

APPENDIX H: ACCESS REPORT



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DA ACCESS REPORT

PROJECT NAME Raymond Terrace Bowling Club
2 Jacaranda Avenue, Raymond Terrace NSW
Phase 1: Bowling club, car parking and croquet lawn
Phase 2: Bowling greens
Phase 3: Hotel and car parking
PROJECT NUMBER CA230071-DA
CLIENT Raymond Terrace Bowling Club

REVISION	ISSUE DATE	DETAILS
Draft 1	6 November 2023	Issued for updates
Draft 2	16 November 2023	Issued for information
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REPORT PREPARED BY

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DOCUMENTATION REVIEWED

Refer to Appendix A.



INTRODUCTION

This Access Report is an assessment of the proposed building work to demonstrate consideration of access for people with a disability for the development application submission.

The following comments are based on access requirements of the Building Code of Australia 2022 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Compilation No. 2) (Premises Standards), Port Stephens Development Control Plan (DCP), Australian Standards (AS) and Disability Discrimination Act (DDA).

This report contains comments regarding issues of non-compliance and identifies where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendments No. 1 and 2)
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS 1428.5-2010
- AS 1735.12-1999
- AS/NZS 2890.6-2009



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.	ACCESS REQUIREMENTS		
1.1	The proposed work will be subject to the Premises Standards when an application for building work is made. Therefore, the following are required to comply with the Premises Standards (which is adopted by relevant parts of the BCA):	Premises Standards 2.1 – 1 b 2.1 – 4 a 2.1 – 5	
	a) The new parts of the building.		
	b) The principal pedestrian entry.		
	c) The path of travel between the principal pedestrian entry and the new parts.		
1.2	Access for people with a disability is required:		
	a) From the main points of pedestrian entry at the allotment boundary.	BCA D4D3 (1)(a)	
	b) Between accessible buildings connected by pedestrian links.	BCA D4D3 (1)(b)	
	c) From associated accessible car parking on each allotment.	BCA D4D3 (1)(c)	

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>d) Through 50% of entrances, including principal pedestrian entrances.</p> <p>In a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.</p> <p>Comment: In this case, principal pedestrian entrances are well defined for the bowling club, bowling greens, and hotel. Doorways exclusively for egress must be identified as such and locked to prevent access. Doorways to areas considered under BCA D4D5 are also exempt from this requirement.</p>	BCA D4D3 (2)	Confirm for CC
	e) To and within all new areas of the bowling club, bowling greens, and fifth floor normally used by the occupants.	BCA D4D2	
1.3	<p>The BCA requires Class 3 buildings or parts of buildings to provide access to and within the following areas:</p> <p>a) From a pedestrian entrance required to be accessible to the entrance doorway of each sole-occupancy unit located on levels served by the lift.</p> <p>b) To and within rooms or spaces for use in common by the residents, including the laundry and garbage chutes, terrace/pool yard, and gym located on levels served by the lift.</p>	BCA D4D2 (5)	

