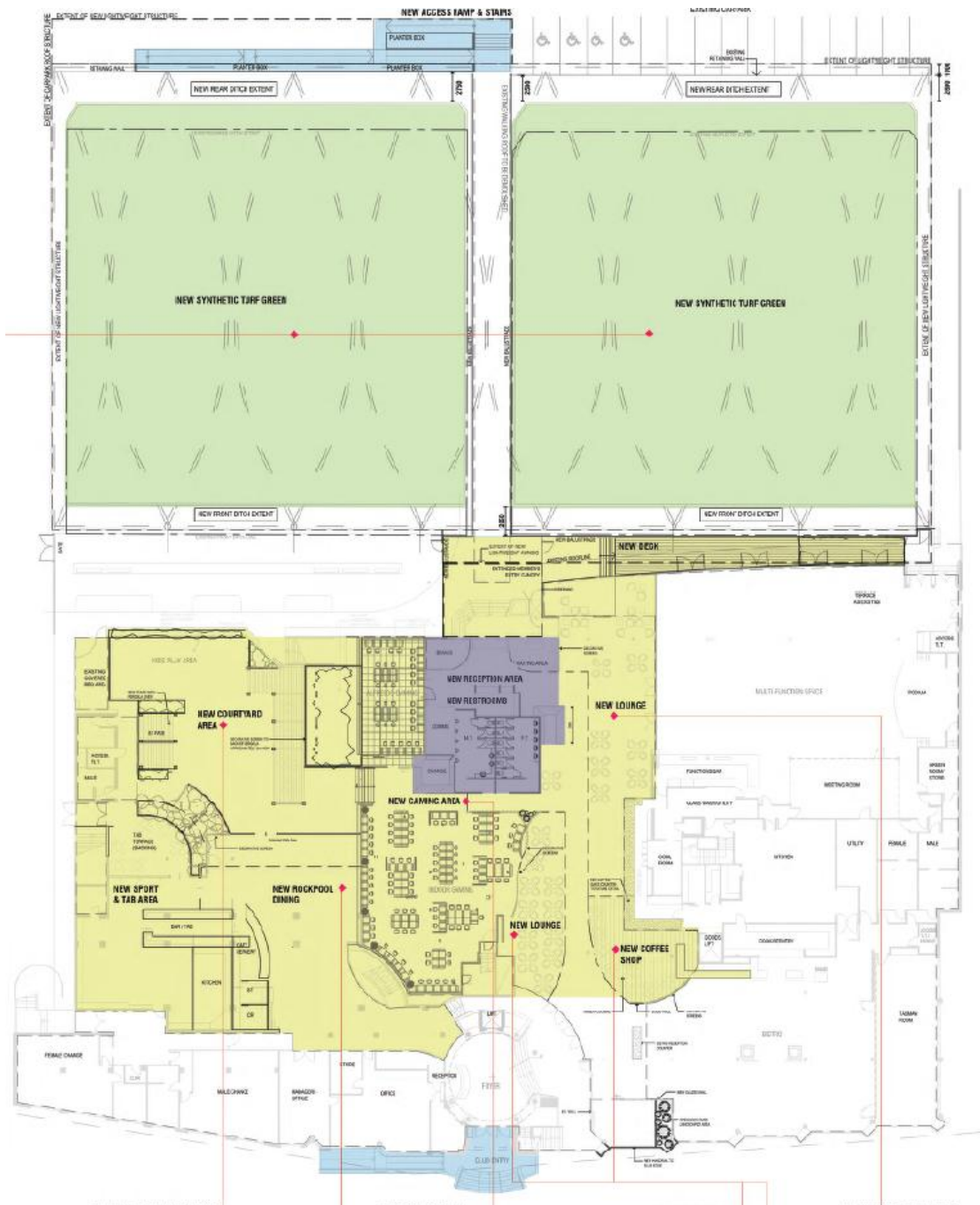


**ACCESSIBILITY REPORT**  
**For A**  
**DEVELOPMENT APPLICATION**

**Club Sapphire,**  
**Main Street Merimbula**

**23<sup>rd</sup> November 2015**





**Parts of Building required to be accessible in accordance with Table D3.1 of the BCA & DDA Access Code**

*New building works to the ground floor are:*

- *Alterations and additions to the Rockpool Dining Room & Sports Bar/TAB Area(RL20.100).*
- *Alterations and additions to the Courtyard, Kids Play & BBQ Dining Area (RL20.050) & stairway to Gaming Area.*
- *Alterations and additions to the Reception Area (RL21.000).*
- *Refurbished finishes to the Gaming & Lounge Area, Coffee Shop, Lounge @RL21.000,*
- *Alterations and additions to the Split Level Outdoor Deck including new stairway.*
- *Relocated Accessible parking to AS2890.6 requirements and new access ramp from the northern carparking area.*

