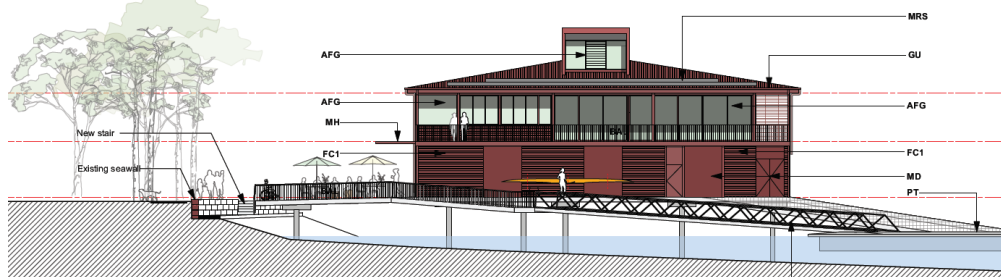
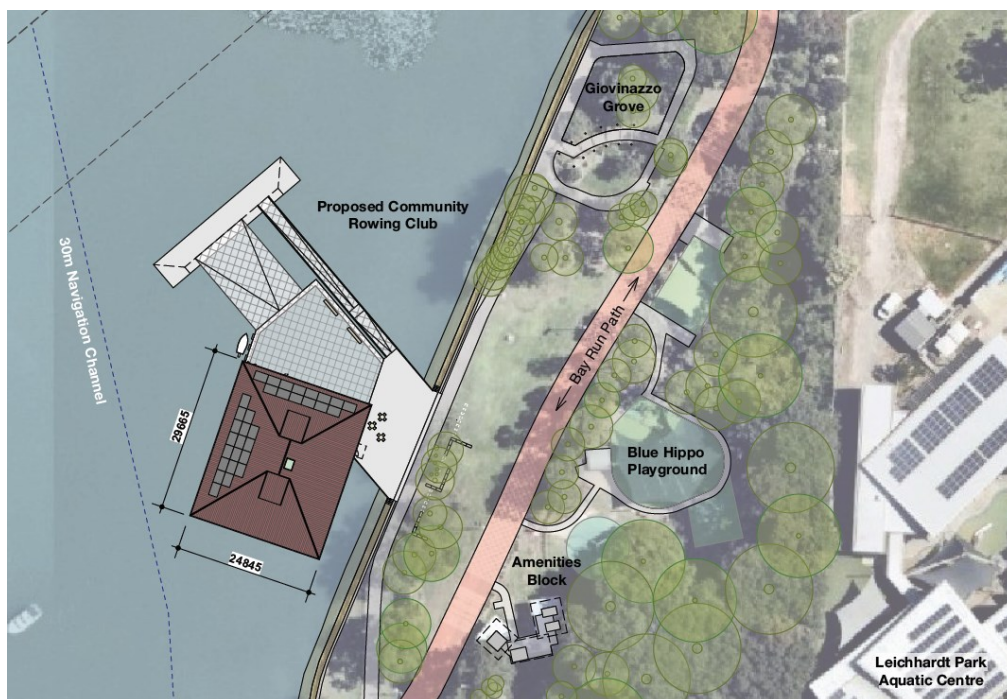