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>c) Into a swimming pool with a perimeter greater than 40m.</p> <p>Comment: A scaled assessment of plans indicates that the guest pool on the second floor of the hotel will have a perimeter of around 31.5m and will therefore be exempt from this requirement.</p>	BCA D4D2 (10)(b)	Access not required
1.4	<p>The BCA requires Class 3 sole-occupancy units to be accessible as follows:</p> <p>a) For 41-60 sole-occupancy units, 3 sole-occupancy units are to be accessible.</p> <p>For the 50 total proposed sole-occupancy units in the hotel (45 hotel rooms and 5 serviced apartments), 6 are intended to be accessible (4 hotel rooms and 2 serviced apartments) to address this requirement.</p> <p>b) A maximum of two required accessible sole-occupancy units may be located adjacent to each other.</p> <p>c) Where more than two accessible sole-occupancy units are required, they must be representative of the range of rooms available.</p> <p>Comment: Accessible room types generally deliver features that are comparable to the standard rooms.</p>	BCA D4D2 (5) Table D4D2b	<p>As shown on plans</p> <p>As shown on plans</p> <p>As shown on plans</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.5	<p>It is not necessary to provide access for people with a disability to or within an area where access would be inappropriate because of the particular purpose for which the area is used and/or an area that would pose a health or safety risk for people with a disability.</p> <p>It is typically not considered necessary to provide access to and within areas such as commercial kitchens, the staff side of a bar, store rooms, service corridors and spaces, plant and maintenance areas, and loading areas as it is anticipated that the duties of staff in these areas will require physical capabilities.</p> <p>We note that a person with a disability (i.e. a wheelchair user) may have the abilities required to fulfill certain duties and DDA action may be taken if facilities are not accessible.</p> <p>Comment: Areas for consideration under this exemption are to be confirmed at CC stage.</p>	BCA D4D5	Confirm for CC
2. ACCESSIBLE PATH OF TRAVEL			
2.1	<p>The continuous accessible path of travel to and within areas required to be accessible is to comply with AS 1428.1.</p> <p>A scaled assessment indicates that this is achievable subject to confirmation of specific dimensions and features which are not fully detailed on plans at this early stage of design, including flush transitions between floor surfaces, gradients of accessways, and minimum 2000mm vertical clearance on all accessways and in accessible spaces.</p>	AS 1428.1 7.2 Fig. 6, 7	As scaled from plans/confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.	APPROACHES AND ENTRANCES		
3.1	<p>In this case, the principal pedestrian entrance to the bowling club is shown from the Port Stephens Street boundary via, “new ramped pavement to integrate with existing footpath”.</p> <p>CC plans are to demonstrate compliance with AS 1428.1 for this ramped pavement, including its gradient, any required walkway or ramp features, landings, and 90° transition angles to the adjoining footpath and paving.</p>	BCA D4D3	Confirm for CC
3.2	<p>A kerb ramp is proposed to approach the principal pedestrian entrance to the bowling club from associated accessible car parking spaces.</p> <p>Kerb ramps are to comply with AS 1428.1, including a maximum length of 1520mm, a maximum rise of 190mm, a gradient no steeper than 1:8 and landings appropriate to the change in direction. Kerb ramps are to be aligned in the direction of travel and have splayed sides or suitable barriers. The BCA requires that the slip-resistance of this ramp be tested in accordance with AS 4586 and comply with BCA Table D3D15.</p>	<p>BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10.7.1 10.7.2 10.8.3</p>	<p>As shown on plans</p> <p>Confirm for CC</p>
3.3	<p>A new 1:14 gradient ramp is proposed to the ground floor delivery store and loading zone. Since access is restricted to this ramp by doors at each entry point and its intended purpose is for delivery use only, it is considered reasonable to exempt the ramp from requiring access for people with a disability under BCA D4D5.</p>	BCA D4D5	Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.4	<p>New 1:14 and 1:10 gradient ramps are proposed within ground floor staff areas of the bowling club to provide access to all new and refurbished areas required to be accessible.</p> <p>The 1:14 gradient ramp is to comply with AS 1428.1 ramp features, including those outlined in section 3.5 of this report.</p> <p>The new 1:10 step ramp is to comply with AS 1428.1, including a maximum length of 1900mm, maximum rise of 190mm, landings, and walls on both sides to act as barriers along the entire length. The BCA requires that the slip-resistance of this ramp be tested in accordance with AS 4586 and comply with BCA Table D3D15.</p>	<p>BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10.1 a 10.6.1 10.8.2</p>	<p>As shown on plans</p> <p>Confirm for CC</p> <p>Confirm for CC</p>
3.5	<p>A new 1:14 gradient ramp is shown to approach the new bowling green entry from the Jacaranda Avenue boundary.</p> <p>This is to comply with AS 1428.1, and plans are to demonstrate compliance at CC stage with further details and dimensions, including handrails and kerbs/kerbrails on both sides, and tactile ground surface indicators at the top and bottom. The BCA requires that the slip-resistance of this ramp be tested in accordance with AS 4586 and comply with BCA Table D3D15.</p>	<p>BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10</p>	<p>As shown on plans</p> <p>Confirm for CC</p>
3.6	<p>An existing ramp is present between the bowling greens and the first floor of the bowling club.</p> <p>Plans at CC stage are to demonstrate compliance and plans correctly state that upgrades are to achieve compliance with AS 1428.1 for aspects including gradient, handrails, landings, and tactile ground surface indicators, where compliance is not already achieved.</p>	<p>BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10</p>	<p>As shown on plans/confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.7	<p>New 1:14 gradient ramps are proposed to approach the ground floor reception entrance of the hotel from the Port Stephens Street boundary and the bowling club and its car parking.</p> <p>CC plans are to demonstrate compliance with all AS 1428.1 ramp features, including those outlined in section 3.5 of this report.</p>		<p>As shown on plans</p> <p>Confirm for CC</p>