**Affected Part Upgrade Requirements to satisfy Section 2 of the DDA Premises Standards**

- *Principal Entrance Ramp from Main Street*
- *Review the low rise platform lift adjoining the northern entry in terms of compliance with AS1735.14.*
- *Review entrance doors and flooring transitions throughout the RL20.00 level.*
- *Review Foyer Lift (size & controls) and develop an Alternative Solution for larger mobility devices that cannot manoeuvre through the lift landing and lift.*
- *Review existing unisex accessible toilets (2) for compliance with AS1428.1 (2001) and upgrade where required.*

**Accessibility Exclusions not covered by Table D3.1 of the BCA & DDA Access Code**

- *Shade Structures & Bowling Greens*
- *Emergency egress*
- *Admin, bistro and function centre which are not subject of any new works*
- *Lower ground floor facilities where there are no new works*
- *First floor areas where new works are limited to roofing and the like that are not useable by patrons.*

This review has had regard to the architectural drawings, specifications and the nominated Standards of Performance as listed below.

Measure and/or system	Standards of Performance
Access for people with disabilities	<p><b>Accessible Entry</b>                      BCA2015 Clause D3.2 and AS1428.1 (2009)</p> <p><b>Internal circulation accessibility</b>                      BCA2015 Clause D3.3 and AS1428.1 (2009)</p> <p><b>Exemptions</b>                      BCA2015 Clause D3.4</p> <p><b>Accessible Parking</b>                      BCA2015 Clause D3.5 and AS2890.6 (2009)</p> <p><b>Braille and tactile signage</b>                      BCA2015 Clause D3.6, Specification D3.6 and AS1428.1 (2009)</p> <p><b>Tactile ground surface indicators</b>                      BCA2015 Clause D3.8 and AS1428.4.1 (2009)</p> <p><b>Lifts</b>                      BCA2015 Clause E3.6 and AS1735.12 (1999)</p> <p><b>Accessible Sanitary Facilities</b>                      BCA2015 Clause F2.4 and AS1428.1 (2009)</p> <p><b>DDA Premises Standards</b>                      Part 2. Affected Part provisions</p>




