises – Building Standard 2010 is readily achievable.
- ☐ Enable the certifying authority to satisfy its statutory obligations under Clause 145 of the Environmental Planning and Assessment Regulation, 2000 and its statutory obligations under the Building Professionals Regulation 2007.

- ❑ Accompany the submission of documents to the building contractor to enable them to be satisfied that the building design is capable of complying with the NCC/BCA and that subsequent compliance with the access requirements of the BCA, will not give rise to design changes, which may necessitate the submission of additional Section 96 applications under the Environmental Planning and Assessment Act, 1979.

Cheung Access has reviewed Development Application drawings for Mona Vale Surf Club located at Surf View Road, Mona Vale NSW, to assess for consistency with the following disability design criteria contained within:

- A. The intent and objects of the Disability (Access to Premises- Buildings) Standards (2010).
- B. Part D3, E3.6 and F2.4 of the Building Code of Australia (BCA) (2016) – Amendment 1.
- C. Relevant Australian Standards listed in the BCA (2016) and AS4299, as follows:
  - ❑ AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009)
  - ❑ AS1428.4.1 Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (2009)
  - ❑ AS2890 (Part 6) (2009) – Parking Facilities – Off-street parking for people with disabilities
  - ❑ AS4586 (2013) Slip resistance classification of new pedestrian surface materials

In the preparation of this report, documentation relied upon for the DA stage review is referenced in Appendix A.

### 1.3 Report Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- ❑ This report is based on a review of the referenced documentation in Appendix A.
- ❑ This Report does not address issues in relation to the design, maintenance or operation electrical, mechanical, hydraulic or fire protection services, Utility Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.

- ❑ This assessment does not incorporate the detailed requirements of the BCA Referenced Australian Standards and it's the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- ❑ The commentary within this Access Assessment Report does not relieve the Principal Designer, Principal Building Contractor or the Certifying Authority from their statutory obligations under the EP&A Act, Work Health Safety Act, BPB Act and the like and they are to be satisfied that the proposal meets their requirements prior to approval.
- ❑ It is important to note that without the written permission from Cheung Access Pty Ltd, no part of this report may be reproduced in any form or by any means. This report is based solely on client instructions and therefore should not be relied upon or used by any third party without prior knowledge and instructions from Cheung Access Pty Ltd.
- ❑ All reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.
- ❑ Cheung Access accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.

## **1.4 Disability Discrimination Act 1992 (DDA)**

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability. Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts. Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards, established requirements for access to buildings, that are incorporated into the BCA 2016 – Amendment 1.

The Premises Standards contain an Access Code of construction that is mirrored in the disability access provisions of the BCA 2016 – Amendment 1. New building work must comply with the Access Code in the same manner as complying with the BCA 2016 – Amendment 1 by meeting deemed-to-satisfy provisions or by adopting a performance solution that achieves the relevant performance requirements.

This means if access is provided in accordance with the Premises Standards then it is not unlawful under the DDA. It also ensures that Object 1.3 (a) of the Premises Standards is met which is to:

‘Ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities and services within buildings is provided for people with a disability.’

## 1.5 Proposed Development

### BCA Classification:

Class	Level	Description
7a	Ground	Car parking
9b	Ground	Public amenities and Club storage and amenities
	Level 1	Members lounge and function area
6	Ground Level 1	Cafe Restaurant

### Areas Required to be Accessible:

Level	Area	Description
External Ground	Car Park	Accessible car space
	Pathways	Outdoor showers Pathway links to the beach
Ground	Public Amenities Cafe Club	Toilets/ change rooms, Gym, Storage Cafe Storage, change rooms  To and within all areas normally used by

		the occupants unless exempt from accessibility under Part D3.4
Level 1	Club Restaurant	To and within all areas normally used by the occupants unless exempt from accessibility under Part D3.4

