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1 BASIS OF ASSESSMENT

1.1 Location & Description

The building development, the subject of this report, is located at 412 Galston Road, Galston and is known as 'Galston Aquatic & Leisure Centre'. The proposed refurbishment to the centre includes but is not limited to: -

- a) A new roof over the existing 25 m pool and learner pool;
- b) A new learn-to-swim changeroom, containing toilets and showers;
- c) New accessible sanitary compartments;
- d) A new proposed club room / canteen.



Figure 1. Site location map

1.2 Purpose

The purpose of this report is to assess the proposed / existing building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2019 (BCA2019) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability Access to Premises Standards 2010 (Premises Standards) under the Disability Discrimination Act 1992 (DDA);
- Building Code of Australia 2019 (BCA2019) – Part D3 and Clauses E3.6 and F2.4;
- Hornsby Council's Development Control Plan 2013 (DCP); and
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA2019 as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- The structural adequacy or design of the building;
- The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2019 Sections B, C, E, F, G, H, I, J or Parts D1 and D2;
- Demolition Standards not referred to by the BCA2019;
- Work Health and Safety Act;
- Construction Safety Act;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- Conditions of Development Consent issued by the Local Consent Authority; and
- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2019.

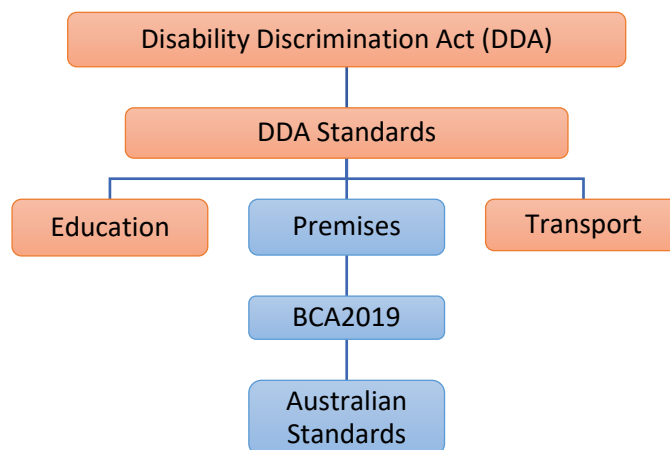
1.4 Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the BCA2019 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2019 to the DDA.



1.5 Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

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 a building, if the building is Class 1b, Class 2 (if a new and short term rent accommodation is available) and Classes 3, 5, 6, 7, 8, 9 or 10 buildings.

The Premises Standards (including the affected part upgrade) is applicable to a building owner who is the applicant for a building permit, such as a Construction Certificate or Complying Development Certificate. It is noted that under Clause 4.3 of the Premises Standards, if the lessee of a new part of a building, which has more than one lessee, submits the application for approval of the building work, the upgrading of the affected part will not be applicable.

From the information provided, the building owner/single lessee will be the applicant for the Construction Certificate for the new works of the building therefore **upgrading of the affected part WILL be required** – See requirements in Part 3.2 below.

1.6 Design Documentation

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

2 BUILDING DESCRIPTION

For the purposes of the BCA2019 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2019, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
9b	Ground Level	-Swimming pool -Gymnasium -Clubroom -Canteen (Note ¹) -Plant room (ancillary use)

Note¹: The proposed canteen is less than 10% of the floor area of the ground level and therefore is not required to be classified separately as a Class 6 retails use.

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2019, the following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Level	Area / Room	Description
Ground	Swimming Pools	To and within all areas normally used by the occupants
Ground	Gymnasium	To and within all areas normally used by the occupants
Ground	Clubroom	To and within all areas normally used by the occupants
Ground	Canteen	Exempt by Clause D3.4 from requiring to be accessible due to the use of the room as a commercial kitchen.
Ground	Plant room	Exempt by Clause D3.4 from requiring to be accessible due to the plant room nature of the building.

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 have been considered where applicable in the process of developing the above table.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The table below is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible as outlined in Part 2.2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2019, Access Code for Buildings and the related Australian Standards for each item listed below.