Signature

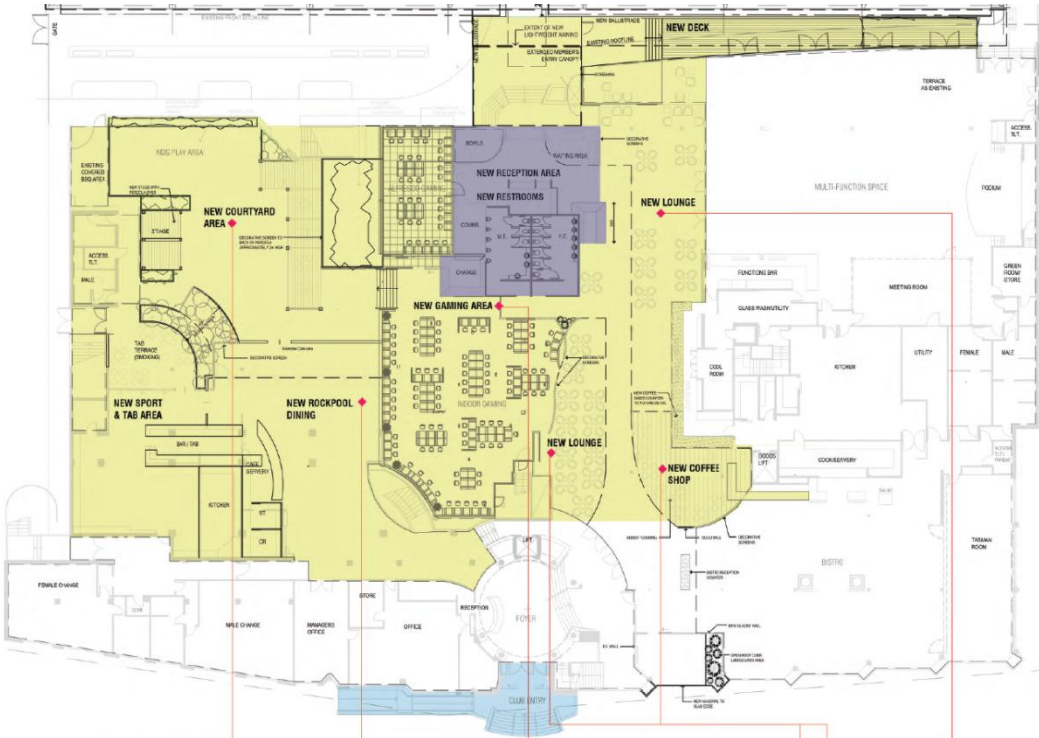

**23<sup>rd</sup> November 2015**

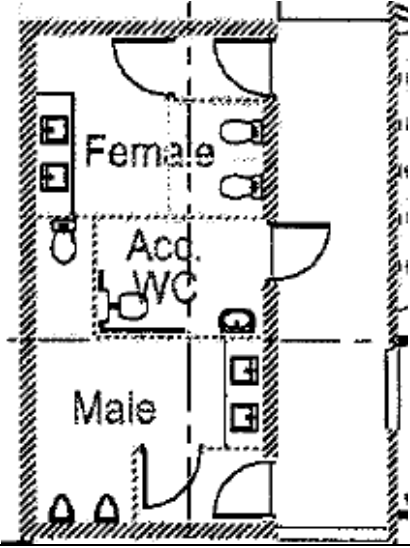

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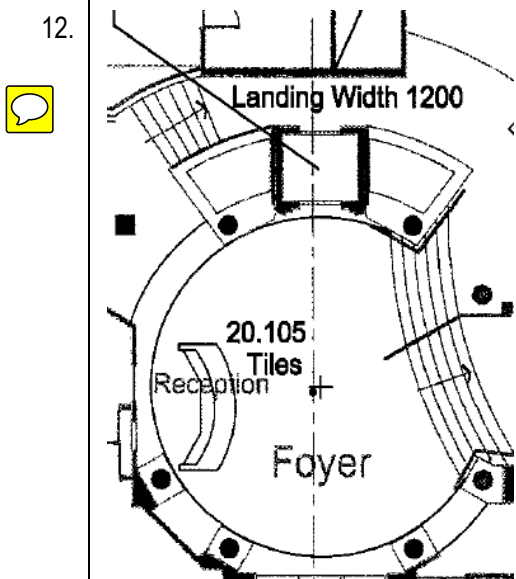
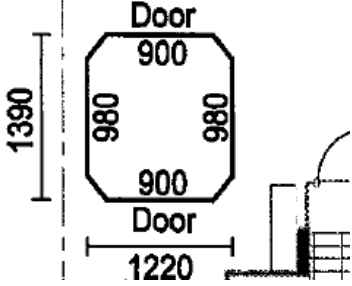




