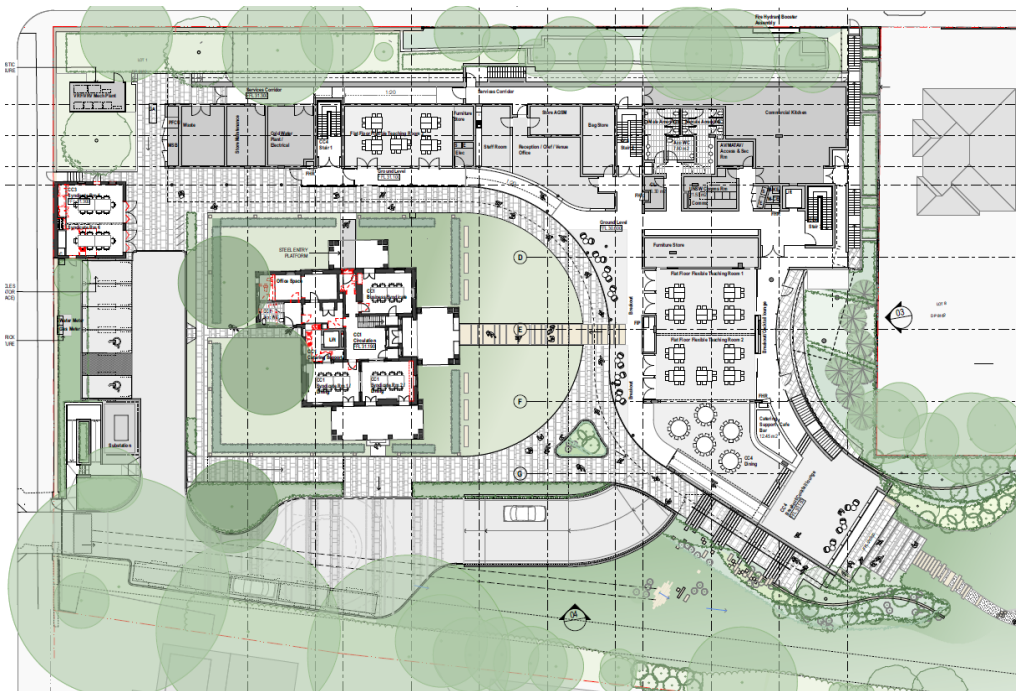


# ACCESS REPORT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

CLIFFBROOK CENTRE  
UNIVERSITY OF NSW

45 BEACH STREET,  
COOGEE



12<sup>TH</sup> APRIL 2017



**Accessibility Solutions (NSW) PTY LTD**

ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035

Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

## INTRODUCTION

This report has been prepared following an accessibility review of the plans for the adaptive reuse of Cliffbrook House and redevelopment of associated buildings.

The new building works propose the following;

- The adaptive reuse of Cliffbrook House for the purposes of seminar/study rooms, staff room business centre, catering support room, new sanitary facilities and a lift. The works also propose a new accessible entrance on the northern side of the building which is of lesser heritage significance.
- The former garage proposes adaptation / conversion to study/learning rooms.
- The development of a new multipurpose building along the northern and eastern boundaries that incorporates teaching spaces on the ground floor, three levels of accommodation suites for participants, gymnasium on the lower ground floor that integrates with an outdoor terrace and associated landscaping.
- There are 37 parking spaces with ten (10) outdoor spaces at the ground level and twenty seven (27) basement parking spaces with level access to the lower ground floor @RL27.00. The plans illustrate two (2) accessible spaces on the ground level.

The accessibility review has had regard to the following legislation and standards pertaining to access for people with disabilities:

- DDA Premises Standard (2010).
- Building Code of Australia (BCA 2016) Parts D3, E3.6, D2.14, D2.17, F2.4 and associated performance requirements.
- AS1428.1 (2009) – Design for Access and Mobility: General Requirements.
- AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- AS2890.6 (2009) – Parking for people with disabilities.
- AS1735.12 (1999) - Lifts for people with disabilities.