3.8	<p>Plans indicate a level approach to the hotel ground floor reception entrance from associated accessible car parking spaces.</p> <p>The first floor hotel double doors from car parking must also function as an entrance for hotel guests (rather than an egress point only) to provide entry into the hotel from first floor accessible parking.</p> <p>If these change as the design progresses, further assessment will be required to verify compliance.</p>		<p>As shown on plans</p> <p>Confirm for CC</p> <p>Confirm for CC</p>
3.9	<p>Drawing number A48 proposes a 1:14 ramped entry to the reshaped croquet lawn in phase 1 of the project, which is accessed from interim accessible car parking.</p> <p>Plans at CC stage are to demonstrate compliance with AS 1428.1 for ramp features.</p> <p>Comment: While grass is not typically considered an accessible surface, people using power wheelchairs and other mobility aids would be able to easily navigate the close-mown surface typical of a croquet lawn and access for people with disability can not be excluded.</p>		<p>Confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.10	Stairs are shown at various points as an alternative to ramp or lift access and for emergency egress. Refer to section 4 of this report for further stair details.		As shown on plans
4.	STAIRS		
4.1	All stairs which are not fire isolated are to have accessible features complying with AS 1428.1, including opaque risers, a sharp nosing profile, non-slip contrasting edge strips, handrails on both sides and tactile ground surface indicators at the top and bottom.	BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 11.1	Confirm for CC
4.2	All fire isolated stairs are to have contrasting non-slip edge strips in accordance with AS 1428.1 and handrails are to comply with Clause 12 of AS 1428.1 (this may require offset treads at intermediate landings to allow for a continuous handrail at a consistent height, as is shown on plans).		Confirm for CC/as shown on plans
4.3	The BCA requires slip-resistance of stair treads and landings or their nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D3D15.		Confirm for CC
5.	HANDRAILS		
5.1	Handrails are required along both sides of ramps and stairs that are not fire isolated (except step ramps or kerb ramps where a compliant barrier or splay is provided) and are to comply with AS 1428.1.	BCA D3D22 (1)(f), (4) D4D4(a) AS 1428.1 10.3 e 11.2 b	Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>For ramp ends, handrails are required to extend 300mm horizontally and turn away to the side wall or turn downwards through 180°.</p> <p>At the bottom of stairs, handrails are to extend one tread width in the downward angle plus 300mm horizontally. At the top they are to extend 300mm horizontally. The ends are to be turned away to the side wall or turned downwards through 180°.</p>	<p>AS 1428.1 10.3 h Fig. 14 Fig. 15 B 11.2 d, e Fig. 28 b</p>	<p>Confirm for CC</p>
	<p>All ramps and stairs are to be set back from transverse paths of travel at their top and bottom to avoid handrails protruding or obstructing accessways. It is noted that the minimum handrail extensions described above must be achieved before the handrail turns to terminate.</p>		<p>Confirm for CC</p>
	<p>Comment:</p> <p>At the bowling green entry stairs from the boundary, stairs should be set back from the boundary line to ensure handrail extensions and tactile ground surface indicators do not extend over the boundary.</p>		<p>Confirm for CC</p>
	<p>We have been advised that approval will be sought at CC stage for tactile indicators to be installed over the boundary and handrails turned through 90° to follow the line of the public footpath.</p>		
6.	TACTILE GROUND SURFACE INDICATORS		
6.1	<p>Tactile ground surface indicators are required at the top and bottom of stairs and ramps which are not fire-isolated (except compliant step ramps and kerb ramps). They are to comply with AS 1428.4.1.</p>	<p>BCA D4D9</p>	<p>Confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
6.2	<p>Tactile ground surface indicators are also required at an accessway meeting a vehicular way adjacent to any pedestrian entrance, if there is no kerb, kerb ramp or suitable barrier provided.</p> <p>Comments:</p> <p>They are required outside the ground floor reception entrance to the hotel from car parking where there is a flush transition to car parking and are recommended on both sides of the flush pedestrian crossing on the accessway to the delivery store.</p> <p>Where the first floor double doors to the hotel act as a flush entrance from accessible car parking, tactile indicators will also be required in this location.</p>	BCA D4D9 (1)(e)(ii)	<p>As shown on plans</p> <p>Confirm for CC</p>
7.	LIFTS		
7.1	<p>An existing passenger lift is shown between ground and first floors of the bowling club.</p> <p>A new lift is proposed to provide vertical circulation to all floors of the hotel.</p> <p>A new lift is also shown to connect ground floor parking to function room A on the first floor of the bowling club and its stage. Plans note that this lift is intended as both a passenger and goods lift.</p>	BCA E3D7 E3D8	<p>As shown on plans</p> <p>As shown on plans</p> <p>As shown on plans</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
7.2	<p>All lifts in new parts of buildings or on the path of travel to new parts must be a type listed in BCA E3D7 and comply with BCA E3D8, including minimum floor dimensions of 1100mm x 1400mm (for lifts which travel less than 12m) or 1400mm x 1600mm (for a lift travelling more than 12m).</p> <p>Plans are to show further details for assessment at CC stage and certification is to be obtained from the lift supplier regarding compliance with BCA E3D7 and E3D8 for new and existing lifts.</p> <p>Comment: The BCA may prescribe requirements in relation to accommodating a stretcher in addition to elements required for access for people with a disability.</p>		Confirm for CC
8.	DOORWAYS		
8.1	<p>Doorways are required to have a minimum clear opening width of 850mm (at least one leaf of multiple leaf doors is to meet this requirement).</p> <p>Comment: Doors to the male and female toilets and change rooms are not required to be wheelchair accessible. Those on the path to ambulant toilets are to have a minimum clear opening width of 700mm.</p>	<p>BCA D4D3(5) AS 1428.1 13.2</p> <p>AS 1428.1 16.3</p>	<p>Confirm for CC</p> <p>Confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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- 8.2 Circulation space is required at each door with a maximum gradient and crossfall of 1:40. Dimensions are to be confirmed on site to ensure minimum clearances, which vary depending on the direction of approach and clear width of the door, achieve compliance with AS 1428.1. Note that dimensions are to be clear of the finished surface (e.g. wall/skirting) or any other obstruction (e.g. fire equipment) and are minimum dimensions.