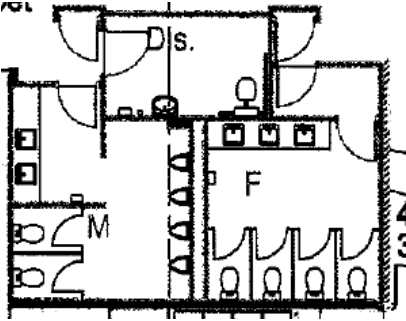



## Accessibility Review

	Accessibility Review	Comment	
	<p><b>Introduction</b></p> <p>In accordance with section 2 of the DDA Premises Standards an existing building that is the subject of alterations and additions is required to examine, and where required, upgrade the Affected Part of the development to ensure the areas of new building works can be accessed by people with disabilities consistent with the requirements of the DDA Access Code.</p> <p>The Affected Part(s) is deemed to be the principal entrances to an access path to the new building works which may include lifts and ramps.</p> <p>In the case of this development the Affected part review and upgrade includes;</p> <ul style="list-style-type: none"> <li>• The Main Street access ramp to the foyer.</li> <li>• The internal access path through the Rockpool dining, Sports/TAB Lounge to the reconfigured courtyard</li> <li>• Foyer lift to the upper ground level.</li> <li>• Reconfigured accessible parking and access ramp and path to the reception platform hoist to enter the premises.</li> </ul> <p>The Affected Part review shall also consider existing accessible toilets.</p> <p>Other areas that are the subject of alterations and conditions shall be reviewed within this report.</p>		
1.	<p><b>Site Access – “Affected Part”</b></p> <p><b>Main Street Entrance Ramp</b> - This assessment is aware that the existing principal building entrance provides ramped access from Main Street, which does not fully comply with AS1428.1 in terms of handrails and tactile ground surface indicators.</p>		
2.	<p>Therefore the handrails shall be extended for the full length of the ramp and provide terminating extensions onto the top and bottom landings in accordance with AS1428.1 to satisfy Parts D3.2 and D3.3 of the BCA and DDA Premises Standards.</p> <p>The top and bottom landings shall incorporate hazard warning tactile ground surface indicators in accordance with AS1428.4.1 to satisfy Parts D3.2, D3.3 and D3.8 of the BCA and DDA Premises Standards.</p>		<p>Ramp to be detailed at the construction certificate stage</p>
3.	<p><b>Entry Stairway</b> - In addition to the ramp upgrade the entrance stairway shall also provide new finishes that will incorporate accessibility features of luminance contrasting stair nosings and tactile grounds surface indicators in accordance with AS1428.1 and AS1428.4.1 to satisfy Parts D3.2, D3.3 and D3.8 of the BCA and DDA Premises Standards.</p>	<p>Stair to be detailed at the construction certificate stage</p>	



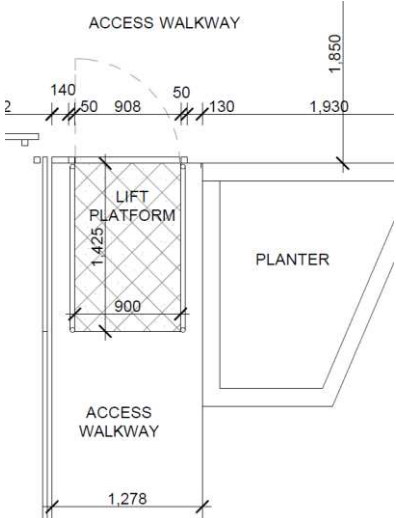

	Accessibility Review	Comment	
4.	<p><b>Entry Lobby &amp; Internal Accessways &amp; Doorway Circulation Spaces</b></p> 		
5.	<p><b>Existing Entry Lobby</b></p> <p>The entrance doorway and access to and within the lobby provides appropriate access in accordance with AS1428.1 to satisfy Parts D3.2 and D3.3 of the BCA and DDA Premises Standards.</p>		<p>No new works required</p>
6.	<p><b>Rockpool Dining &amp; Access Paths to the New Sport/TAB Lounge and New Courtyard</b></p> <p>The plans confirm the entire area shall provide a single level @RL20.100 with open plan internal areas and auto sliding doors in several locations to ensure appropriate access that will comply with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p><b>Flooring Transitions</b></p> <p>New flooring shall be installed to provide level transitions with a maximum change in level of 5mm and where threshold ramping is required at doorways then the ramping shall be no steeper than 1:8 for a maximum length of 280mm.</p>	<p>Proposal Complies &amp; the Construction Certificate shall re-confirm compliance with Part D3.3 of the BCA and DDA Premises Standards.</p>	
7.	<p><b>Courtyard Stage</b></p> <p>The new stage area shall incorporate ramped access with a 1:10 step ramp consistent with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>Ramp to be detailed at the construction</p>	

