



CREDWELL

Project	Bondi Surf Bathers Life Saving Club
Report	Access Assessment Report (DA Stage)
Reference	C19506-Access-r2
Date	19 April 2021
Client	Lockhart-Krause Architects
Contact	Jesse Lockhart-Krause jesse@lockhartkrause.com.au



Table of Contents

Document Control.....	3
1 Introduction	4
1.1 Development Location and Description	4
1.2 Objectives.....	5
1.3 Limitations.....	5
1.4 Disability Discrimination Act	5
1.5 Disability (Access to Premises - Buildings) Standards 2010	5
1.6 Reviewed Documentation.....	6
2 Building Description	7
2.1 Classification	7
2.2 Areas to be accessible	7
3 Access Requirements For People With Disabilities.....	8
3.1 Assessment	8
3.2 National Construction Code 2019 Access Assessment Summary (NCC2019).....	9
4 Affected Part Requirements (Premises Standards)	12
5 Assessment Summary / Matters for Further Consideration.....	12
5.1 Possible Performance Solutions.....	12
5.2 Access to buildings - NCC Clause D3.2	12
5.3 Parts of buildings to be accessible - NCC Clause D3.3	13
Annexure A – Reviewed Documentation.....	15

Document Control

Reference/Revision	Date	Description	Access Assessment Report (DA Stage)
C19506-NCC-r2	18/04/2021	Prepared by	Beau Zaia
			Senior Building Surveyor
			
		Reviewed by	James Deters
			A1 Accredited Certifier BPB0089
			

1 Introduction

1.1 Development Location and Description

The existing development, the subject of this report, is the Bondi Surf Bathers Life Saving Club which currently comprises of a two-storey masonry building that is occupied by the following:

1. Ground Floor
 - Heritage hall, male and female changerooms, sauna, administration rooms, storage, caretakers' room and external works yard
2. First Floor
 - Function areas

The existing building will be conserved and upgraded, providing the following:

1. Basement
 - Storage, Plant equipment, Archives
2. Ground Floor
 - Reconfiguration of the existing heritage hall to include male and female changerooms and a publicly accessible surf museum and public hall;
 - New accessible public courtyard and accessible covered seating; and
 - New public kiosk, multipurpose auditorium and training room, accessible board room, administration offices and toilets
3. First Floor
 - Gymnasium and sanitary facilities.
4. Second Floor
 - Existing function room, kitchen, bar and sanitary facilities;
 - Link bridge connecting new and existing building parts, food preparation areas and sanitary facilities; and
 - Outdoor terrace areas



1.2 Objectives

The purpose of this Report is to provide an access assessment addressing:

1. all relevant clauses of the National Construction Code 2019 Volume 1 (the “NCC”) relating to the provision of access for people with a disability;
2. associated Standards called up by the NCC and DCP including AS 1428.1-2009, AS 1428.4.1-2009, and AS 2890.6-2009; and
3. all relevant provisions of the Disability (Access to Premises-Buildings) Standards 2010

1.3 Limitations

This Report does not include, nor imply, any audit, assessment, or upgrading of the proposed development regarding:

1. Sections B, C, E (except clause E3.6), F (except clause F2.4), G, H, I and J, and Parts D1 and D2 of the NCC;
2. the Apartment Design Guidelines (ADG), other than Objective 4Q-1; and
3. The capacity or design of any electrical, fire, hydraulic or mechanical services.

This Report does not include, nor imply, any assessment of, or compliance with:

1. any development consent conditions;
2. the Liquor Licencing Act 1997;
3. the Work Health and Safety Act 2011;
4. the Swimming Pools Act 1992; and
5. requirements of Authorities including, but not limited to, WorkCover, RMS, Council, telecommunications supply authority, electricity supply authority, water supply authority, gas supply authority, and the like.

1.4 Disability Discrimination Act

The Disability Discrimination Act 1992 (Cth) (the “DDA”) is Commonwealth legislation (applies nationally). Amongst other things, it provides an avenue for an affected party to make a complaint of discrimination. Compliance with the NCC does not restrict a complaint of discrimination relating to the provision of access to and within a building from being made under the DDA. However, provided the building complies with the NCC and the Disability (Access to Premises – Building) Standards 2010, such a complaint cannot be successful.