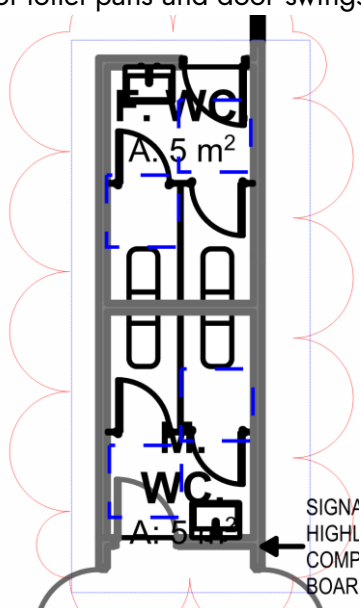
AS 1428.1
13.3

Plans were scaled where dimensions are not shown, and the following were noted:

- a) Male and female ambulant toilets for the ground floor board room/function room lack 900 x 900mm circulation spaces both between outer doors and the cubicle walls/doors and within ambulant toilets clear of toilet pans and door swings.

AS 1428.1
Figs. 34,
53 A, B

Amend for CC



- b) In the ground floor staff area, the corridor width outside the 22m² offices is to be monitored to ensure AS 1428.1 door circulation spaces will be achieved clear of finished skirtings.

Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	c) The door to the accessible toilet facility associated with the dining room must provide minimum 510mm latch side clearance where the door swings away from the user clear of skirtings.		Confirm for CC
	d) We understand that doors for the airlock between the lounge and alfresco gaming area and between the gaming room and the alfresco gaming area will be automated to eliminate the requirement for latch side clearance.		Access achieved
	e) At the accessible sanitary facility associated with the bowling greens, the external screen/wall must remain clear of door circulation spaces, including minimum 240 x 1240mm hinge side clearance required for a latch-side approach.		Confirm for CC
	f) At internal locker room doors, ensure door circulation spaces are achieved clear of seating joinery to provide accessible paths of travel to lockers.		Confirm for CC
	g) CC plans are to ensure compliance for door circulation spaces for room 45, including minimum 510mm latch side clearance external to the entry door clear of skirtings and external to the accessible ensuite (may vary depending on the nominated door leaf width).		Confirm for CC
8.3	Doorways are not fully detailed on plans at this early stage of design and CC plans are to demonstrate compliance. Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds, glazing identification and door hardware are to comply with AS 1428.1.		Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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9. ACCESSIBLE SOLE-OCCUPANCY UNITS

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|-----|--|--|---------------------------------|
| 9.1 | Refer to section 8.2 g) of this report for comments on door circulation in the accessible sole-occupancy units. | | Refer to section 8.2 g) |
| 9.2 | Refer to sections 10.3 and 10.4 of this report for comments on accessible bathrooms in accessible sole-occupancy units. | | Refer to sections 10.3 and 10.4 |
| 9.3 | While the BCA does not address room dimensions for the main bedrooms in accessible sole-occupancy units, it is recommended that at least 1540 is provided on one side (or foot) of the bed and that 1000mm is available on the remaining sides (or at the foot) to enable wheelchair circulation and transfers on/off the bed. | | |

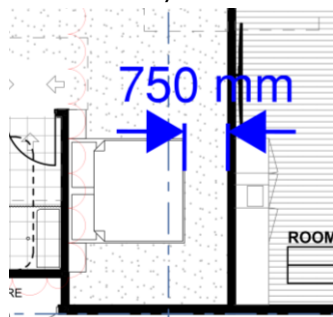
Comment:

These circulation spaces have been considered in most accessible rooms/serviced apartments, although consideration should be given to the placement of furniture to maximise accessibility.

As shown/scaled from plans

The spacing in the main bedroom of Room 47 will prevent access to the foot and far side of the bed for most wheelchair users and may restrict their ability to transfer onto/off the bed.