The abbreviations outlined below have been used in the following tables.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure C	‘COMPLIANCE READILY ACHIEVABLE’. It is considered that there was not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

3.2 Council's Development Control Plan Requirements (DCP)

Hornsby DCP 2013 provides Council's planning controls on the provision of accessibility under Part '1C.2.2 Accessible Design' of that Plan. The relevant accessibility controls have been attached below:

1C.2.2 Accessible Design

Desired Outcomes

- a. Publicly accessible buildings that provide a safe and continuous path of travel for people with impaired mobility.
- b. Residential development that includes adaptable units and accessible residential accommodation to address potential demand.

Prescriptive Measures

General

- a. All new building work should comply with the accessibility provisions of the *Building Code of Australia (BCA)* and the *Disability (Access to Premises - Buildings) Standards 2010* where required.
- b. Continuous unobstructed paths of travel should be provided from public footpaths, accessible car parking, and setdown areas to public building entrances. Paths of travel should be designed in accordance with the *Disability (Access to Premises - Buildings) Standards 2010*.
- c. Accessways for pedestrians and for vehicles are to be separated.

The requirements of the DCP mirror the requirements of BCA Part D3 and the Premises Standards.

3.3 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. The affected parts requiring upgrading have been indicated in Part 4 of the report.

3.4 Clause 94 of the Environmental Planning & Assessment Regulation 2000

Notwithstanding the above, under Clause 94 of the Environmental Planning & Assessment Regulation 2000, the local Consent Authority (Hornsby Shire Council) have a discretion on the level of upgrading deemed necessary, being either a total upgrade to satisfy the provisions of the BCA or partial upgrading depending on the design, construction extent of alterations and additions and circumstances of the particular building.

When determining the extent of BCA upgrading that may be necessary when undertaking alterations and additions to an existing building that require a Construction Certificate approval, the requirements of Clause 94 of the Environmental Planning & Assessment Regulations 2000 (EP&A Regs) should be considered.

The relevant requirement of Clause 94 of the EP & A Regulation 2000 does not require that an existing building be upgraded to comply with the BCA rather it gives the Consent Authority (Hornsby Shire Council) during the Development Approval assessment process the power to require upgrading where it sees fit to do so.

Clause 94 of the EP & A Regulation 2000 states:

- 94 Consent authority may require buildings to be upgraded** (cf clause 66B of EP&A Regulation 1994)
- (1) This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where—
 - (a) the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or
 - (b) the measures contained in the building are inadequate—
 - (i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or
 - (ii) to restrict the spread of fire from the building to other buildings nearby.
 - (c) (Repealed)
 - (2) In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the *Building Code of Australia*.
 - (2A), (2B) (Repealed)
 - (3) The matters prescribed by this clause are prescribed for the purposes of section 4.15 (1) (a) (iv) of the Act.

Accordingly, as rebuilding, alterations and extension (exceeding 50%) of the existing building are proposed (and require a Construction Certificate approval) the building is subject of Clause 94 as outlined above, whereby the recommended upgrade works detailed in Part 4 would need to be taken into consideration, in addition to the recommendations provided in BCA Logic BCA Assessment report referenced 109448.2a-BCA-r1.

It should be noted that under Clauses 94 above, the primary concern with existing buildings is that of structural adequacy and fire safety. Notwithstanding, Council may require that the building is upgraded to comply with the full requirements of the BCA including a BCA Part D3 for accessibility, especially considering the public nature of the building.

3.5 Building Code of Australia 2019 Assessment Summary (BCA2019)

Table 3. BCA2019 Summary

CLAUSE		COMMENT	STATUS
SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	Noted	-
D3.1	General Building Access Requirements	<p>An accessway in compliance with AS1428.1 is required to the followings:</p> <p>Class 7 –</p> <p>To and within the accessible carparking spaces.</p> <p>Class 9b –</p> <p>To and within all areas normally used by the occupants.</p> <p>To wheelchair seating spaces provided in accordance with D3.9.</p> <p>To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.</p>	CRA
D3.2	Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. <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"> (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, <p>except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and 	<p>CRA</p> <p>See Part 4 for details.</p>

SECTION D: ACCESS AND EGRESS		
	<p>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p> <p>(d) For the purposes of (c)—</p> <p>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(A) all doorways serve the same part or parts of the building; and</p> <p>(B) the distance between each doorway is not more than the width of the widest doorway at that 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 Buildings to be Accessible	<ul style="list-style-type: none"> • Walkways and ramps must comply with clause 10 of AS 1428.1-2009. • Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. • Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> • Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. • Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. • An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p>	Complies
D3.4 Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p>	Noted

