





Project	Oberon Sports Facility – Concept Stage
Report	Access 2019 Report
Reference	C21503-Access-r1
Date	06 September 2021
Client	Space Urban
Contact	Mark Daniels danielsm@spaceurban.com.au

Table of Contents

Document Control.....	3
1 Introduction	4
1.1 Development Location and Description	4
1.2 Objectives.....	4
1.3 Limitations.....	4
1.4 Disability Discrimination Act	4
1.5 Disability (Access to Premises - Buildings) Standards 2010	4
1.6 Reviewed Documentation.....	5
2 Assessment Summary	6
2.1 Access to buildings - NCC Clause D3.2	6
2.2 Parts of buildings to be accessible - NCC Clause D3.3	7
2.3 Wheelchair seating spaces in a Class 9b assembly building – NCC Clause D3.9.....	8
3 National Construction Code 2019 Assessment.....	9
3.1 Classification	9
3.2 Assessment	9
Annexure A - Reviewed Documentation.....	14

Document Control

Reference/Revision	Date	Description	Access Assessment Report
C21503-Access-r1	06/09/2021	Prepared by	Shane Barr Building Surveyor
			
		Reviewed by	Robert Briant Associate
			

1 Introduction

1.1 Development Location and Description

The development consists of a Sports Complex and associated facilities, including tiered seating areas, an outdoor plying field and an outdoor car parking area.

The proposed building is located at the junction of Albion Street and O'Connell Road in Oberon, NSW, 2787.

Vehicular access to the site is provided to the site via a driveway at the south western corner of the site connected providing access from O'Connell Road.

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;

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 2007;
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 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.

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 Assessment Summary

This office has completed an access review of the subject proposed development, as indicated on the drawings referenced in Annexure A of this Report, against the relevant requirements of the documents referenced in Section 1.2 of this Report.

The details of this review are specified in the Assessment Tables provided in the discussion of the proposed development against the relevant document. Subject to this review, this office advises that the design of the proposed development complies, or is capable of complying, with the relevant requirements of the NCC.

This assessment has identified the following areas where further detail is required to confirm compliance.

It is considered that further details, as outlined below, could be submitted at a later stage.

2.1 Access to buildings - NCC Clause D3.2

As per the provisions of NCC Clause D3.2, an accessway must be provided to a building required to be accessible –

- (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.*

An accessway, being a step-free pathway, has currently been demonstrated from the property boundary at O'Connell Road to the southern edge of the site. This pathway is required to maintain a width of less than 1000mm clear width throughout and a gradient of no less than 1:14.

Passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available and turning spaces complying with AS 1428.1 at maximum 20 m intervals along the accessway.

From a high-level review of the conceptual site plan, it is considered a compliant accessway from the property boundaries can be achieved.

An accessway from the accessible carparking spaces, located at the eastern edge of the carpark area, to the main entrance of the building has been detailed on the submitted drawing set as required as required by the provisions of this Clause.

Additionally, accessways have also been provided to main entrances (as required by the provisions of this Clause) at the both the upper level and lower level in the form of 1:20 walkways and flat forecourts.

Furthermore, an accessway from the upper level to the lower ground levels is proposed to be achieved via the construction of a series of walkways, noted as having a gradient of 1:20 and associated flat forecourts.

Detailed to-scale sectional details of all ramps, walkways and doorways should be submitted at a later design stage in order to ensure compliance with the provisions of this Clause.