Consider best practice



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
10.	SANITARY FACILITIES		
10.1	Accessible sanitary facilities for common and staff use are proposed on ground and first floors of the bowling club, associated with the bowling greens, and on the fifth floor to satisfy BCA F4D5 requirements for the provision of accessible toilet and shower facilities.	BCA F4D5, F4D6	As shown on plans
10.2	Where two or more of each type of accessible unisex sanitary facility is provided, the number of left- and right-handed facilities is required to be as even as possible.	BCA F4D5 (g)	Amend for CC
	<p>Comment:</p> <p>While plans propose an even distribution for toilet facilities, both accessible sanitary facilities containing showers are designed for left-handed use. One of these must instead be constructed for right-handed use, despite the staff facility being restricted to staff use. It is recommended that the facility associated with the bowling greens is altered to be for right-handed use and the fifth floor facility becomes for left-handed use to best distribute left- and right-handed facilities across all levels.</p>		
10.3	Accessible sanitary facilities are also proposed as the accessible bathroom in accessible sole-occupancy units within the hotel to address BCA F4D5 and F4D6.	BCA F4D5, F4D6	As shown on plans
	These bathrooms are required to demonstrate a distribution of left- and right-handed facilities that is as even as possible. An assessment of plans indicates that the bathroom in one accessible SOU will need to be swapped to instead provide a left-handed facility.	BCA F4D5 (g)	Amend for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	It is recommended that distribution across similar room types is also as even as possible e.g. type B rooms should alternate left- and right-handed bathrooms on subsequent floors.		Consider best practice
10.4	<p>Fixtures and fittings, including the toilet pan, toilet seat, backrest, toilet paper dispenser, sink, shelf, soap dispenser, mirror, clothes hook, grabrails and door hardware, are to comply with AS 1428.1 and CC plans are to demonstrate compliance.</p> <p>Circulation spaces are to comply with AS 1428.1 and a scaled assessment indicates that facilities associated with the ground floor bowling club staff area, bowling greens, and first floor pre-function room will need increases to the room sizes to accommodate circulation spaces in accordance with AS 1428.1, including a maximum 100mm overlap of the toilet pan circulation space with the sink.</p> <p>It is noted that AS 1428.1-2021 is not yet called up by the BCA or Premises Standards and therefore shower circulation space is not yet permitted to overlap at all with the sink in an accessible sanitary facility containing a shower.</p> <p>Facilities associated with the fifth floor and accessible hotel rooms/serviced apartments 6, 17, 23, and 34 have minimal construction tolerance available.</p> <p>Circulation spaces will need to be monitored as the design progresses to ensure compliance is achievable on construction.</p>	AS 1428.1 15	<p>Confirm for CC</p> <p>Amend for CC</p> <p>Confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
10.5	BCA F4D5(c) requires a toilet suitable for a person with an ambulant disability for use by males and females at each bank of toilets where an accessible toilet is located.	BCA F4D5(c) AS 1428.1 16	
	<p>Comment:</p> <p>In the ground floor staff area, a single ambulant cubicle is proposed. The wording of BCA F4D5(c) indicates that separate ambulant toilets are required for males and females rather than unisex facilities. At CC stage, the certifier is to verify this requirement as applicable to the proposed work.</p>		Certifier to confirm for CC
10.6	Ambulant toilets are to comply with AS 1428.1 for required circulation spaces. Refer to section 8.2 a) of this report for comments.		Refer to section 8.2 a)
	The toilet pan, grabrails, and other fixtures and fittings are to comply with the ambulant toilet requirements of AS 1428.1 and CC plans are to demonstrate compliance.		Confirm for CC
10.7	A toilet is shown off the first floor kitchen where some upgrades are proposed. This is not required to be an accessible or ambulant toilet since it is located off a commercial kitchen which is exempt from access for people with a disability.	BCA D4D5	Access not required
11.	HEARING AUGMENTATION		