1.5 Disability (Access to Premises - Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 (the “Premises Standards”) was created under the DDA and is also Commonwealth legislation (applies nationally). The Premises Standards identifies buildings to which it applies before specifying construction standards that those buildings are required to comply with. In summary, the Premises Standards are applicable to a new building, a new part of a building, and an affected part of a building, and the construction standards applicable are contained within “Schedule 1 Access Code for Buildings”.

The Premises Standards provides a definition for a new building, a new part of a building, and an affected part of a building. The definition of a new building and a new part of a building is currently considered to be in line with standard dictionary definitions (unless a building or part obtained construction approvals prior to 1 May 2011). However, the term “affected part” is specific to the Premises Standards and is defined by clause 2.1(5) as follows –

- a) *the principal pedestrian entrance of an existing building that contains a new part; and*

- b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

The upgrade requirements of the Premises Standards are founded on determining whether a development within an existing building results in the creation of an affected part.

As previously mentioned, the construction standards of the Premises Standards are contained within “Schedule 1 Access Code for Buildings”. It should be noted that this part of the Premises Standards was prepared in consultation with the Australian Building Codes Board (ABCB – publisher of the NCC). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the NCC applicable to access for people with a disability ensures that it also complies with the Premises Standards.

The subject proposed development incorporates construction of a new building; therefore, the entire building must comply with the Premises Standards. An assessment of the building against the relevant requirements of the NCC applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against “Schedule 1 Access Code for Buildings” of the Premises Standards. Therefore, confirmation of compliance with the NCC should also be taken as confirmation of compliance with the Premises Standards.

The subject proposed development results in the creation of an affected part within the existing building. Therefore, the new part, the principal pedestrian entry to the building, and the continuous accessible path of travel from the principal pedestrian entry to the new part must all comply with the Premises Standards. This may require upgrading existing parts of the building to achieve compliance.

An assessment of the building against the relevant requirements of the NCC applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against “Schedule 1 Access Code for Buildings” of the Premises Standards. Therefore, confirmation of compliance with the NCC should also be taken as confirmation of compliance with the Premises Standards.

1.6 Reviewed Documentation

The assessment outlined in this Report is based on review of the documentation referenced in Annexure A of this Report.

2 Building Description

For the purposes of the NCC, the building is described as follows:

2.1 Classification

Class	Use	Area
Class 7b	Life Saver and Kiosk Storage	Part Basement
Class 5	Offices	Part Ground Floor
Class 6	Kiosk	Part Ground Floor
Class 9b	Surf Museum & Hall, Youth Room, Function Rooms, Gymnasium, Multi-purpose training, Meeting Rooms and Publicly Accessible Archives	Part Basement Ground, First and Second Floor

2.2 Areas to be accessible

Under the NCC the following areas are required to be accessible:

Level	Description	Area
Ground Floor	- Womans and Mens changerooms - Surf Museum and Heritage Hall - Youth Room - Kiosk, Caretaker, Operations, Radio and Fire aid Room - Board Room, Admin Office, Caretakers	Access is required to and within all the areas noted within the description column.
First Floor	- Gymnasium	Access is required to and within all areas of the gym.
Second Floor	- Existing Function Room - Multi-purpose and Meeting Rooms	Access is required to and within all the areas noted within the description column

3 Access Requirements For People With Disabilities

3.1 Assessment

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 2.2 of this report.

Accessibility has been assessed against the relevant portions of the NCC2019, Access Code for Buildings, and the related Australian Standards for each item listed below.

The following abbreviations have been used in the table below:

PS	Performance Solution The design does not comply with the clause, however, a Performance Solution is proposed to justify the design in its current format.
CRA	Compliance Readily Achievable It is considered that, whilst there is insufficient information currently provided to determine strict compliance with the relevant DTS clause, the proposed design can comply in its current format.
Complies	The proposed design complies with the relevant DTS clause
DNC	Does Not Comply The proposed design does not comply with the relevant DTS clause and requires amendment.
FI	Further Information Further information is required to determine whether the proposed design satisfies the requirements of the relevant DTS clause.
N/A	Not Applicable The relevant DTS clause is considered not applicable to the subject proposed development but requires further explanation to confirm reason(s).
Noted	The relevant DTS clause specifies information only, no assessment is required.