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

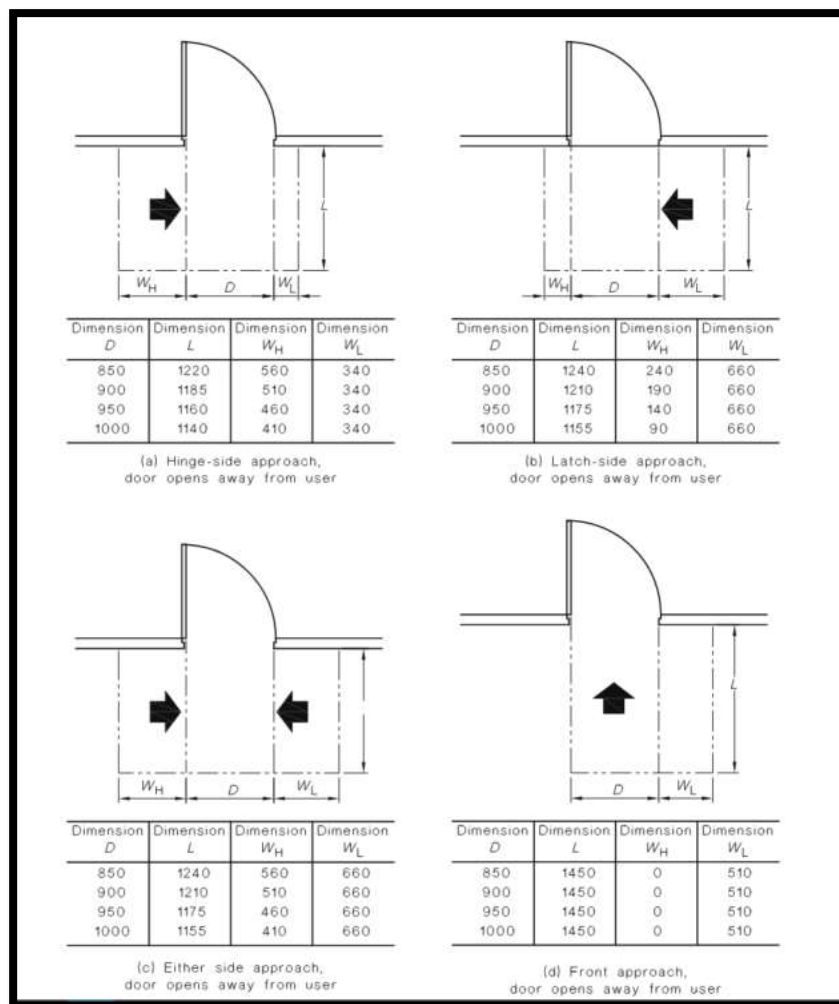
As per the provisions of NCC Clause D3.3 The proposed corridors, circulation spaces at doorways, door widths and accessible paths throughout the building have the generally demonstrated to have capability to comply with AS1428.1-2009.

Suitable turning spaces are required to be provided at the end of corridors and within rooms in accordance with this Clause and AS1428.1-2009; being an unobstructed width of no less than 2070mm and a width of 1540mm.

Clear openings at doorways of no less than 850mm are required in accordance with Clause 13.2 of AS1428.1-2009 with circulation spaces at doorways spaced in accordance with Clause 13.3.2 of AS1428.1-2009; as detailed in Figure of AS1428.1-2009.

Detailed scaled design drawings are required to be submitted at a later design stage in order to verify compliance with the provisions of this Clause.

Refer to Figure 31 of AS1428.1-2009 (as below) for design clarifications:



2.3 Wheelchair seating spaces in a Class 9b assembly building – NCC Clause D3.9

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided.

The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9.

For the purposes of this report, it is assumed that between 151-800 fixed seats would be provided to the tiered stands facing the Rugby League Ground 1 and Rugby League Ground 2.

In this instance no less than 3 spaces; plus, not less than 1 single space; and 1 additional space for each additional 50 seats or part thereof in excess of 150 seats would be required to be provided to comply with the provisions of this Clause.

Spacing and location requirements of wheelchair seating may be considered at a later design stage:

Number of fixed seats in a room or space	Number of wheelchair seating spaces	Grouping and location
Up to 150	3 spaces	1 single space; and 1 group of 2 spaces.
151 to 800	3 spaces; plus 1 additional space for each additional 50 seats or part thereof in excess of 150 seats	Not less than 1 single space; and not less than 1 group of 2 spaces; and not more than 5 spaces in any other group.
801 to 10 000	16 spaces; plus 1 additional space for each additional 100 seats or part thereof in excess of 800 seats	Not less than 2 single spaces; and not less than 2 groups of 2 spaces; and not more than 5 spaces in any other group; and the location of spaces is to be representative of the range of seating provided.
More than 10 000	108 spaces; plus 1 additional space for each additional 200 seats or part thereof in excess of 10 000 seats	Not less than 5 single spaces; and not less than 5 groups of 2 spaces; and not more than 10 spaces in any other group; and the location of spaces is to be representative of the range of seating provided.