**Building Overview:**

Area	Use	Accessible Building Features
Ground	External	<p>Landscaping:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Pathways to the club from accessible car parking</li> <li><input type="checkbox"/> Pathways from the beach</li> </ul> <p>Accessible pathways to door entries located at;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Public Amenities Foyer North</li> <li><input type="checkbox"/> Public Amenities Foyer South</li> <li><input type="checkbox"/> Club Amenities Foyer North</li> <li><input type="checkbox"/> Club Amenities Foyer South</li> </ul>
Ground	Internal	<p>Public</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Canteen</li> <li><input type="checkbox"/> Gym</li> <li><input type="checkbox"/> Public Male and female toilet Amenities</li> <li><input type="checkbox"/> Public Accessible toilet and shower (Adult change room)</li> <li><input type="checkbox"/> Training room</li> <li><input type="checkbox"/> First Aid</li> <li><input type="checkbox"/> Lifeguard</li> <li><input type="checkbox"/> Patrol</li> </ul> <p>Club</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Storage</li> <li><input type="checkbox"/> Bins</li> <li><input type="checkbox"/> Club Female and male toilet Amenities</li> </ul>
First level	Function Centre	<ul style="list-style-type: none"> <li><input type="checkbox"/> Members Function centre with balcony areas</li> <li><input type="checkbox"/> Restaurant</li> <li><input type="checkbox"/> Male and female toilet Amenities</li> </ul>



		<input type="checkbox"/> Accessible toilet
Vertical links	New Lift	Links ground and first level.
	Stairs	Stairs <input type="checkbox"/> Eastern Stairs to Level 1 <input type="checkbox"/> Western Stairs to viewing deck Level 1

## 1.6 Report Structure

The report consists of a Summary of Compliance Departures provided in the table under Section 2 below, which is for the reader's ease of reference and most urgent attention. Notwithstanding the summary of issues within **Section 2** must also be read in conjunction with the body of the assessment provided under **Section 3** of the report which further details compliance matters needing consideration in design development and during construction.

## Section 3 Disability Access Assessment

Section of Report	Design Criteria
3.1	<b>BCA Part D3 – Access For People with Disabilities</b>

It is also the responsibility of all design consultants to ensure compliance with relevant BCA access requirements, DCP controls, Australian Standards and Manufacturers Specifications. This report does not in any way relieve design consultants from their obligations in designing to achieve compliance with the BCA. Furthermore, this report does not relieve the PCA from their statutory obligations required to assess the drawings in detail prior to the issue of a Development Application.

## 2. Summary of Key Compliance Departures

The following comprises a summary of the key compliance issues identified under the Disability Access Assessment in Section 3 and is to be read in conjunction with the aforementioned Sections and the Building Code of Australia Volume 1.

The following matters are to be considered & addressed to the satisfaction of the Principal Certifying Authority in the next design phase, prior to Construction Certificate.

#	Relevant BCA Clause	Element	Issue	Lack of detail
1	D3.1	All doorways	Not specified	<p>All common area doors to have compliance with AS1428.1 (2009) with respect to:</p> <ol style="list-style-type: none"> <li>1. 850mm clear openings</li> <li>2. Door latch side circulation space</li> <li>3. 30% luminance contrast on doorways</li> <li>4. Door operation and hardware</li> <li>5. Door force is 20N where a door closer is fitted.</li> </ol>
2	D3.1	Internal and external paths of travel	Not specified	<p>All internal and external accessible paths of travel, including to and within common area facilities, to comply with AS1428.1 (2009) for:</p> <ol style="list-style-type: none"> <li>1. minimum widths,</li> <li>2. gradient,</li> <li>3. crossfall</li> <li>4. turning spaces and</li> <li>5. slip resistance rating as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance</li> </ol>
3	D3.3	Ramp	More detail required	<p>All common area 1:14 gradient ramps to comply with AS1428.1-2009 for</p> <ul style="list-style-type: none"> <li>• Width between handrails</li> <li>• Gradient and crossfall</li> <li>• Ramp and landing spacing (9 metre maximum spacing between landings)</li> <li>• Landing dimensions <ul style="list-style-type: none"> <li>○ 1000mm wide by 1200mm in direction of travel</li> <li>○ 1500mm x 1500mm where a 90 degree turn is required</li> <li>○ At a doorway allow for 1540mm length</li> </ul> </li> </ul>