SECTION D: ACCESS AND EGRESS		
	<p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> • Canteen • Plant Room. 	
D3.5 Accessible Car Parking	<p>Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP.</p> <p>Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6.</p>	CRA See Part 4 for details.
D3.6 Signage	<ul style="list-style-type: none"> • Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> – sanitary facility; and – any space with a hearing augmentation system; and – identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) • 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"> – the type of hearing augmentation; and – the area covered within the room; and – if receivers are being used and where the receivers can be obtained. • Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and • Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. • 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; <p>Where a bank of facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in</p>	CRA See Part 4 for details.

SECTION D: ACCESS AND EGRESS		
	accordance with AS 1428.1 must be places at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex facility.	
D3.7 Hearing Augmentation	<p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <ul style="list-style-type: none"> (i) in a room in a Class 9b building; or (ii) in an auditorium, conference room, meeting room or room for judicatory purposes; <p>or</p> <ul style="list-style-type: none"> (iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>(b) If a hearing augmentation system required by (a) is—</p> <ul style="list-style-type: none"> (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or (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— <ul style="list-style-type: none"> (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 (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 (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 (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>(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,</p> <p>other than a public address system used for emergency warning purposes only.</p>	<p>CRA</p> <p>See Part 4 for details.</p>

SECTION D: ACCESS AND EGRESS		
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> <ul style="list-style-type: none"> (i) a stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, <p>except for areas exempted by D3.4. (b)</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>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>	CRA
D3.9 Wheelchair seating spaces in Class 9b Assembly Buildings	Wheelchair seating spaces are required in Class 9b assembly buildings (e.g. cinemas, theatres, etc.) spread evenly throughout with an accessway to / from them, compliant with AS1428.1.	CRA See Part 4 for details.
D3.10 Swimming Pools	At least one accessway to / from the swimming pool to be provided according to this Clause and Table D3.1 and AS1428.1.	CRA See Part 4 for details.
D3.11 Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	N/A
D3.12 Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	CRA

SECTION D: ACCESS AND EGRESS			
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS			
1.	Scope	Noted	-
2.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	CRA
3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	CRA
4.	Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	CRA
5.	Lighting	Braille and tactile signs to be appropriately illuminated, in compliance with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	CRA
6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	CRA
SPECIFICATION D3.10 – ACCESSIBLE WATER ENTRY/EXIT FOR SWIMMING POOLS			
1.	Scope	Noted	-
2.	Fixed or Movable Ramp	A fixed or movable ramp must have a slip-resistant surface, have a gradient of 1:14 max., handrails complying with AS1428.1, kerbing complying with AS1428.1, extend between 900-1100mm below water level, to have landing on top and bottom of the ramp located between 900-1100mm below water level.	CRA
3.	Zero Depth Entry	Zero depth entrance must have slip-resistant surface, have a gradient of 1:14 max., have a continuous single handrail complying with AS1428.1 from top entry point to bottom level area. Level area to be 1500mm long for zero depth entry point width and located at the bottom of the zero depth entry between 900-1100mm below water level.	CRA
4.	Platform Swimming Pool Lift	Platform swimming pool lift must be capable to operate within the swimming pool, from the swimming pool surround, on the platform, be located in 1300mm max. water depth, able to width stand up to 160kg and sustaining a static load up to 240kg.	CRA
5.	Sling-style Swimming Pool Lift	Sling-style swimming pool lift to comply with this clause and Figure 5.	CRA
6.	Aquatic Wheelchair	Aquatic wheelchair to top surface to have 430mm min. height, 480mm min. seat width, footrest provided, mobile armrest on both sides.	CRA

SECTION E: SERVICES AND EQUIPMENT			
PART E3 – LIFT INSTALLATIONS			
E3.0	Deemed-to-Satisfy Provisions	Noted	-
E3.6	Passenger Lifts	Not applicable.	N/A

SECTION F: HEALTH AND AMENITY			
PART F2 – SANITARY AND OTHER FACILITIES			
F2.0	Deemed-to-Satisfy Provisions	Noted	-
F2.4	Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</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>(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 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>	CRA See Part 4 for details.
F2.9	Accessible adult change facilities	<p>(a) Accessible adult change facilities required by (b)</p> <p>(i) must be constructed in accordance with Specification F2.9; and</p>	CRA See Part 4 for details.