ACCESSIBILITY REPORT

Development Application

Leichhardt Park Community Boat Shed Balmain Para-Rowing Inc



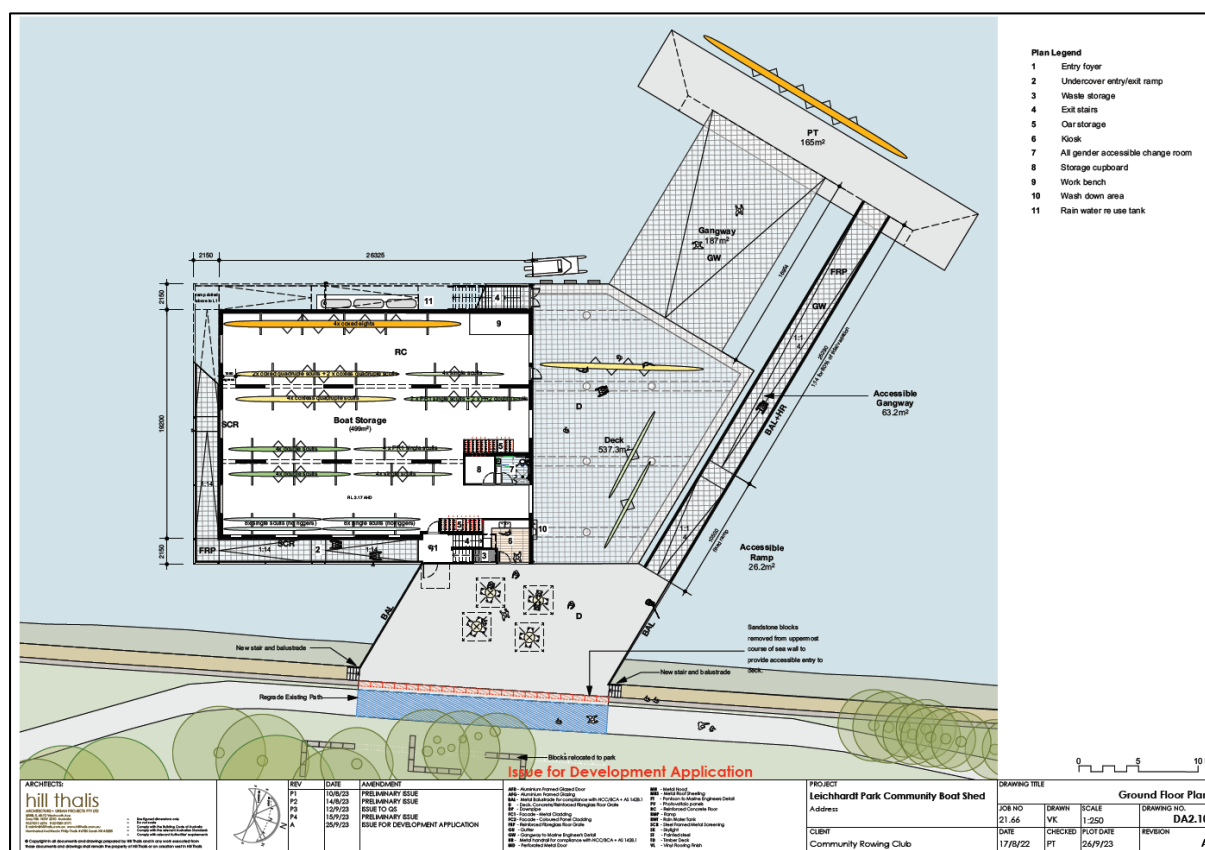
September 2023

INTRODUCTION

The purpose of this report is to provide an accessibility review of the proposed installation of a boat shed adjacent to Leichhardt Park and Mallyawul Street for the Balmain Para Rowing Program.

The scope of works associated with the development shall include;

- A two storey building with a pontoon launching deck and a level bridging deck to the promenade walkway as illustrated below.
- The two storey building shall provide boat storage on the lower level with sanitary facilities with ramp and stairway access to the upper level which proposes changerooms, indoor rowing room, coaches room, kitchen/storage room and a multi-purpose community room.



This review shall provide an assessment of the universal access to and within the boat shed, accessible pathways and amenities and will having regard to; Sections D4 and F4D5, F4D6, F4D7 of the BCA 2022, DDA Premises Standards and the accessibility requirements of the Inner West Council (Leichhardt) DCP accessibility requirements.