				<p>landing for a 180 degree turn.</p> <ul style="list-style-type: none"> <li>• Provision of handrails on both sides of all ramps on all levels</li> <li>• Provision of handrail extensions at landings on both sides of all ramps on all levels</li> <li>• Provision of kerb rails</li> </ul>
4	D3.3	Stairs	More detail required	<p>Stairs are to be detailed in accordance with</p> <ul style="list-style-type: none"> <li>• BCA <ul style="list-style-type: none"> <li>• Non-slip nosing and tactile indicators on landings D2.14</li> <li>• Handrails</li> </ul> </li> <li>• AS1428.1-2009 Clause 11 Stairways <ul style="list-style-type: none"> <li>• Contrast nosing - 30 % luminance contrast, single strip, 50 to 75mm wide</li> <li>• Handrails</li> <li>• Landing dimensions</li> <li>• Stair width dimensions</li> </ul> </li> </ul>
5	D2.17	Handrails	Not specified	<p>Confirm whether handrails will be applied to corridor walls within the health care facility.</p>
6	D3.8	Hearing Augmentation	Not specified	<p>Determine whether hearing augmentation is required for the function centre.</p>
7	D3.6	Accessible signage	Not specified	<p>Accessible signage to be provided in accordance with BCA2016 and AS1428.1-2009 for:</p> <ol style="list-style-type: none"> <li>1. Required exit doors stating 'Exit' and 'Level' followed by floor number.</li> <li>2. Ambulant cubicle recommended for the ground floor (performance solution in lieu of provision of accessible toilet)</li> </ol>
8	D3.12	Glazing	Visual Banding	<p>Not specified or details not provided.</p>

				Visual indicators on glazing to be 50 - 75mm wide on all glazed windows and doors with a luminance contrast of 30% from when viewed against the floor surface at a height 900 - 1000mm.
9	F2.4	DDA + Hoist Change Room	Non-compliance	The ground floor public accessible toilet and change room will not meet the deemed-to-satisfy provision of the BCA to provide an accessible toilet/shower in accordance with AS1428.1 (2009).

### Performance Solutions

Due to the nature and function of a healthcare facility, there are specific required operational procedures which, due to safety reasons, result in a departure from the Building Code requirements. These departures will need to be addressed to meet the relevant Performance Requirements of the Building Code, prior to Construction Certificate (CC) Stage. These include, but are not limited to, the following:

#	Non-compliance BCA Clause	Location of Non-compliance
1	F2.4	<p>A DDA + Hoist Change Room located on the ground level within the public amenities. There is a lifting hoist shown on the drawings.</p> <p>Need to confirm whether this is to meet the requirements of the 'changing places' Information Guide and Technical standard (June 2017)</p> <p><a href="https://changingplaces.org.au/">https://changingplaces.org.au/</a></p>

## 3. Disability Access Assessment

### 3.1. BCA Part D3 – Access For People with Disabilities

#### Summary of capacity to achieve compliance with BCA Part D3

The proposed works will satisfy a combination of prescriptive deemed to satisfy provisions and performance based solutions of Part D3, E3.6 and F2.4 of the BCA (2016), as follows:

1. Accessible door entrances to the Western Foyer and Eastern Foyer.
2. Accessible door entry to the first aid room
3. Accessible door entry to the toilet and shower amenities.
4. Access to and within all the ground and first level
5. Provision of an accessible toilet/ shower on the ground level