SECTION F: HEALTH AND AMENITY

	<p>(ii) cannot be combined with another sanitary compartment.</p> <p>(b) One unisex accessible adult change facility must be provided in an accessible part of a—</p> <p>(i) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and</p> <p>(ii) Class 9b sports venue or the like that—</p> <p>(A) has a design occupancy of not less than 35,000 spectators; or</p> <p>(B) contains a swimming pool that has a perimeter of not less than 70 m and that is required by Table D3.1 to be accessible; and</p> <p>(iii) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(iv) theatre or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(v) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.</p>	
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4 MATTERS FOR FURTHER CONSIDERATION

4.1 General

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the BCA2019 has revealed the following areas where compliance with the BCA2019 may require further consideration.

Note: Part 3.5 of this report provides an assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA2019. It is important that Part 4 of this report is read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

4.2 BCA Clause D3.2 – Access to buildings (Affected Part Upgrade)

In accordance with BCA Clause D3.2(b), the principal pedestrian entrance located on the south-eastern elevation of the building is required to be accessible. The existing doorway is not provided with appropriate door controls in accordance with AS1428.1, Clause 13.5. The door controls are required to be a 'D' lever type handle, appropriate 35-45 clearance between handle and the back plate or door face, and openable by a force no greater than 20 N.



Figure 1. Non-compliant door hardware

Accordingly, as part of the 'affected part upgrade,' the principal pedestrian entrance is required to be upgraded to be provided with appropriate door hardware in accordance with AS1428.1, Clause 13.5. Any new door will also be required to comply with the doorway circulation requirements contained in AS1428.1, Clause 13.3.

4.3 BCA Clause D3.3 – Parts of buildings to be accessible

In accordance with BCA Clause D3.3(c)(ii)(B), accessways must have turning spaces (1540 mm wide by 2070 mm deep) complying with AS1428.1 at maximum 20 m intervals along the accessway.

The proposed plans indicate mobile seating units to be installed on the eastern side of the existing 25 m pool. The accessway between the seats and the pool and between the seats and the wall will be required to comply with the above accessway requirements.

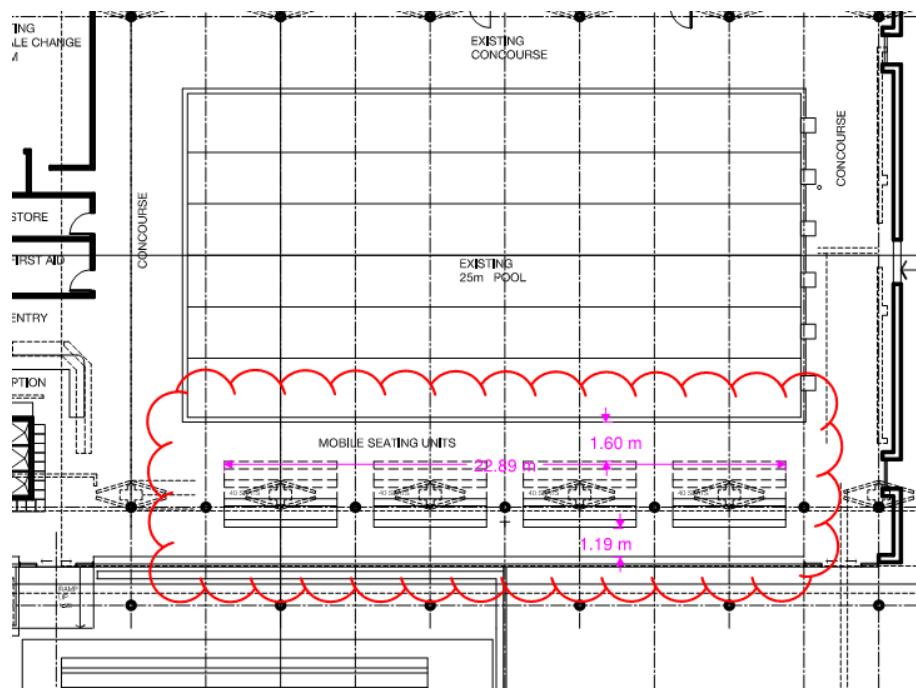


Figure 2. Accessway requirements

4.4 BCA Clause D3.5 - Car Parking

The existing building is provided with two (2) accessible car parking spaces which are not in compliance with the current requirements of the BCA, Clause D3.5 and AS 2890.6-2009.