The plans relied for this review include drawings prepared by FJMT Architects.

| Dwg No.   | Revision | Title                              |
|-----------|----------|------------------------------------|
| DA – 2000 | 01       | Lower Ground Floor Plan (Basement) |
| DA – 2001 | 01       | Ground Floor Plan                  |
| DA – 2002 | 01       | Level 1 Plan                       |
| DA – 2003 | 01       | Level 2 Plan                       |
| DA – 2004 | 01       | Level 3 Plan                       |
| DA – 2005 | 01       | Roof Plan                          |
| DA – 3000 | 01       | Elevations                         |
| DA – 4100 | 01       | Sections                           |
| DA – 8000 | 01       | Existing Services Plan             |
| DA – 8001 | 01       | Landscape Ground Plan West         |

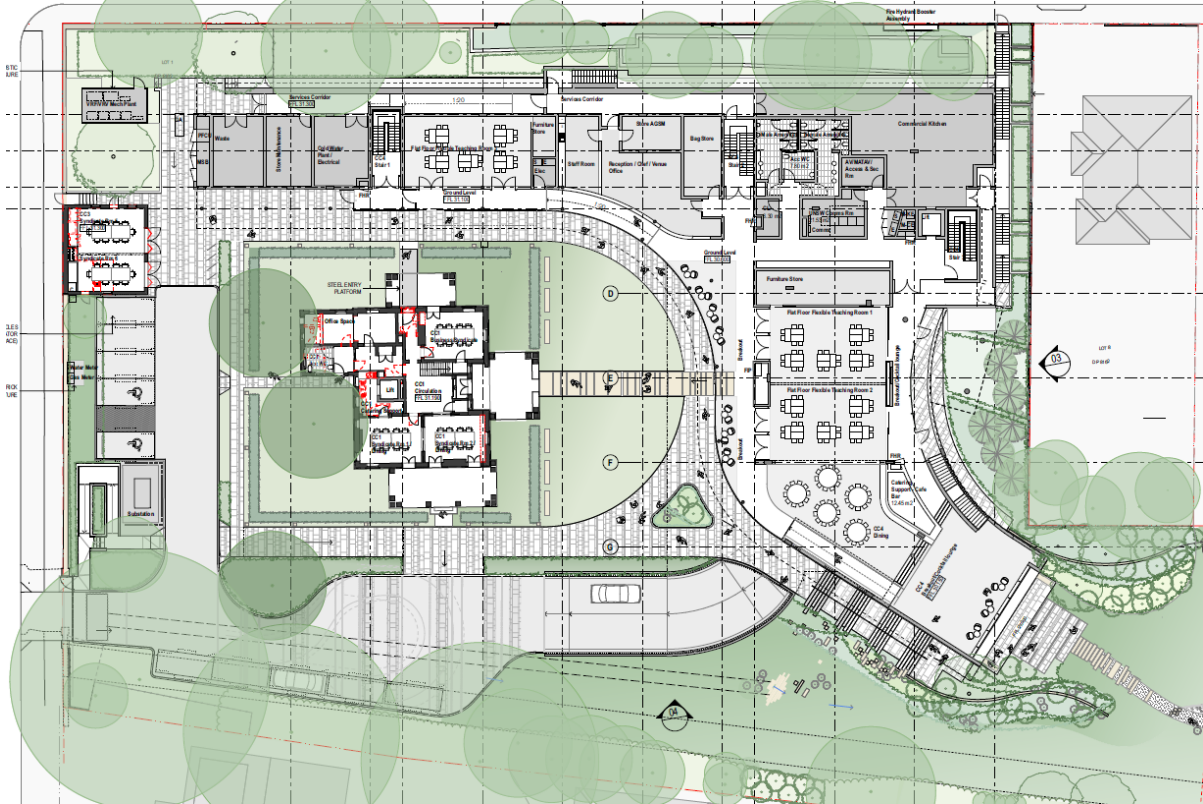

| <b>Dwg No.</b> | <b>Revision</b> | <b>Title</b>               |
|----------------|-----------------|----------------------------|
| DA – 8002      | 01              | Landscape Ground Plan East |
| DA – 8003      | 01              | Landscape Roof Plan        |
| DA – 8004      | 01              | Tree Management Plan       |