3 National Construction Code 2019 Assessment

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

3.1 Classification

Class	Use	Area
9b	Sports and recreational building (sports stadium)	Lower Ground Upper Ground

3.2 Assessment

The following assessment table outlines a Clause-by-Clause review of the subject proposed development against the relevant Deemed-To-Satisfy (DTS) provisions of the NCC that relate to access for people with a disability. All DTS Clauses of the NCC that relate to access for people with a disability applicable to the proposed development are referenced and discussed in the table below. Where a Clause is not relevant to the proposed development it is not discussed.

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.

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. Refer to Clause D2.14	CRA												
D2.14	Landings	All stair landings are greater than 750mm. The landings must either have a surface with a slip-resistance classification complying with Table D2.14 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586. <table><tr><td></td><td colspan="2">Surface Condition</td></tr><tr><td>Application</td><td>Dry</td><td>Wet</td></tr><tr><td>Tread or landing surface</td><td>P3 or P10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table>		Surface Condition		Application	Dry	Wet	Tread or landing surface	P3 or P10	P4 or R11	Nosing or landing edge strip	P3	P4	CRA
	Surface Condition														
Application	Dry	Wet													
Tread or landing surface	P3 or P10	P4 or R11													
Nosing or landing edge strip	P3	P4													
D2.17	Handrails	Handrails to stairways must: <div><div>1.</div><div>Have at least one handrail</div></div> <div><div>2.</div><div>be fixed at a height of not less than 865 mm above the nosings of the stair treads and the floor surface of the ramp, landing, or the like; and</div></div> <div><div>3.</div><div>be continuous between stair flight landings and have no obstruction that will break a hand-hold.</div></div> <div><div>4.</div><div>be constructed to comply with clause 12 of AS 1428.1 (including handrails to the fire stairs).</div></div> <div><div>5.</div><div>Handrails in common areas (other than fire stairs) must also accordance with D3.3.</div></div> A required exit (non-fire isolated) serving an area required to be accessible must be fitted with handrails in accordance with Clause 12 of AS1428.1. The handrail shall follow the angle of the nosings and be consistent height through the stair flight and any landings with no vertical sections at the landing. The handrails at the stair flight and ramps can comply with the provisions of this Clause. Refer to Clause D3.3	CRA												
Part D3 – Access for people with a disability															
D3.0	Deemed-to-Satisfy Provisions	Information only.	Noted												
D3.1	General building access requirements	Access is required to be provided to each Class located within the building in accordance with the following: <u>Class 9b</u> To and within all areas normally used by the occupants A continuous accessible path of travel has been provided to each storey by means of ramps.	CRA												