Figure 3. Existing accessible car parking spaces.

Accordingly, it is recommended that accessible car parking spaces compliant with AS2890.6 are provided. The number of accessible car parking spaces required is 1 space for every 50 carparking spaces or part thereof. Ensure carparking space(s) are provided with a level and firm

surface area, with 2400x5400mm car space plus 2400x5400mm adjacent shared zone. Bollard, demarcation and signage to be provided in compliance with AS2890.6 and AS1428.1.

4.5 BCA Clause D3.6 – Signage

The existing building is not provided with braille and tactile signage.

Accordingly, braille and tactile signage is required to be provided complying with BCA Specification D3.6 and AS1428.1. Signage is required to be provided to: -

- Any room provided with any hearing augmentation system (the requirement for hearing augmentation is provided in the next item);
- Accessible unisex facilities;
- Ambulant accessible sanitary facility; and
- Accessible adult change facility.

4.6 BCA Clause D3.7 - Hearing Augmentation

Should the building be provided with an inbuilt amplification system, a hearing augmentation system must be provided. In addition, any screen or scoreboard associated with the 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.

4.7 BCA Clause D3.9 – Wheelchair seating spaces in Class 9b assembly buildings

In accordance with BCA Clause D3.9, where any fixed seating is proposed within the building, wheelchair seating places complying with Clause 18.1 of AS 1428.1 must be provided.

4.8 BCA Clause D3.10 – Swimming Pools

In accordance with Table D3.1, a swimming pool with a total perimeter greater than 40 m that is associated with a Class 9 building is required to be accessible.

The accessible entry/exit must be by means of –

- i) A fixed or movable ramp and an aquatic wheelchair; or
- ii) A zero depth entry and an aquatic wheelchair; or
- iii) A platform swimming pool lift and an aquatic wheelchair; or
- iv) A sling-style swimming pool lift.

Accordingly, the existing 25 m pool (with an approximately 75 m perimeter) and existing learner pool (with an approximately 54 m perimeter) will be required to be provided with not less than a single means of accessible water entry/exit in accordance with Specification D3.10. As the 25 metre pool has a perimeter of greater than 70 m, the accessible water entry/exit must only be provided by means of i), ii) or iii) above.

Currently, the existing 25 m pool has a sling-style swimming pool lift (Figure 4 overleaf) which does not comply with the above requirements. The existing learner pool is not currently provided with an accessible entry/exit into the pool.



Figure 4. Existing non-compliant sling-style swimming pool lift to the 25 m pool.

4.9 BCA Clause F2.4 – Accessible sanitary facilities

In accordance with BCA Clause F2.4(a) and Table F2.4(a), at least one accessible sanitary compartment must be provided at least at one bank of sanitary compartments for males or females.

The proposed plans indicate that two (2) accessible sanitary compartments (one right-handed and one left-handed facility) will be provided at each bank of sanitary compartments. The construction of the accessible sanitary facilities will be required to be in accordance with AS1428.1, Clause 15.

4.10 BCA Clause F2.4 - Accessible showers

In accordance with BCA Clause F2.3(i), a class 9b sporting venue must be provide with one shower for each 10 participants or part thereof. In addition, BCA Clause F2.4(b) and Table F2.4(b), require not less than 1 for every 10 showers or part thereof to be an accessible shower. Accessible showers are required to be constructed in accordance with Clause 15.5 of AS1428.1.

Accordingly, as the building will have eleven (11) showers in total, two (2) accessible showers are required to be provided. Alternatively, if one (1) proposed shower is replaced with an additional sanitary compartment then only one (1) accessible shower will be required. It is noted that accessible shower facilities may be provided within accessible sanitary compartments with a relatively minor increase in floor area required.

4.11 BCA Clause F2.4 - Ambulant Cubicles

In accordance with BCA Clause F2.4(c), at least one sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided to the male and female toilets. Currently there are no existing ambulant sanitary compartments provided in the building.

Accordingly, provide at least one ambulant sanitary compartment to the male and female toilet facilities. Ambulant sanitary compartments to be constructed in accordance with Clause 16, AS1428.1.