3.2 National Construction Code 2019 Access Assessment Summary (NCC2019)

National Construction Code Assessment Table

Clause		Comments	Assessment
Part D2 – Construction of exits			
D2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
D2.1	Application of Part	Information only.	Noted
D2.10	Pedestrian ramps	The floor surface of the ramps must comply with the slip-resistance requirements of this clause.	CRA
D2.14	Landings	Landing geometry and slip-resistance must comply with this clause.	CRA
D2.17	Handrails	The handrails throughout the building are required to comply with this Clause and where required also with AS1428.10-2009	CRA
Part D3 – Access for people with a disability			
D3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
D3.1	General building access requirements	As noted with Part 2.2 of this report access is required to and within the following existing and proposed parts of the building: <u>Basement</u> - Public Accessible Archives, and equipment washdown <u>Ground Floor</u> - Women's and Men's changerooms - Surf Museum and Heritage Hall - Youth Room - Kiosk, Caretaker, Operations, Radio and Fire aid Room - Board Room, Admin Office, Caretakers <u>First Floor</u> - Gymnasium <u>Second Floor</u> - Existing Function Room - Multi-purpose and Meeting Rooms See Clauses D3.2 and D3.3 for discussions regarding the compliance of accessways, paths of travel and circulation spaces into these areas.	Noted
D3.2	Access to buildings	Under the requirements of this Clause an accessway must be provided to a building required to be accessible, access to the building is to be provided directly from the public footpath and any accessible carspace located on the allotment. The following accessway have been provided: 1. Wheelchair access into the ground floor of the public hall is via the existing external pedestrian pathways that bound the building that connect to the existing pedestrian ramp at the building frontage. The existing ramp then leads occupants through existing double doors and into the surf museum/public hall. The existing ramp that is part of the "affected part" path of travel (see part 3.2 of this report) has a gradient of 1:11 which is technically non-compliant. Under AS1428.1-2009 the gradient of the ramp must be 1:14. As advised this ramp will be modified to ensure compliance with AS1428.1-2009 is achieved.	DNC Refer to Part 4 of this Report

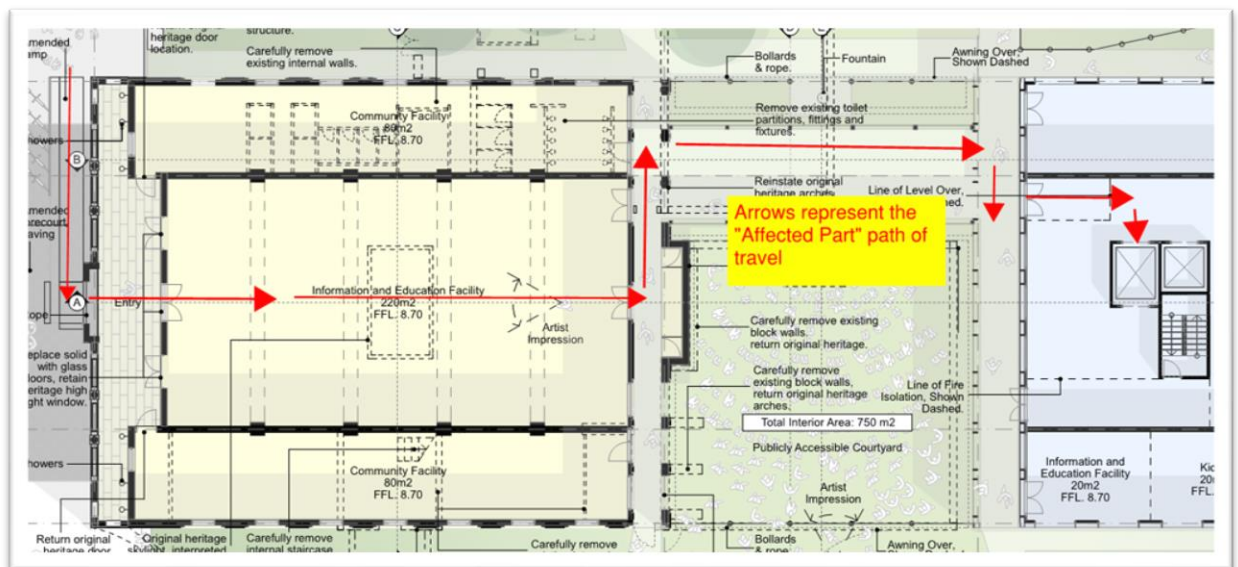
Clause	Comments	Assessment
	2. Wheelchair access into the ground floor youth room will be via the external pedestrian pathways that lead to main double entrance doorways located adjacent to accessible courtyard. The passenger lift in this area will allow the accessway to be extended into the basement of the building. 3. An accessway from the heritage hall/surf museum to the youth room is achieved via the external pathway within the accessible courtyard. This accessway allows access to the passenger lift located within the youth room that extends the accessway to the upper levels.	
D3.3 Parts of buildings to be accessible	The proposed stairways, walkways, ramps, handrails, landings, circulation spaces at doorways, door widths and accessible paths throughout the building have the capability in complying with AS1428.1-2009 on the provision the following items are addressed: 1. At the ground floor the existing main entrance doorways serving the men's and women's changerooms are not provided with sufficient clear latch width to ensure compliant wheelchair doorway circulation as required under AS1428.1-2009. In rectifying this item at a later stage of development a performance solution will be undertaken to justify the installation of power-operated doorways. 2. Within the ground floor the doorways that open from the rear of the community facilities to the publicly accessible courtyard area are not provided with sufficient clear latchside to ensure compliant wheelchair doorway circulation as required under AS1428.1-2009. Please show on updated plans these latchside achieving a minimum width of 560mm.	PS/DNC Refer to Part 4 of this Report
D3.4 Exemptions	The following areas of the building are considered to be exempt from being considered accessible: - Back of House - Plant and Service Rooms - Storage Rooms	Noted
D3.5 Accessible carparking	No carparking as part of this proposal	N/A
D3.6 Signage	Braille and tactile signage must be provided in accordance with this clause and Specification D3.6. Where illuminate exit signage is provided to an exit door, a braille and tactile sign complying with this clause must be provided stating "Exit" and "Level XX" (XX being the relevant floor level number, descriptor, or a combination of both).	CRA
D3.7 Hearing augmentation	Due to the intended use, it is considered that this building may require the installation of a hearing augmentation system. This item is to be reassessed at a later stage of development.	CRA
D3.8 Tactile indicators	Tactile Ground Surface Indicators (TGSIs) must be provided to warn people that they are approaching a stairway, ramp and/or overhead obstruction in accordance with the requirements of this clause and AS 1428.4.1-2009.	CRA
D3.9 Wheelchair seating spaces in Class 9b assembly buildings	Not required as part of this proposal	N/A
D3.10 Swimming pools	No swimming pools proposed	N/A