Mark Relf  
Access Consultant (ACAA)

# Accessibility Assessment

## External Pathway Links & Building Entrances (Parts D3.2 & D3.3 of the BCA)


| BCA /DDA Premises Standards Review  | Complies   |
|---|--|
|    |  |
| <p>1. The development provides a principal pedestrian entry path from Beach Street that proposes a 1:14 pedestrian ramp and driveway. The site entrance walkway continues around the curtilage of Cliffbrook House at a very moderate slope of less than 1:25 to the new entrance principal on the northern side that will be accessible and will comply with accessibility standards to satisfy Part D3.2 of the BCA and DDA Premises Standards. The former principal entrance which has several steps shall also include pedestrian access into the premises.</p> | <p><b>YES</b></p>  |
| <p>2. The new accessible entrance into Cliffbrook House proposes a steel plate to bridge the existing verandah surface and through an existing window that will be modified to be a doorway. Details of the bridging plate, doorway and wayfinding signage to locate the entrance shall be confirmed at a future design stage in accordance with ASI428.1</p>   |  |
| <p>3. The circuit pathway around Cliffbrook House shall provide level threshold entrances into the new building at several locations on the ground level to ensure equitable access that will comply with accessibility standards to satisfy Part D3.2 of the BCA and DDA Premises Standards.</p>   | <p><b>YES</b></p>  |

| BCA /DDA Premises Standards Review   | Complies |
|--|----------|
| 4. A former garage premises shall be conserved and adapted to incorporate level threshold entry from the adjoining paved forecourt to ensure equitable access to comply with accessibility standards to satisfy Part D3.2 of the BCA and DDA Premises Standards. | YES      |

**Parking (Part D3.5 of the BCA)**

| BCA /DDA Premises Standards Review   | Complies |
|--|----------|
| 5. The development provides two (2) accessible parking spaces on the ground level directly adjacent to an accessible pathway that circulate to the accessible entrances into Cliffbrook House, the new building and the site entrance to comply with AS2890.6 and satisfy D3.5 of the BCA and the DDA Premises Standard. | YES      |

**Internal Accessways (Part D3.3 of the BCA)**

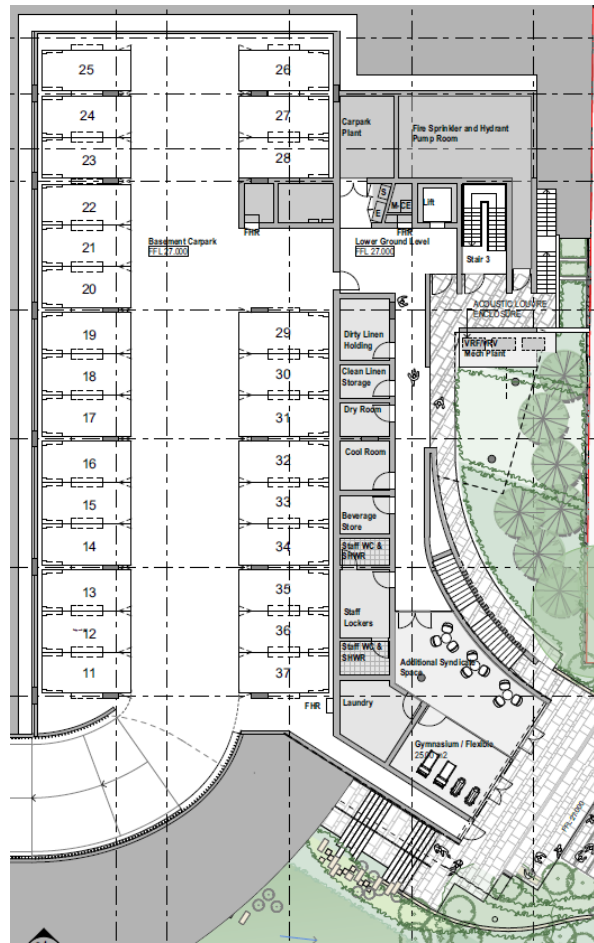
| BCA /DDA Premises Standards Review  | Complies |
|---|----------|
| <p><b>Cliffbrook House - Ground Floor Level</b></p>    |          |
| 6. While the existing principal entrance has several steps the plans propose a new accessible entrance through a window being altered to be a doorway with a steel plate overlay on the northern verandah to achieve a level threshold entry which interfaces with an accessible entrance into the new Teaching Building. The new entrance shall provide a direct link to the central foyer which enables circulation | YES      |