4.12 BCA Clause F2.9 – Accessible adult change facilities

In accordance with BCA Clause F2.9, accessible adult change facilities are required to be provided in a Class 9b sports venue or the like that contains a swimming pool that has a perimeter of not less than 70 m and that is required by BCA Table D3.1 to be accessible. The accessible adult change facilities must be constructed in accordance with Specification F2.9 and cannot be combined with another sanitary compartment. The existing 25 m pool has a perimeter of approximately 75 m based on measurements of the plans and therefore the building is required to provide an accessible adult change facility.

Accordingly, it is required that an accessible adult change facility is provided in accordance with BCA Clause F2.9 and Specification F2.9.

4.13 AS1428.1, Clause 13.3 – Doorway Circulation Space

The proposed sliding doors located between the existing 25 m pool and the existing learner pool includes a walkway with a 1 in 20 gradient to the approach of the sliding doors. The doorway is required to be provided with a gradient and crossfall not steeper than 1 in 40.

Accordingly, doorway circulation space as required in Australian Standard AS1428.1-2009, Clause 13.3 is required to be provided to either side of the door. The doorway circulation space is required to have a gradient and crossfall not steeper than 1 in 40.

However if the sliding door is an 'automatic' sliding door, Clause 13.3.4 does not require latch-side and hinge-side circulation spaces and therefore a 1 in 20 gradient would be acceptable.

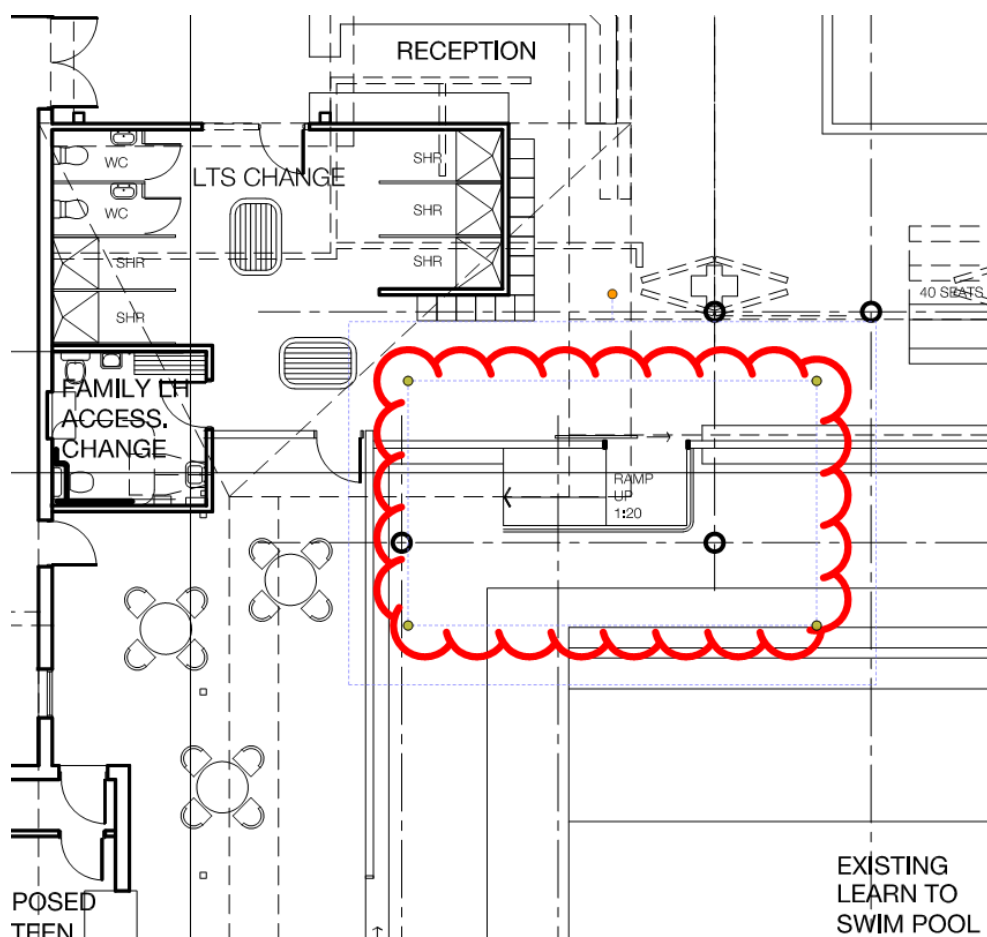


Figure 5. Sliding door location.