Clause	Comments	Assessment
	The walkway which provides access to ground and lower ground have been noted with a gradient of 1:20 and therefore demonstrate compliance with the provisions of this Clause.	
D3.2 Access to buildings	<p>An accessway must be provided to a building required to be 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>An accessway, being a step free pathway, has currently been demonstrated from the property boundary at O'Connell Road to the southern edge of the building.</p> <p>From a high-level review of the conceptual site plan, it is considered that an accessway from the property boundaries can be achieved, being a generally flat site.</p> <p>An accessway from the accessible carparking spaces, located at the eastern edge of the carpark has been detailed on the submitted drawing set.</p> <p>Additionally, complaint accessways have been provided to main entrances (as required by the provisions of this Clause) at the both the upper level and lower level in the form of a series of 1:20 ramps and flat forecourts.</p> <p>Furthermore, an accessway from the upper level to the lower ground levels is proposed to be achieved via the construction of a series of walkways, noted as having a gradient of 1:20 and associated flat forecourts.</p> <p>Detailed sectional details of all ramps should be submitted to the satisfaction of the Principal Certifier at a later design stage.</p> <p>Please refer to Clause D3.3 for further discussion.</p>	<p>CRA</p> <p>Refer to Part 2</p>
D3.3 Parts of buildings to be accessible	<p>The proposed corridors, circulation spaces at doorways, door widths and accessible paths throughout the building have the generally demonstrated capability in complying with AS1428.1-2009.</p> <p>Suitable turning spaces are required to be provided at the end of corridors and within rooms in accordance with this Clause and AS1428.1-2009.</p> <p>Clear openings at doorways of no less than 850mm are required in accordance with Clause 13.2 of AS1428.1-2009 with circulation spaces at doorways spaced in accordance with Clause 13.3.2 of AS1428.1-2009; as detailed in Figure 31 of AS1428.1-2009.</p> <p>Detailed scaled design drawings are required to be submitted at a later design stage in order to verify compliance with the provisions of this Clause.</p>	<p>CRA</p> <p>Refer to Part 2</p>
D3.4 Exemptions	The following areas of the building are considered to be exempt from being considered accessible, pending the approval of the Principal Certifier:	Noted