Clause		Comments	Assessment
D3.11	Ramps	On an accessway, a series of connected ramps must not have a combined vertical rise of 3.6m or more. Also, a landing for a step ramp may not overlap a landing for another step ramp or ramp.	Complies
D3.12	Glazing on an accessway	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 AS1428.1-2009.	CRA
Specification D3.6 – Braille and Tactile Signs			
1	Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by clause D3.6.	Noted
2	Location of braille and tactile signs	Braille and tactile signage must be located in accordance with this clause.	CRA
3	Braille and tactile sign specification	Braille and tactile signage must have characters in accordance with this clause.	CRA
4	Luminance contrast	The luminance contrast of the signage must comply with this clause.	CRA
5	Lighting	Braille and tactile signage must be illuminated to ensure the luminance contrast requirements are met at all times during which the sign is required to be read.	CRA
6	Braille	The braille characters must comply with this clause.	CRA
SECTION E – SERVICES AND EQUIPMENT			
Part E3 – Lift Installations			
E3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
E3.6	Passenger lifts	The proposed passenger lift travels not more than 12m, therefore, must have floor dimensions of no less than 1,100mm (wide) x 1,400mm (deep) The lift must be provided with features in accordance with Table E3.6b that comply with AS1735.12-1999.	CRA
SECTION F – HEALTH AND AMENITY			
Part F2 – Sanitary and Other Facilities			
F2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F2.4	Accessible sanitary facilities	At this stage accessible sanitary facilities have not been provided. An assessment at a later stage of the development will be undertaken.	Noted
F2.9	Accessible adult change facilities	-	N/A

4 Affected Part Requirements (Premises Standards)

The “affected part” is the accessway from the principal pedestrian entrance to the area of the new works including the entry door at principal pedestrian entrance. The relevant provisions of the Premises Standards will apply to a new part of a building, and any “affected part” of the building for the current development.

In regard to this building the “affected part” path of travel will extend from external ramp at the surf museum frontage, through the existing double entry doors and into the building. From this point accessways can be achieved to all new parts throughout the different levels of the building. As noted in Part 5.2 below minor upgrading works to the affected part path of travel will be required to ensure compliance with AS1428.1-2009.