5 DESIGN CERTIFICATION

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Fixtures and fittings in adult change facilities will be provided and installed in accordance with BCA Clause F2.9 and Specification F2.9.
7. Walkways will comply with Clause 10 of AS1428.1-2009.
8. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
9. Grabrails will comply with Clause 17 of AS1428.1-2009.
10. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
11. A Bollard will be required in the shared area of the accessible car space in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
12. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
13. Braille and tactile signage will comply with BCA2019 Clause D3.6.
14. Signage will to comply with Clause 8 of AS1428.1-2009.
15. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

6 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2019 as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3 of this Report) with those documents.

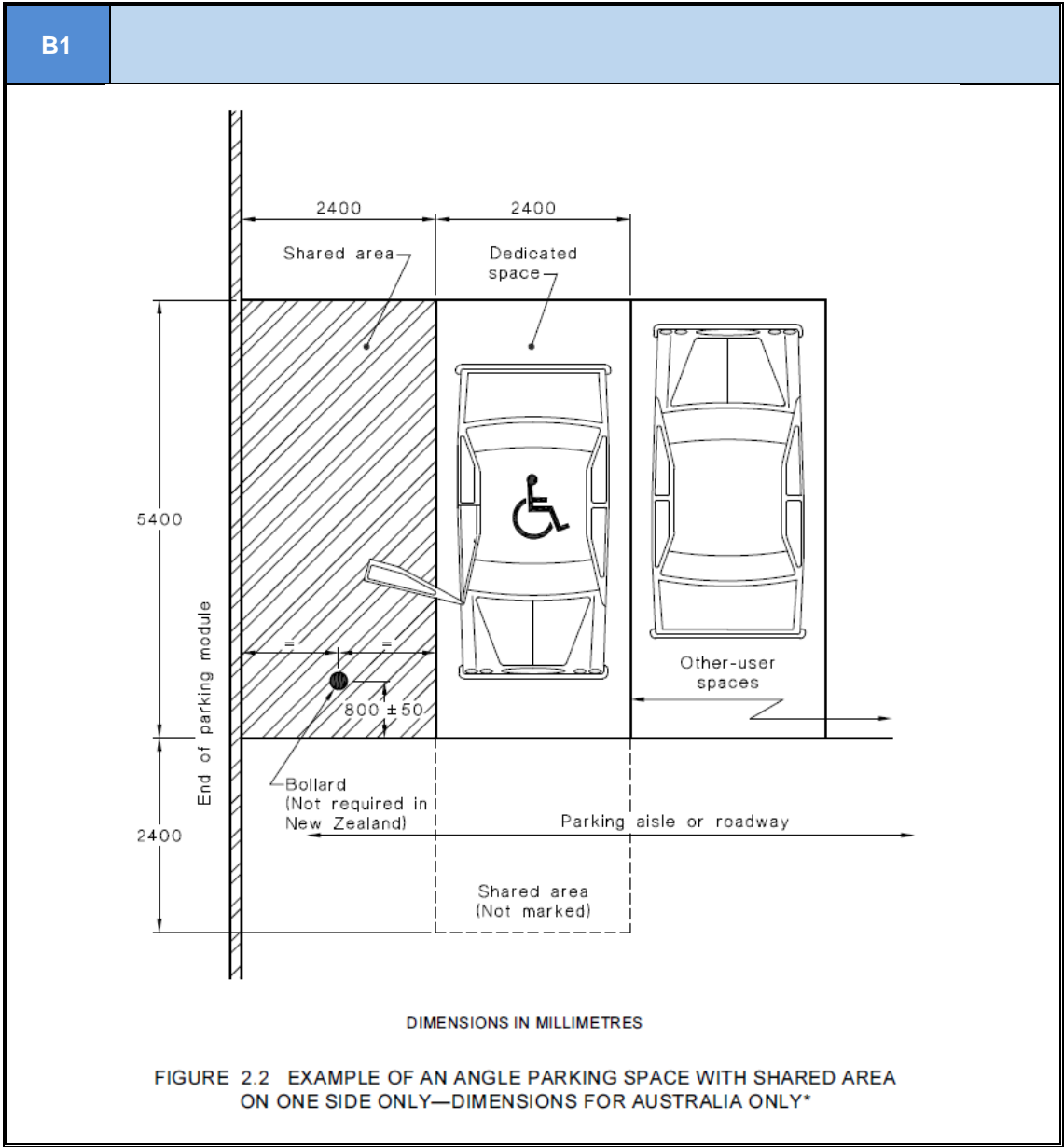
ANNEXURE A - DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 4. Architectural Plans