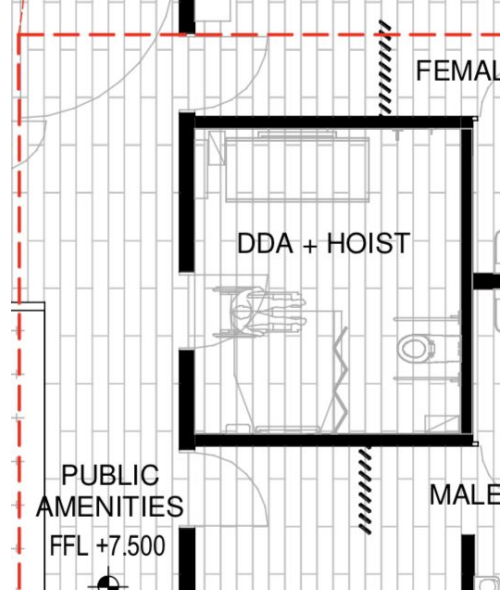
6. Provision of an accessible toilet on level 1
7. Provide ambulant cubicles in all male and female toilets
8. Western Stairs from ground to level 1
9. Eastern Stairs from ground to level 1

The following is a clause-by-clause assessment of the architectural drawings against BCA Part D3 – Access For People with a Disability. For more detail on each requirement, please refer to *Appendix B: BCA Part D3 – Access For People with a Disability*.

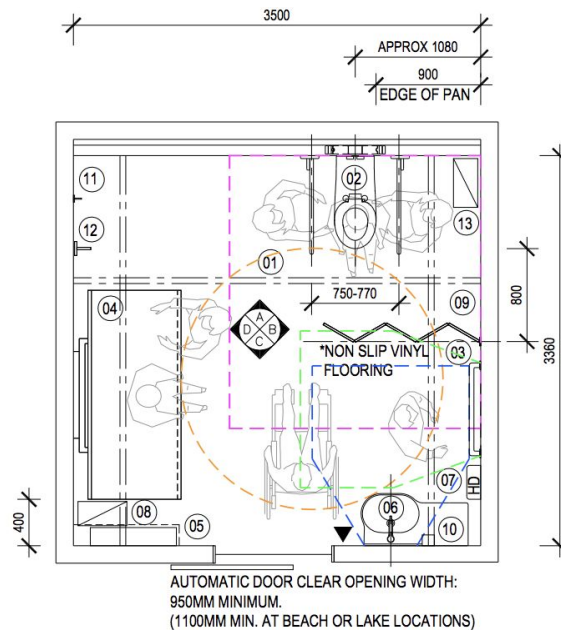
Deemed to Satisfy Provision	Complies	Comments
D3.1 General building access requirements Class 9b, 6	✓	<p>The drawings demonstrate access will be provided to the maximum extent possible to all areas on Ground and Level 1.</p> <p>Circulation spaces and passing spaces have been provided at end of corridors and doorways to comply with AS1428.1 (2009).</p> <p><u>Recommended Action</u></p> <p>At Construction Certificate Stage:</p> <ol style="list-style-type: none"> <li>1. Ensure internal pathways comply with AS1428.1 (2009).</li> <li>2. Provide door schedule which shows compliance with AS1428.1 (2009) with respect               <ol style="list-style-type: none"> <li>a. clear opening - min 850mm</li> <li>b. Door latch side circulation space</li> <li>c. Luminance contrast on doorways</li> <li>d. Door operation and hardware</li> <li>e. Door force is 20N where a door closer is fitted.</li> </ol> </li> <li>3. Provide slip resistance certification for common area pathways, to show testing under wet surface conditions in accordance with AS4586 – 2013.</li> </ol>
D3.2 Access to buildings	✓	<p>For the next design phase check and confirm the gradient of all the accessible pathways from the allotment boundary and connections to each area of building, has the capacity to comply with AS1428.1 (2009).</p> <p><u>Recommended Action</u></p> <ol style="list-style-type: none"> <li>1. Ensure external pathways comply with AS1428.1 (2009), in particular pathway from the car park</li> </ol>