Plans relied upon for this assessment include drawings as listed below;

Drawing No.	Revision	Title
DA 2.0	A	Site Plan
DA 2.10	A	Ground Floor Plan
DA 2.11	A	First Floor Plan
DA 2.12	A	Roof Plan

Drawing No.	Revision	Title
DA 2.13	A	Sea Wall Junction
DA 2.20	A	Elevations
DA 2.21	A	Elevations
DA 2.30	A	Sections

ACCESS ASSESSMENT

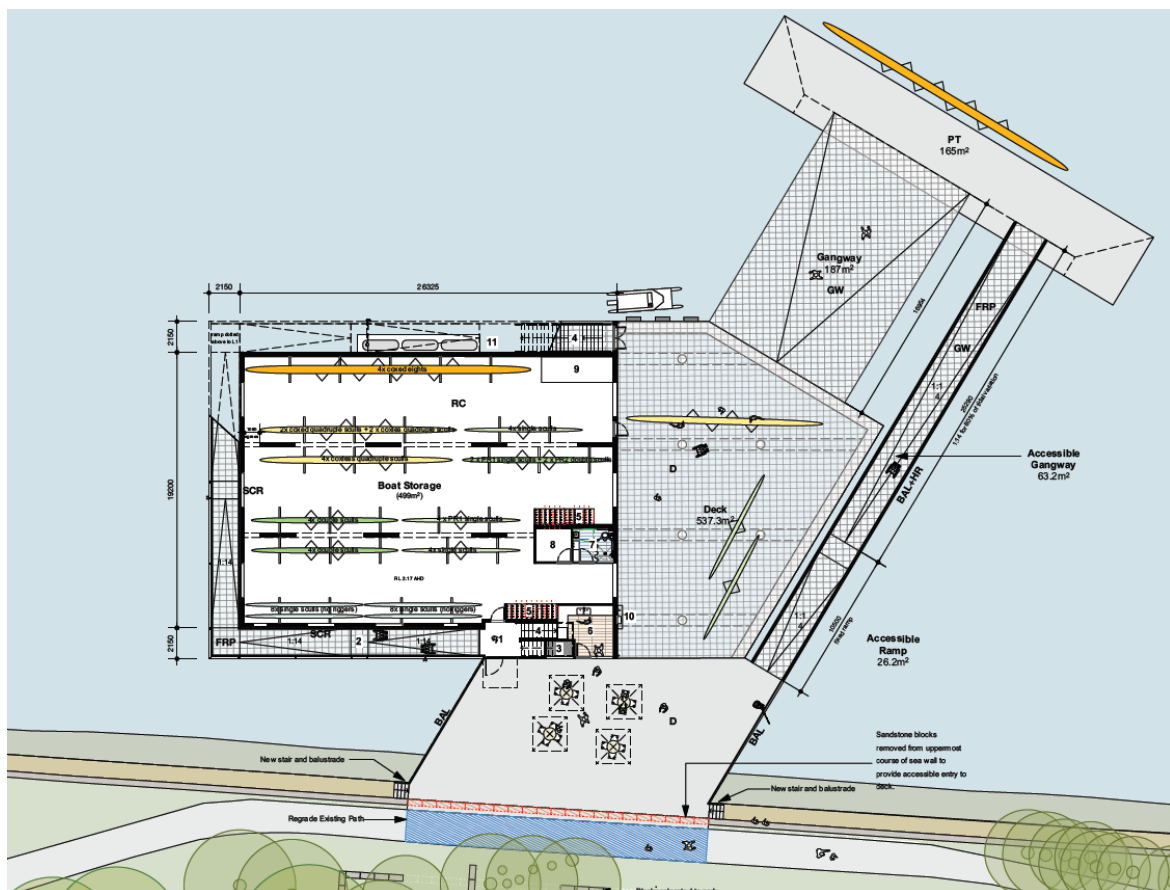
1.0 Site Access Overview

The proposed boat shed adjoins Leichhardt Park and The Bay Run with carparking at the end of Mallyawul Street.