11.1	A hearing augmentation system is to be provided in accordance with BCA D4D8 where an inbuilt amplification system is installed (other than one used for emergency warning purposes only) in a room of a Class 9b building or part of a building.	BCA D4D8	Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
12.	SIGNAGE		
12.1	Signage is required in accordance with BCA Specification 15 as follows:		
	a) Each door required by BCA E4D5 to be provided with an exit sign (not limited to fire-isolated stair doors only) is to be identified by Braille and tactile signage complying with BCA Specification 15. These are to state 'Exit' and 'Level' followed by the floor level number and be located in accordance with BCA Specification 15.	BCA D4D7 (1)(a)(ii)	Confirm for CC
	b) All sanitary facilities and associated airlocks are to be identified with Braille and tactile signage.	BCA D4D7 (1)(a)(i)(A)	Confirm for CC
	c) The unisex accessible sanitary facilities are to be identified by Braille and tactile signage which incorporates the international symbol of access, male and female symbols and identifies if the facility is for left- or right-handed use.	BCA D4D7 (1)(a)(i)(A) (1)(c) AS 1428.1 8.1 a i, ii	Confirm for CC
	d) Toilet cubicles which are suitable for the use of people with an ambulant disability are to be identified by Braille and tactile signage complying with AS 1428.1 which is located on the door of the cubicle.	BCA D4D7 (1)(a)(i)(A) (1)(d) AS 1428.1 8.1 e Fig. 9f	Confirm for CC
	e) Where a bank of toilets does not include an accessible toilet, signage incorporating the international symbol of access is required to provide directions to an accessible toilet.	BCA D4D7 (1)(f)	Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>f) Where a pedestrian entrance is not accessible, signage incorporating the international symbol of access is required to provide directions to the nearest accessible entrance.</p> <p>Comment: Since the escalator between ground and first floors of the bowling club is not a step-free path of travel, signage is required to direct people to the lift access.</p> <p>Signage will similarly be required in each location where there is no line of sight between stairs and the alternative ramp access.</p>	<p>BCA D4D7 (1)(e)</p>	<p>As noted on plans</p> <p>Confirm for CC</p>
	<p>g) Where a hearing augmentation system is installed, Braille and tactile signage is required to identify the space containing it and within the room to identify the type of system, area covered and if receivers are being used, where they can be obtained.</p>	<p>BCA D4D7 (1)(a)(i)(B)</p>	<p>Confirm for CC</p>
13.	CAR PARKING		
13.1	<p>For the 173 proposed spaces, 10 accessible car parking spaces are shown across the site to satisfy the Port Stephens DCP requirement for 1 in 20 accessible spaces for clubs and hotels.</p> <p>The four accessible spaces proposed adjacent to the principal pedestrian entrance of the bowling club satisfy maximum BCA D4D6(2) ratios for assembly buildings and restaurants, given 173 spaces across the site.</p>	<p>Port Stephens DCP</p> <p>BCA D4D6(2)</p>	<p>As shown on plans</p> <p>As shown on plans</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>For the hotel, it is considered unreasonable to apply BCA D4D6(2) calculations to the total number of car parking spaces, given that available spaces far exceed the number of SOUs in the hotel and parking will be shared with the bowling club and associated facilities.</p> <p>Drawing number A01 notes that 55 spaces are required to be provided for the hotel, for which BCA D4D6(2) would require 7 accessible spaces for the 6 accessible SOUs. These spaces are proposed on ground and first floors adjacent to hotel entrances.</p>		As shown on plans
13.2	<p>Accessible car parking spaces are to comply with AS 2890.6 and a scaled assessment indicates that sufficient space will be available.</p> <p>Plans are to confirm compliance at CC stage, including the following features:</p> <ul style="list-style-type: none"> a) A firm plane surface with a maximum fall of 1:40 in any direction for the accessible car parks and associated shared areas. b) A shared area adjacent to the accessible car parks with a bollard located in accordance with AS 2890.6. c) A shared area is also required at one end of the accessible car parks with minimum dimensions of 2400mm x 2400mm. This may be located within a trafficked area and is not required to be line marked. 	<p>BCA D4D6 (1)(c) (2)</p> <p>AS 2890.6 2.3</p> <p>AS 2890.6 2.2.1 b e Fig. 2.2, 2.3</p> <p>AS 2890.6 2.2.1 c Fig. 2.2, 2.3</p>	<p>As scaled from plans</p> <p>Confirm for CC</p> <p>Confirm for CC</p> <p>Confirm for CC</p>