		<p>along the footpath to the site boundary on the ground level.</p> <ol style="list-style-type: none"> <li>At Construction Certificate provide slip resistance certification for external and internal areas. To show testing under wet surface conditions as a pendulum classification (AS4586 – 2013)</li> <li>Ensure the door threshold of principal entrance doors are level.</li> </ol>
D3.3 Parts of building to be accessible	<p>✓</p> <p>✓</p>	<p><b>Accessible Ramp</b> Not in scope of works.</p> <p><b>Stairs</b> New stairs are proposed on the western side and eastern side of the building. <u>Recommended Action</u></p> <ol style="list-style-type: none"> <li>All new stairs to comply with AS1428.1 Cl 11 Stairs (2009) with regards to handrails on both sides, handrail extensions and tactile indicators on top and bottom landing of steps.</li> <li>All stairs require contrast strips to edge on stair nosings 50 - 75mm deep (30% contrast) to comply with AS1428.1 (f) and (g).</li> </ol> <p><b>Fire Isolated Stairways</b> Not part of scope of works.</p> <p><b>Lifts</b> There is one lift proposed to comply with BCA Table E3.6a and E3.6b.</p> <p><b>Turning spaces</b> <u>Recommended Action</u> At the end of corridors there are turning spaces of at least 1540mm x 2070mm to comply with AS1428.1 (2009).</p>
D3.4 Exemptions	N/A	Not applicable to the development.
D3.5 Car parking spaces for people with a disability	✓	<p>There is one accessible car space shown on the lower ground floor plan to comply.</p> <p><u>Recommended Action</u></p>

		Further assessment at CC stage to ensure that the accessible carparking space and associated share zone are in accordance with AS2890.6
D3.6 Signage	X	<p>At this stage of the design signage has not yet been developed.</p> <p><u>Recommended Action</u></p> <p>Further assessment at Construction Certificate stage is required.</p> <ol style="list-style-type: none"> <li>1. Ensure Braille and tactile signage for required exit doors stating 'Exit' and 'Level' followed by floor number.</li> <li>2. Accessible toilet/ shower signage</li> <li>3. Ambulant cubicles</li> <li>4. Hearing augmentation (if provided)</li> </ol>
D3.7 Hearing augmentation	X	<p>To be determined at CC stage, whether hearing augmentation is required for the level 1 Function area.</p> <p><u>Recommended Action</u></p> <p>At CC stage confirm if there is an inbuilt amplification system.</p>
D3.8 Tactile indicators	X	<p>The DA drawings do not yet detail Tactile indicators.</p> <p><u>Recommended Action</u></p> <p>Tactile indicators to be installed on the top and bottom of non-fire isolated stairs to comply with AS1428.4.1.</p>
D3.12 Glazing on an accessway	X	<p><u>Recommended Action</u></p> <p>For CC stage, show on any glazed doors, a solid contrast line 75mm width at 900 - 1000mm and 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side</p>
E3.6 Passenger lifts	✓	<p><b>Lift</b></p> <p>There is a new lift proposed to level 1.</p> <p><u>Recommended Action</u></p> <p>Further assessment at Construction Certificate stage is required to ensure further compliance with</p>

		accessible features of AS1735.12 as required by Table E3.6b BCA
F2.4 Accessible sanitary facilities	✓	<p><b>Accessible Toilets</b></p> <p>An accessible toilet and shower facility is proposed on the ground level within the public amenities. The ground floor public accessible toilet and change room will not meet the deemed-to-satisfy provision of the BCA to provide an accessible toilet/shower in accordance with AS1428.1 (2009).</p> <p>There is a lifting hoist shown on the drawings and the toilet pan is located more than 450mm from the side wall.</p>  <p>From Ground plan DDA change room by Warren and Mahoney</p> <p>By CC need to confirm whether this is to meet the requirements of the 'changing places' Information Guide and Technical standard (June 2017)</p> <p><a href="https://changingplaces.org.au/">https://changingplaces.org.au/</a></p>





From the 'changing places' Information Guide and Technical standard (June 2017)

Another accessible toilet is shown on Level 1 adjacent to the restaurant area.