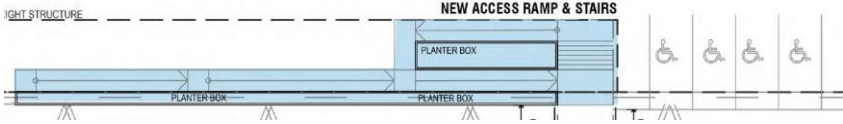

Accessibility Review		Comment
		certificate stage
8.	<p><b>Existing Courtyard Toilets</b></p> <p>An audit of the existing unisex accessible toilet indicates the facility complies with AS1428.1 (2001) and consistent with the provision of Section 4 of the DDA Premises Standards the facility is not required to be modified.</p> <p>Male and female toilets shall be retained.</p>	 <p>Existing facility complies and no new works are proposed, except for maintenance.</p>
9.	<p><b>Courtyard to Gaming Stairway</b></p> <p>The new stairway works shall install handrails on both sides with extensions at the lower landings, 50-75mm width steps nosings that provide at least 30% minimum luminance contrast and R11 Slip Resistance and tactile ground surface indicators as required by Part D3.3, D2.14 and D3.8 of the BCA and AS1428.1 and AS1428.4.1.</p>	Stair to be detailed at the construction certificate stage
10.	<p><b>Auto sliding doors</b></p> <p>The auto-sliding doorway shall provide at least 850mm clear opening width in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.</p> <p><b>Glazing Markings</b> – The doorway and sidelights shall provide a 75mm visibility strip 900-1100mm height above the floor with a 30% minimum luminance contrast to the background flooring as required by AS1428.1 to satisfy Part D3.3 of the BCA.</p> <p>The Doorway shall provide a 50mm minimum width framed border that provides at least 30% minimum luminance contrast to the adjoining floors in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.</p>	Proposal Complies & the Construction Certificate shall re-confirm compliance with Part D3.3 of the BCA and DDA Premises Standards.
11.	<p><b>Foyer Lift to Upper Ground Floor @RL21.000</b></p> <p>The lift provides 900mm doorway openings to a 1390mm X 1220mm lift car with 2 control panels and handrail, which reasonably complies with Part E3.6 of the BCA and DDA Premises Standards for a lift that travels less than 12 metres.</p>	 <p>Existing lift complies with DP1, EP3.4 of the BCA/DDA Access Code and no new works are proposed, except for maintenance.</p>
	<p>The 1390mm length lift car will accommodate the larger A90 occupied wheelchair of 1300mm length and combined with the two door lift design and dual lift car controls provides satisfactory access to comply with the</p>	

Accessibility Review		Comment	
Performance Requirements DP1 and EP3.4 of the BCA/DDA Access Code.			
12.		<p><b>Internal Lift Dimensions</b>            Ceiling Height 2200            Door Clearance 2100            Door Opening 900</p> 	Existing lift complies with DP1, EP3.4 of the BCA/DDA Access Code and no new works are proposed, except for maintenance.
13.			
14.	<p><b>Upper Ground Floor Lift Landing</b></p> <p>The existing 1200mm width lift landing combined with the 900mm width lift door provides satisfactory access for people using a wheelchair consistent with AS1428.1 and D3.3 of the BCA and DDA Premises Standards.</p>	Existing access complies and no new works are proposed.	
15.	<p><b>Upper Ground Floor Lounge &amp; Gaming Areas, Cafe, Reception &amp; Toilets</b></p> <p>The scope of new works proposed within these areas is generally limited to be carpet, painting, new tiling, other finishes and lighting which does not propose any alterations and additions requiring compliance with part D3.3 of the BCA and DDA Premises Standards.</p> <p>Nonetheless, the entire area shall provide a single level @RL20.900 with open plan internal areas and auto sliding doors in several locations to ensure appropriate access that will comply with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p>	Proposal Complies & the Construction Certificate shall re-confirm compliance with Part D3.3 of the BCA and DDA Premises Standards.	
16.	<p><b>Carpet</b></p>		

	Accessibility Review	Comment
	<p>Carpet shall be documented at the construction certificate stage to comply with Part D3.3 of the BCA.</p> <p><b>Flooring Transitions</b></p> <p>New flooring shall be installed to provide level transitions with a maximum change in level of 5mm and where threshold ramping is required at doorways then the ramping shall be no steeper than 1:8 for a maximum length of 280mm.</p>	<p>Carpet to be detailed at the construction certificate stage</p>
<p>17.</p> 	<p><b>Existing Reception Toilets</b></p> <p>An audit of the existing unisex accessible toilet indicates the facility complies with AS1428.1 (2001), except for the airlock circulation spaces to access the door.</p> <p>To improve access to the unisex accessible toilet the male toilets shall require the entrance door to be moved 400mm inward to ensure a 510mm minimum clearance to the door of the accessible toilet.</p> <p>Consistent with the provision of Section 4 of the DDA Premises Standards the unisex accessible facility is not required to be modified.</p> <p>Male and female toilets shall otherwise be retained.</p>	  <p>Existing unisex accessible facility complies and no new works are proposed, except for maintenance &amp; alterations to the male toilet door.</p>
<p>18.</p>		
<p>19.</p>	<p><b>Signage</b></p> <p>Sanitary facilities shall provide tactile and Braille signs at the entries on the latchside wall 50mm from the door as required by AS1428.1, Part D3.6 and Specification D3.6 of the BCA and DDA Premises Standards.</p>	<p>Signage to be detailed at the construction certificate stage</p>
<p>20.</p>	<p><b>New Outdoor Deck</b></p>	