5 Assessment Summary / Matters for Further Consideration

The documentation referenced in Annexure A of this Report has been assessed against the documents referenced in Section 1.2 of this Report. This assessment has identified the following areas where compliance requires further consideration.

5.1 Possible Performance Solutions

The following deviations from compliance with the Deemed-to-Satisfy (DTS) provisions of the NCC, identified by the assessment outlined in this Report, may be justified via preparation of a Performance Solution. Please note that this Report does not form a Performance Solution and in this regard, the suggestion to resolve an issue with a Performance Solution is a recommendation only.

Item	Possible Performance Solution	DTS Provision
1.	At the ground floor provide the men's and women's changerooms main entrances with power operated doorways to justify the non-compliant doorway latch side width.	D3.3

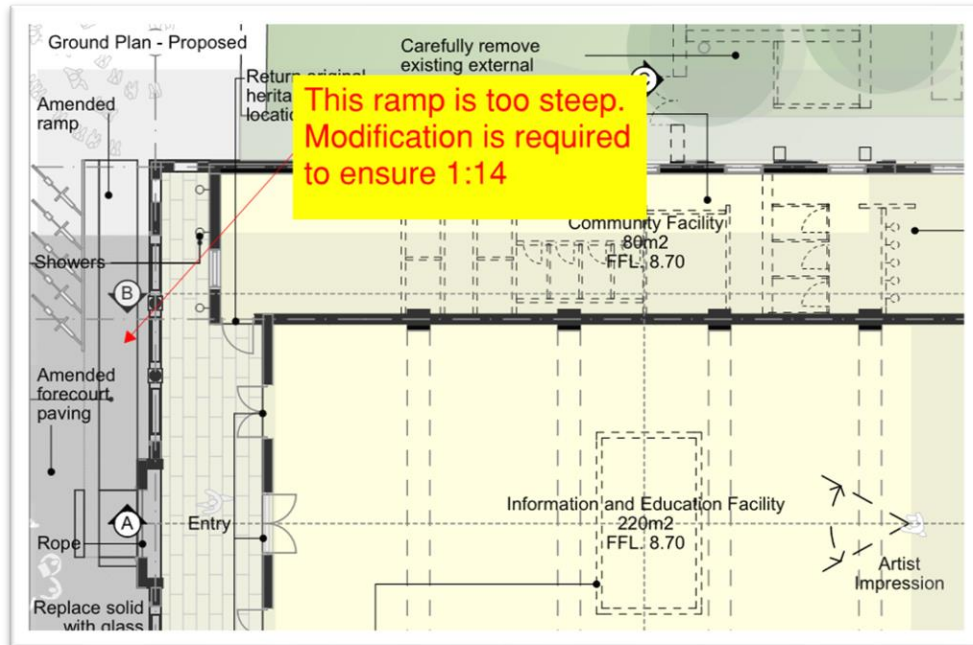
5.2 Access to buildings - NCC Clause D3.2

Wheelchair access into the ground floor of the public hall is via the existing external pedestrian pathways that bound the building that connect to the existing pedestrian ramp at the building

frontage. The existing ramp then leads occupants through existing double doors and into the surf museum/public hall.

The existing ramp that is part of the “affected part” path of travel (see part 3.2 of this report) has a gradient of 1:11 which is technically non-compliant. Under AS1428.1-2009 the gradient of the ramp must be 1:14.