This project proposes;

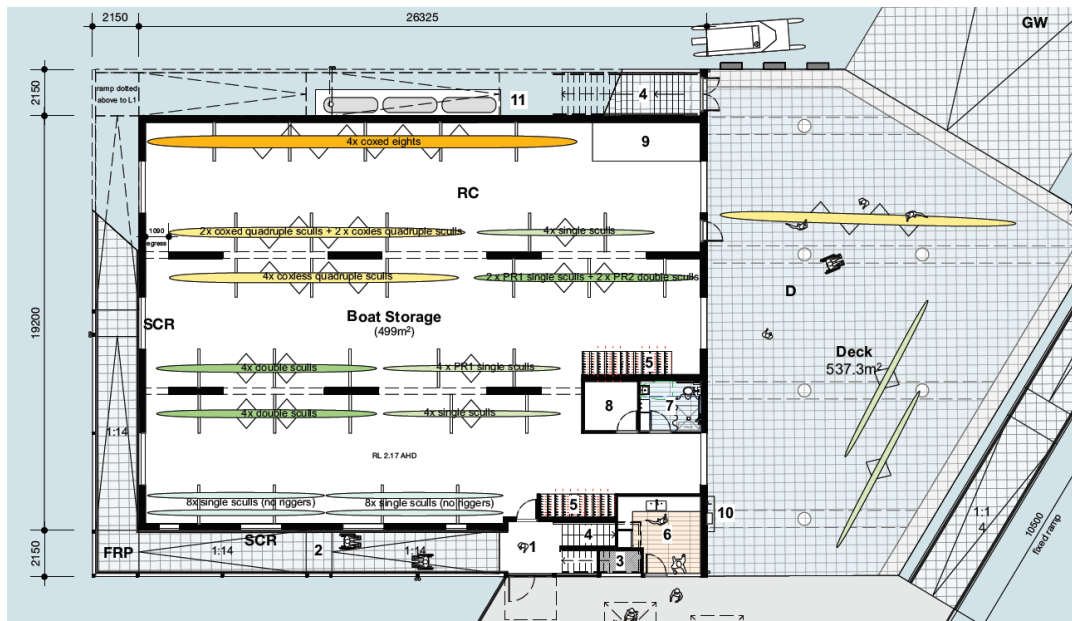
- A two storey building that will enjoy generally level access from the Bay Run and promenade walkway and the Mallyawul Street parking area, where opportunity exists to designate accessible parking spaces.
- The building shall incorporate a level deck transition to the promenade from the adjacent sea wall and pathway to ensure appropriate access for the para-rowers and visitors. The plans also propose steps down the lower seawall level.
- The two storey building shall provide boat storage on the lower level with sanitary facilities while a ramp and stairways provide access to the upper level which proposes changerooms, indoor rowing room, coaches room, kitchen/storage room, a multi-purpose community room and balcony.

Overall, the scope of works will enable a universally accessible rowing facility that will provide appropriate interfaces with parking and pedestrian footpaths.



2.0 Lower Level Access

At the lower level the plans show a level staging deck to prepare the rowing sculls with a ramp to a pontoon for launching. The design proposes the pontoon ramp will be no steeper than 1:14 for a minimum 80% of tidal conditions.

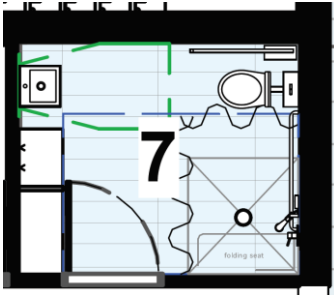


The boat storage area shall incorporate roller or panel lift doors for ease of access to the rowing sculls and an independent pedestrian access door, which also facilitates access to the ramp to the upper level. This ramp shall provide 1800 minimum clear width between handrails and provide level rest landings at intervals not exceeding 9 metres in accordance with ASI428.1 to satisfy clauses D4D3 and D4D4 of the BCA and DDA Premises Standards.

The two stairways to the upper level shall be detailed with handrails on both sides, closed risers, luminance contrasting nosings and tactile ground surface indicators in accordance with ASI428.1 to satisfy D4D4, D4D9 of the BCA and DDA Premises Standards.

2.1 Lower level sanitary facility

The plans propose accessible changing and sanitary facilities on both levels to ensure equitable access with a design complying with ASI428.1 to satisfy F4D5, F4D6, F4D7 of the BCA and DDA Premises Standards.