	Accessibility Review	Comment
	 <p>The new outdoor deck propose a split level with level access the upper and lower levels with a stairway link.</p> <p>The upper level shall incorporate level doorway threshold access from the existing indoor areas while the lower level shall provide a level transition from the paved terrace areas through a gate.</p> <p>To ensure equitable to both areas there is an existing low rise platform lift as assessed below.</p>	<p>Proposal Complies &amp; the Construction Certificate shall re-confirm compliance with Part D3.3 of the BCA and DDA Premises Standards.</p>
21.	<p><b>Low Rise Platform Lift</b></p> <p>The platform lift provides a lift car area of 1425mm X 900mm which complies with AS1735.14.</p> <p>However, the 900mm width does not provide the 1100mm required by the DDA Premises Standards and BCA and there is only one (1) onboard control.</p> <p>While the 1425 X 900mm will accommodate the larger occupied wheelchair of 1300mm X 800mm if a second onboard control switch was provided it would reasonably satisfy the Performance Requirements DP1 and EP3.4 of the BCA/DDA Access Code.</p>	 <p>Existing lift complies with DP1, EP3.4 of the BCA/DDA Access Code and no new works are proposed, except for maintenance and a <b>second control panel</b>.</p>
22.	 	
23.	<p><b>New Deck Stairway</b></p>	

	Accessibility Review	Comment
	<p>The new stairway works shall install handrails on both sides with extensions at the lower landings, 50-75mm width steps nosings that provide at least 30% minimum luminance contrast and R11 Slip Resistance and tactile ground surface indicators as required by Part D3.3, D2.14 and D3.8 of the BCA and AS1428.1 and AS1428.4.1.</p>	<p>Stair to be detailed at the construction certificate stage</p>
<p>24.</p>	<p><b>Relocated Accessible Parking</b></p>  <p>The plans propose to relocate the accessible parking and provide four (4) accessible spaces at the rear of the site with a new 1:14 pedestrian ramp and stairway linking the lower parking area to the pathway adjoining the bowling greens which continue to the low rise platform lift as mentioned above.</p> 	<p>Accessible Parking Spaces are to be detailed in accordance with AS2890.6 to satisfy Part D3.5 of the BCA and DDA Access Code</p>
<p>25.</p>	<p><b>New Ramp</b></p> <p>The new ramp from the accessible parking to the rear entrance to the club shall install handrails and kerb rails on both sides with extensions at the landings and tactile ground surface indicators as required by Part D3.3 and D3.8 of the BCA and AS1428.1 and AS1428.4.1.</p> <p><b>New Stairway</b></p> <p>The new stairway works shall install handrails on both sides with extensions at the lower landings, 50-75mm width steps nosings that provide at least 30% minimum luminance contrast and R11 Slip Resistance and tactile ground surface indicators as required by Part D3.3, D2.14 and D3.8 of the BCA and AS1428.1 and AS1428.4.1.</p>	<p>Ramp &amp; Stair to be detailed at the construction certificate stage including a 1800mm X 2400mm minimum return ramp landing to facilitate Passing.</p>
<p>26.</p>	<p><b>Shade Structures &amp; Bowling Greens</b></p> <p>While the structures a new building works the bowling greens are existing areas which are not required by the BCA or DDA Premises Standards to be accessible.</p> <p>Nonetheless the access path through the area shall provide appropriate access to the extent necessary to comply with Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>Proposal Complies &amp; the Construction Certificate shall re-confirm compliance with Part D3.3 of the BCA and DDA</p>

	Accessibility Review	Comment
		Premises Standards.



\_\_\_\_\_  
Signature

23<sup>rd</sup> November 2015

Date



## 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 for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code 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, construction and occupation 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 principle 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 – Fire, Access and Services Advisory Panel.