Architectural Plans Prepared by Architects of Arcadia			
Drawing Number	Revision	Date	Title
1808 – SK 00	Preliminary	09/09/19	Site & Roof Plan on Survey
1808 - SK 01 C	Preliminary	12/11/19	Plans
1808 - SK 02 B	Preliminary	03/10/19	Sections & Elevations

ANNEXURE B - FIGURES AND DRAWINGS SAMPLE



B2

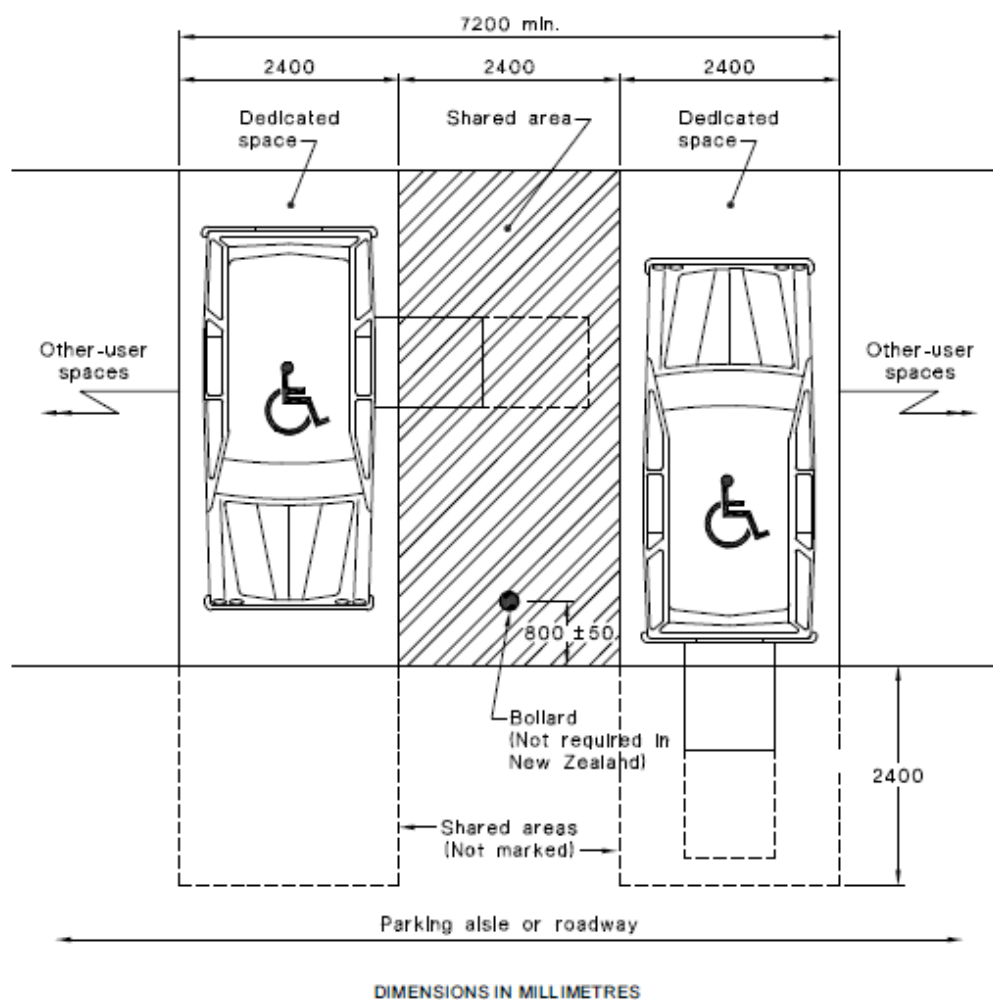


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