This accessible toilet will have sufficient circulation space of 1900 x 2300 mm around the toilet pan to comply with AS1428.1 (2009).

#### Recommended Action

1. The proposed Ground Floor change room and toilet requires a performance solution by Construction Certificate stage.
2. For the level 1 accessible toilet, to comply with BCA ensure fixtures and fittings for the accessible toilet and shower is in accordance with AS1428.1. (2009).

#### **Ambulant cubicles**

Cubicles suitable for people with ambulant disabilities have been shown within each male and female bank of toilets on the ground floor and level 1.

#### Recommended Action

At Construction Stage check documentation details for fixtures and fittings within the ambulant cubicles to comply with AS1428.1 (2009).

## 4. Conclusion


On the basis of our assessment, we confirm that the DA plans for Mona Vale Surf Club, has the capacity to meet:

1. Performance Requirements of the Disability (Access to Premises-Buildings) Standards 2010 and Part D3, E3.6, F2.4 of the Building Code of Australia (BCA) (2016) through a combination of the deemed-to-satisfy provisions and performance based solutions.
2. The intent and objects of the Disability (Access to Premises- Buildings) Standards (2010).

We note some further assessment in the next design stage is required to ensure adequate access compliance as highlighted mark up of drawings as shown in Appendix C - Access comments on Development Application drawings.

### Statement of Qualifications

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies. (My qualifications and accreditations are listed below)

<b>Full Name</b>	Christine Cheung
<b>Company</b>	Cheung Access Pty Ltd
<b>Address</b>	Suite 14.03, Level 14, 1 York St, Sydney NSW 2000
<b>Qualifications and Accreditations</b>	<ol style="list-style-type: none"> <li>1. B. App Sc (Occupational Therapy), Masters of Environmental Studies</li> <li>2. Accredited with the Association of Consultants in Access, Australia Member No. 158, Since 2003</li> <li>3. Registered Occupational Therapist (Occupational Therapy Board/ AHPRA) 2018 –OCC0001901643</li> </ol>
<b>Signature</b>	
<b>Date</b>	24 October 2018

**Appendix A: Drawings reviewed for DA Application**

Drawing No.	Title	Revision
A.DA.02.004	Proposed Site Plan	A
A.DA.10.001	GA Plan - Ground Level	A
A.DA.10.002	GA Plan - Level 1	A
A.DA.20.001	North & East Elevations	A
A.DA.20.002	South & West Elevations	A
A.DA.30.001	Sections	A

## Appendix B: BCA Part D3 - Access for People with a Disability

Below is a list of Building Code of Australia (BCA) Part D3 requirements relating to access requirements for people with a disability in Class 5 Buildings.

Clause	Requirements
D3.1 General building access requirements Class 5	To and within all areas normally used by the occupants.
D3.2 Access to buildings	<p>(a) An accessway must be provided to a building required to be accessible—</p> <ul style="list-style-type: none"> <li>(i) from the main points of a pedestrian entry at the allotment boundary; and</li> <li>(ii) from another accessible building connected by a pedestrian link; and</li> <li>(iii) from any required accessible carparking space on the allotment.</li> </ul> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <ul style="list-style-type: none"> <li>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>(ii) in a building with a total floor area more than 500 m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4.</li> </ul> <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> <li>(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</li> <li>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</li> </ul> <p>(d) For the purposes of (c)—</p> <ul style="list-style-type: none"> <li>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> <li>(A) all doorways serve the same part or parts of the building; and</li> <li>(B) the distance between each doorway is not more than the width of the widest doorway at that</li> </ul> </li> </ul>