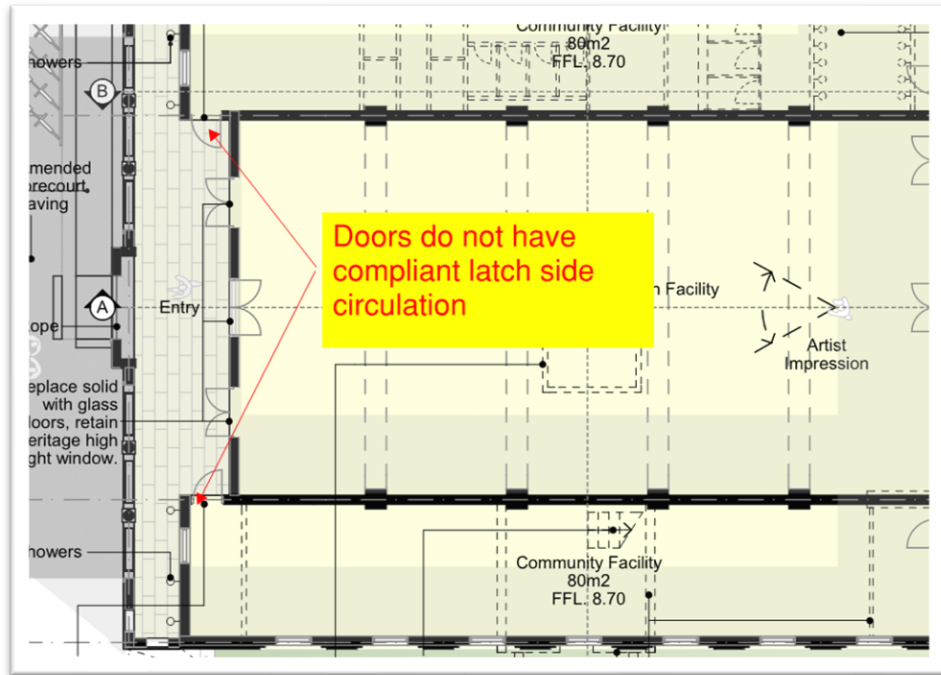
As advised this ramp will be modified to ensure compliance with AS1428.1-2009 is achieved.



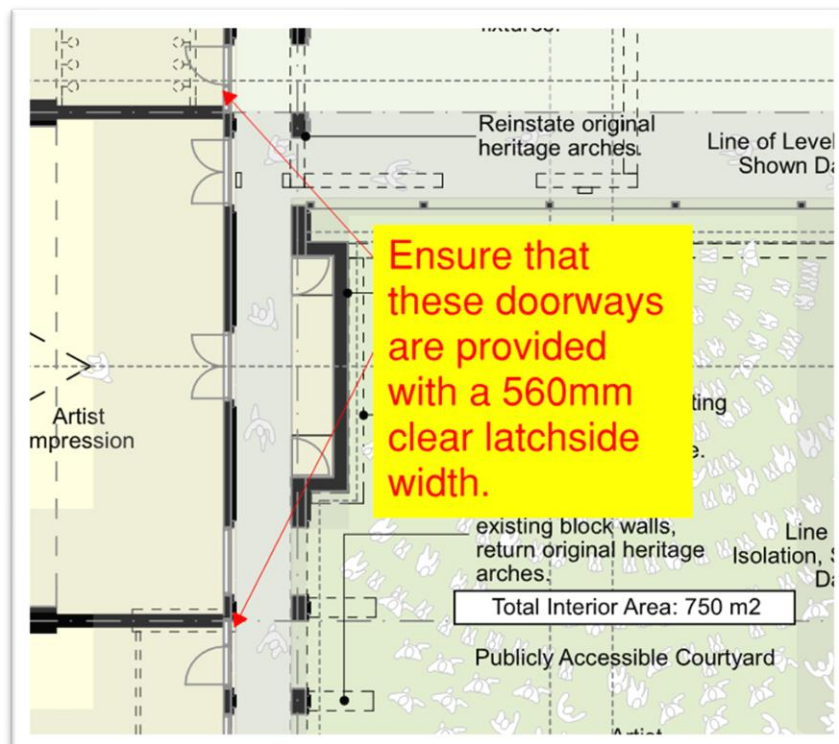
5.3 Parts of buildings to be accessible - NCC Clause D3.3

The proposed stairways, walkways, ramps, handrails, landings, circulation spaces at doorways, door widths and accessible paths throughout the building have the capability in complying with AS1428.1-2009 on the provision the following items are addressed:

1. At the ground floor the existing main entrance doorways serving the men's and women's changerooms are not provided with sufficient clear latch width to ensure compliant wheelchair doorway circulation as required under AS1428.1-2009. In rectifying this item at a later stage of development a performance solution will be undertaken to justify the installation of power-operated doorways.



2. Within the ground floor the doorways that open from the rear of the community facilities to the publicly accessible courtyard area are not provided with sufficient clear latchside to ensure compliant wheelchair doorway circulation as required under AS1428.1-2009. Please show on updated plans these latchside achieving a minimum width of 560mm.



Annexure A – Reviewed Documentation

This report has been based on the documentation listed below:

Architectural Details prepared by Lockhart-Krause Architects		
Drawing Number	Revision	Title
04	A	Site Plan, Existing
05	A	Site Plan, Proposed
06	A	Ground Floor, Proposed
07	A	First Plan, Proposed
08	A	Second Plan, Proposed
09	A	Roof and Basement Plan