| BCA /DDA Premises Standards Review  |  | Complies                         |
|---|--|----------------------------------|
| <p>spaces for Turning, Passing, access to doorways and the new lift that comply with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>7. The new entry door shall provide an automated door opener with push button operation in a location complying with ASI428.1 to ensure equitable access.</p>  |  | YES                              |
| <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>NEW FRAMELESS GLASS BALUSTRADE SET IN FROM EXISTING TO MEET BCA COMPLIANCE.</p> <p>NEW ACCESSIBLE ENTRY WINDOW REPLACED WITH A STEEL PORTAL FRAME AND FRAMELESS GLASS PIVOT DOOR. STONE LINTEL TO BE RETAINED.</p> <p>STEEL ENTRY PLATFORM</p> <p><b>3</b> ELEVATION North Elevation - Proposed Alteration<br/>1:100</p> </div> <div style="text-align: center;">  <p><b>4</b> DETAIL Photo - Existing Elevation</p> </div> </div>  |  |                                  |
| <p>8. The double doorway into Syndicate Room 2 which has an interconnecting doorway to the adjoining Syndicate Room 1 and provides ample circulation space and width to enter the rooms in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>9. The doorway to enter the Business Syndicate Room and Syndicate Room, 1 and the Officer shall be reverse hinged to facilitate enhanced doorway circulation space while several doorways to the accessible toilet shall be removed to enable a clear access path.</p> <p>10. While the staff meeting room and business centre doorways have a clear width of less than 850mm, round door knobs and limited doorway circulation spaces the programming of events within the Syndicate Rooms 3 and 4 will enable appropriate access to satisfy the objective of the DDA Premises Standards and related performance requirement DPI.</p> |  | <p>YES</p> <p>YES</p> <p>YES</p> |
| <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Business Syndicate Room</p> </div> <div style="text-align: center;">  <p>Syndicate Room 2</p> </div> <div style="text-align: center;">  <p>Doorway to be removed to enable clear access to approach to new accessible toilet</p> </div> </div>   |  |                                  |