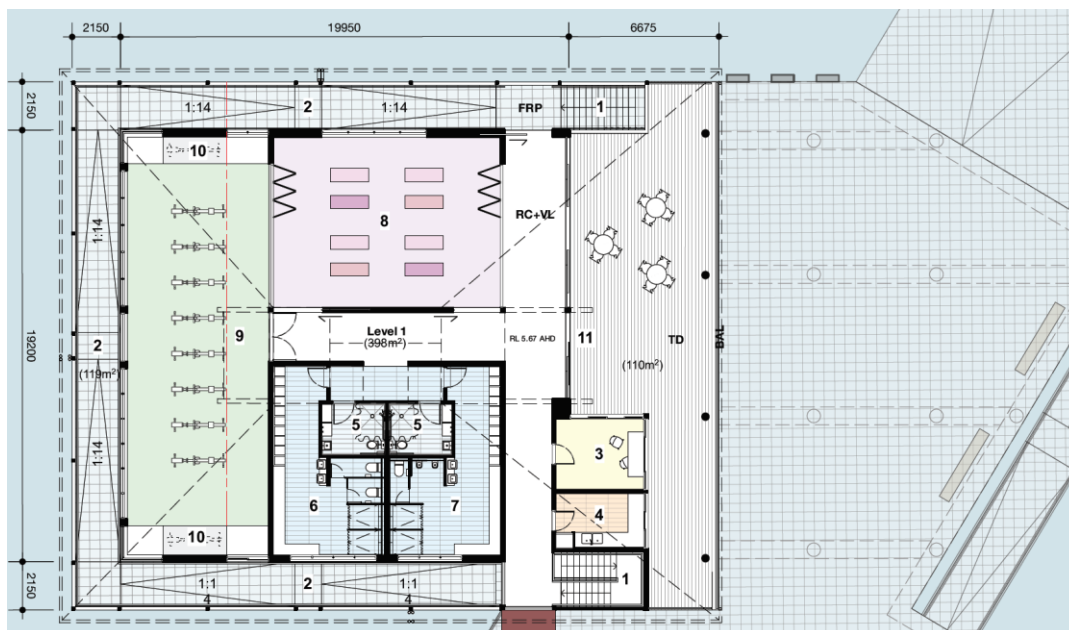
3.0 Upper Level Access

As previously mentioned the ramp to the upper shall provide 1800 minimum clear width between handrails and provide level rest landings at intervals not exceeding 9 metres in accordance with ASI428.1 to satisfy D4D4 of the BCA and DDA Premises Standards.

At upper level the plans propose level doorway access to a 2700mm width corridor adjoining an outdoor deck area, change rooms/sanitary facilities, multipurpose community room, coaches room and kitchen/store room enabling doorway circulation spaces, turning and passing areas to comply with ASI428.1 and satisfy D4D4 of the BCA and DDA Premises Standards. Access to the indoor rowing room proposes similar arrangement.

Detailing of doors providing 850mm clear opening width and D-lever handle and key lock at a 900-1100mm height to comply with AS1428.1 and satisfy D4D4 of the BCA and DDA Premises Standards.

3.1



3.2 Sanitary Facilities

The upper level change room amenities and sanitary facilities provide two unisex wheelchair accessible toilet/shower rooms with lockers and layouts complying with AS1428.1 and satisfy F4D5, F4D6, F4D7 of the BCA and DDA Premises Standards.

The plans also show ambulant accessible male and female toilets in accordance with AS1428.1 to satisfy clauses F4D5 of the BCA and DDA Premises Standards.

Tactile & Braille Signage will be installed on the toilets in accordance with AS1428.1 and Specification D4D7 of the BCA to satisfy Part D4D7(a) of the BCA and DDA Premises Standards.

4.0 Summary

In summary it is my opinion that, subject to further detailing of the project works, the installation of the boatshed building and associated facilities will provide appropriate access to comply with the accessibility requirements of the BCA, DDA Access to Premises Standards and the Council's DCP to ensure equitable access and inclusive participation by people with disabilities.

Mark Relf
Access Consultant (ACAA 0074)

CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing 2021, SEPP 65 – Apartment Design Guide and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Technical Advisory Panel.