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	d) Minimum headroom of 2500mm is required above the accessible car parks and the associated shared areas. The vehicular path of travel to the accessible spaces is to have minimum vertical clearance of 2200mm.	AS 2890.6 2.4 Fig. 2.7	Confirm for CC
	Comment: Consideration is to be given to achieving these dimensions clear of any overhead sprinklers, pipes, services, and other obstructions. Typically, compliance will require specific planning prior to the installation of these services.		

CONCLUSION

Access will need to comply with the elements identified in this report.

Generally, the plans assessed show that compliance with requirements for access for people with a disability is achievable subject to incorporation of further details and the amendments outlined in this report.

At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements, including switches and controls, and plans showing more detailed dimensions and features are to confirm compliance at construction certificate stage.

Requirements and recommendations to achieve compliance with the Premises Standards, Building Code of Australia, and Australian Standards for accessibility and to minimise the risk of action under the Disability Discrimination Act, have been explained in this report.

Reference numbers are provided for clarification of comments within this report. Alternatively, the author may be contacted on the details on page 1 for further clarification.

Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.

The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.



APPENDIX A: DOCUMENTATION REVIEWED

Plans by EJE | Project 13954

DOCUMENT NUMBER NAME	REVISION	DATE
A00	B	09/11/2023
A01	A	09/11/2023
A11	C	09/11/2023
A13	B	09/11/2023
A14	B	09/11/2023
A15	B	09/11/2023
A16	D	09/11/2023
A17	D	09/11/2023
A18	D	09/11/2023
A19	D	09/11/2023
A20	D	09/11/2023
A21	C	09/11/2023
A22	C	09/11/2023
A23	D	09/11/2023
A24	D	09/11/2023
A25	D	09/11/2023
A26	D	09/11/2023
A27	C	09/11/2023
A28	C	09/11/2023
A29	B	09/11/2023
A30	C	09/11/2023
A41	A	09/11/2023
A42	A	09/11/2023
A43	A	09/11/2023
A44	A	09/11/2023
A45	A	09/11/2023
A46	A	09/11/2023
A47	A	09/11/2023
A48	B	09/11/2023