Clause	Comments	Assessment															
	<ol style="list-style-type: none"> 1. The storage areas located at the lower floor and upper floor. 2. The 'back of house' areas i.e., behind the Bar and Kitchen and associated staff only areas 3. The Canteen Store 4. The Managers' Room 5. The IT Cupboard 																
D3.5 Accessible carparking	<p><u>Class 9b (assembly building)</u></p> <p>One accessible carparking space is required for every 100 carparking spaces and one for every 50 spaces thereafter.</p> <p>A total of two (2) accessible spaces have been shown with a total of one hundred and thirty-five (135) car parking spaces.</p>	CRA															
D3.6 Signage	<p>Braille and tactile signage are to be provided in accordance with this Clause and Specification D3.6, throughout the building. Signage will need to be located to achieve compliance. Signs with single lines of characters must have:</p> <ol style="list-style-type: none"> a) The line of tactile (braille) characters not less than 1250 mm and not higher than 1350 mm above the floor; and b) Be located on the latch side of the door 50-300mm from the architrave. Where this is not possible and only when this is not possible the sign may be placed on the door itself. <p>Where illuminated exit signage is provided to an exit door a braille and tactile sign complying with this Clause is to be provided stating "Exit" and the level number and/or both descriptors, for example "Basement Level, Carpark".</p>	CRA															
D3.7 Hearing augmentation	Should a inbuilt amplification system be provided to the indoor stadium, then a hearing augmentation system which complies with the provisions of this Clause will be required to be installed																
D3.8 Tactile indicators	<p>Tactile indicators are to be provided to warn people that they are approaching a stairway, ramp or overhead obstruction.</p> <p>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.</p>	CRA															
D3.9 Wheelchair seating spaces in Class 9b assembly buildings	<p>Wheelchair seating spaces will need to be provided as per the provisions of this Clause.</p> <p>The layout of the wheelchair spaces can be detailed at a later design stage as per the provisions of this Clause:</p> <table border="1"> <caption>Table D3.9 Wheelchair seating spaces in Class 9b assembly buildings</caption> <thead> <tr> <th>Number of fixed seats in a room or space</th><th>Number of wheelchair seating spaces</th><th>Grouping and location</th></tr> </thead> <tbody> <tr> <td>Up to 150</td><td>3 spaces</td><td>1 single space; and 1 group of 2 spaces</td></tr> <tr> <td>151 to 500</td><td>3 spaces, plus 1 additional space for each additional 50 seats or part thereof in excess of 150 seats</td><td>Not less than 1 single space, and not less than 1 group of 2 spaces; and not more than 5 spaces in any other group</td></tr> <tr> <td>501 to 10 000</td><td>16 spaces, plus 1 additional space for each additional 100 seats or part thereof in excess of 500 seats</td><td>Not less than 5 single spaces; and not less than 2 groups of 2 spaces; and not more than 5 spaces in any other group; and the location of spaces is to be representative of the range of seating provided</td></tr> <tr> <td>More than 10 000</td><td>108 spaces, plus 1 additional space for each additional 200 seats or part thereof in excess of 10 000 seats</td><td>Not less than 5 single spaces; and not less than 5 groups of 2 spaces; and not more than 10 spaces in any other group; and the location of spaces is to be representative of the range of seating provided</td></tr> </tbody> </table>	Number of fixed seats in a room or space	Number of wheelchair seating spaces	Grouping and location	Up to 150	3 spaces	1 single space; and 1 group of 2 spaces	151 to 500	3 spaces, plus 1 additional space for each additional 50 seats or part thereof in excess of 150 seats	Not less than 1 single space, and not less than 1 group of 2 spaces; and not more than 5 spaces in any other group	501 to 10 000	16 spaces, plus 1 additional space for each additional 100 seats or part thereof in excess of 500 seats	Not less than 5 single spaces; and not less than 2 groups of 2 spaces; and not more than 5 spaces in any other group; and the location of spaces is to be representative of the range of seating provided	More than 10 000	108 spaces, plus 1 additional space for each additional 200 seats or part thereof in excess of 10 000 seats	Not less than 5 single spaces; and not less than 5 groups of 2 spaces; and not more than 10 spaces in any other group; and the location of spaces is to be representative of the range of seating provided	<p>CRA</p> <p>Refer to Part 2</p>
Number of fixed seats in a room or space	Number of wheelchair seating spaces	Grouping and location															
Up to 150	3 spaces	1 single space; and 1 group of 2 spaces															
151 to 500	3 spaces, plus 1 additional space for each additional 50 seats or part thereof in excess of 150 seats	Not less than 1 single space, and not less than 1 group of 2 spaces; and not more than 5 spaces in any other group															
501 to 10 000	16 spaces, plus 1 additional space for each additional 100 seats or part thereof in excess of 500 seats	Not less than 5 single spaces; and not less than 2 groups of 2 spaces; and not more than 5 spaces in any other group; and the location of spaces is to be representative of the range of seating provided															
More than 10 000	108 spaces, plus 1 additional space for each additional 200 seats or part thereof in excess of 10 000 seats	Not less than 5 single spaces; and not less than 5 groups of 2 spaces; and not more than 10 spaces in any other group; and the location of spaces is to be representative of the range of seating provided															
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
SECTION E – SERVICES AND EQUIPMENT			
Part E3 – Lift Installations			
No passenger lift currently proposed			
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	<p>As per the provisions of NCC Clause F2.4, each bank of toilets with one or more toilets in addition to any accessible unisex sanitary compartment, should accommodate no less than one (1) ambulant sanitary compartment should be provided for use by males and females.</p> <p>Currently, no accessible sanitary facilities have been detailed at the Lower Ground floor adjacent any of the banks of toilets.</p> <p>Considering the use of this area is as a sport team changing room, it is likely that either this area can be considered exempt from complying with F2.4, as per the provisions of D3.4 or a Performance Solution to exempt accessible WCs in this area may be undertaken at a later design stage.</p> <p>Detailed 1:50 drawings of the accessible sanitary facility and ambulant compartments, including elevations, should be submitted at a later design stage to ensure the compartment is capable of being fitted out in accordance with the requirements of Section 15 and Section 16 of AS 1428.1-2009.</p>	CRA/PS
F2.9	Accessible adult change facilities	An accessible adult change facility must be provided to serve the building. This facility must comply with Specification F2.9.	N/A

Annexure A - Reviewed Documentation

This Report is based on a review of the documentation listed below.

Concept Drawings prepared by Crawford Architects		
Drawing Number	Revision	Title
04	B	SITE MASTERPLAN
05	B	DETAIL MASTERPLAN
06	B	GROUND FLOOR
07	B	LOWER GROUND
08	B	SECTIONS