	<p>pedestrian entrance (see Figure D3.2); and</p> <p>(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).</p> <p>(e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>
D3.3 Parts of building to be accessible	<p>In a building required to be accessible—</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with E3.6; and</p> <p>(c) accessways must have—</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1—</p> <p>(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>(B) at maximum 20 m intervals along the accessway; and</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; and</p> <p>(f) 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—</p> <p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m<sup>2</sup>; and</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.</p>
D3.4 Exemptions	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> <li>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>(b) An area that would pose a health or safety risk for people with a disability.</li> <li>(c) Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>
D3.5 Car parking spaces for people with a disability	<p>Accessible carparking spaces—</p> <ul style="list-style-type: none"> <li>(a) subject to (b), must be provided in accordance with Table D3.5 in— <ul style="list-style-type: none"> <li>(i) a Class 7a building required to be accessible; and</li> <li>(ii) a carparking area on the same allotment as a building required to be accessible; and</li> </ul> </li> <li>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</li> <li>(c) subject to (d), must comply with AS/NZS 2890.6; and</li> <li>(d) need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</li> </ul> <p>1 space for every 100 carparking spaces or part thereof.</p>
D3.6 Signage	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> <li>(a) braille and tactile signage complying with Specification D3.6 must— <ul style="list-style-type: none"> <li>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— <ul style="list-style-type: none"> <li>(A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and</li> <li>(B) space with a hearing augmentation system; and</li> </ul> </li> <li>(ii) identify each door required by E4.5 to be provided with an exit sign and state—</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>(A) "Exit"; and</li> <li>(B) "Level" ; and either <ul style="list-style-type: none"> <li>(aa) the floor level number; or</li> <li>(bb) a floor level descriptor; or</li> <li>(cc) a combination of (aa) and (bb); and</li> </ul> </li> <li>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying — <ul style="list-style-type: none"> <li>(i) the type of hearing augmentation; and</li> <li>(ii) the area covered within the room; and</li> <li>(iii) if receivers are being used and where the receivers can be obtained; and</li> </ul> </li> <li>(c) 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</li> <li>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</li> <li>(e) 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</li> <li>(f) 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.</li> </ul>
D3.7 Hearing augmentation	<ul style="list-style-type: none"> <li>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— <ul style="list-style-type: none"> <li>(i) in a room in a Class 9b building; or</li> <li>(ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or</li> <li>(iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul> </li> <li>(b) If a hearing augmentation system required by (a) is— <ul style="list-style-type: none"> <li>(i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by</li> </ul> </li> </ul>

	<p>the inbuilt amplification system; or</p> <p>(ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than —</p> <p>(A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p> <p>(B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</p> <p>(C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</p> <p>(D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> <p>(c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13.</p> <p>(d) 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, other than a public address system used for emergency warning purposes only.</p>
D3.8 Tactile indicators	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(i) a stairway, other than a fire-isolated stairway; and</p> <p>(ii) an escalator; and</p> <p>(iii) a passenger conveyor or moving walk; and</p> <p>(iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(v) in the absence of a suitable barrier—</p> <p>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a</p>



	<p>pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>(c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>
D3.11 Ramps	<p>On an accessway—</p> <p>(a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and</p> <p>(b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>
D3.12 Glazing on an accessway	<p>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 AS1428.1.</p>
E3.6 Passenger lifts	<p>In an accessible building, every passenger lift must—</p> <p>(a) be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</p> <p>(b) have accessible features in accordance with Table E3.6b; and</p> <p>(c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p>
F2.4 Accessible sanitary facilities	<p>In a building required to be accessible—</p> <p><i>SA F2.4(a)</i></p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</p> <p><i>SA F2.4(b)</i></p> <p>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at</p>

	<p>that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</p> <p>(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</p> <p>(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; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>
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