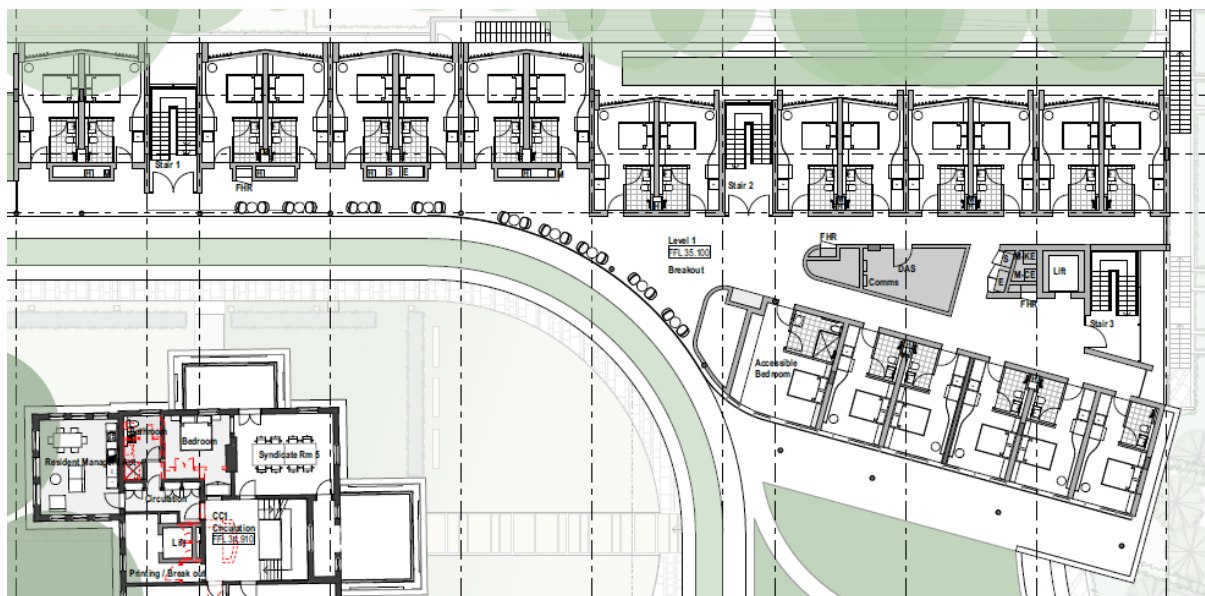
| BCA /DDA Premises Standards Review  | Complies  |
|---|---|
| <p>11. The new works shall incorporate a unisex accessible toilet on the ground floor and a lift to enable equitable access to the first floor and comply with Part D3.3 of the BCA and DDA Premises Standards.</p> <p>12. While the foyer stair has two existing handrails the profiles do not comply with contemporary standards and the plans indicate a new handrail on the main foyer stair complying with the BCA albeit the extent may not fully satisfy AS1428.1 due to existing building structure. Regardless the new works shall satisfy the performance requirements of DPI, DP2 and DP4 of the BCA.</p>  | <p>YES</p> <p>YES</p>   |
| <p><b>Cliffbrook House First Floor Level</b></p> <p>13. The new works at the first floor level provide a lift and lift landing that complies with AS1428.1 to satisfy E3.5 of the BCA.</p> <p>14. The new lift landing / foyer areas provide adequate circulation spaces to approach doorways to enter the various rooms on this level.</p> <p>15. The lift shall provide a 1100mm X 1400mm minimum lift car with auto sliding doors to comply with Part E3.6 of the BCA and DDA Premises Standards.</p>  |   |
| <p>16. The doorway into Syndicate Room 4 provides ample circulation space and width to enter the room and accessible internal doorway opening to Syndicate Room 3 in a manner complying with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>17. Syndicate Room 5 shall have a level threshold entry from the central circulation landing to enter the room to satisfy the performance requirement DPI of the BCA and the DDA Premises Standards.</p> <p>18. <b>Balcony Terraces</b> – There are three balcony terraces with two providing double doorways which can facilitate adequate width to access the areas and will incorporate raised floor levels and level threshold access to satisfy the performance requirement DPI of the BCA and the DDA Premises Standards.</p> <p>19. <b>Door hardware</b> – While many of the existing doors provide original door knob handles at a height exceeding 1100mm the future detailed design phase shall examine the disabling of the latch and installation of roller catches and lever or D-pull handles at a lower height of 900-1100mm as required by AS1428.1.</p> <p>20. <b>Managers Apartment</b> - The plans illustrate a one bedroom apartment on the first floor that will be designated for the resident manager which is not subject to the accessibility requirements of the BCA or DDA.</p> | <p>YES</p> <p>YES</p> <p>YES</p> <p>YES Can Comply</p> <p>N/a</p> |

**Lower Ground Floor**

- 21. The plans propose a basement carpark for 27 cars and lower ground floor area consisting of syndicate room, gymnasium and back-of-house staff facilities, which is proposed across a single level @RL27.00.
- 22. The lift and stair 3 provide internal accessways to this level while to outdoor stairways provide alternate access to the lower ground floor terrace RL27.00 and landscaped pathways.
- 23. Internally, the 3000mm width lift landing and 1800mm minimum width accessways will provide accessible pathways to all areas and amenities including doorways to the external terrace in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.
- 24. The plan propose an outdoor terrace at the same RL27.00 level to ensure equitable access complying with the DDA Premises Standards and BCA while the extended landscaped open spaces shall include a stairway.



**Level 1 plan**

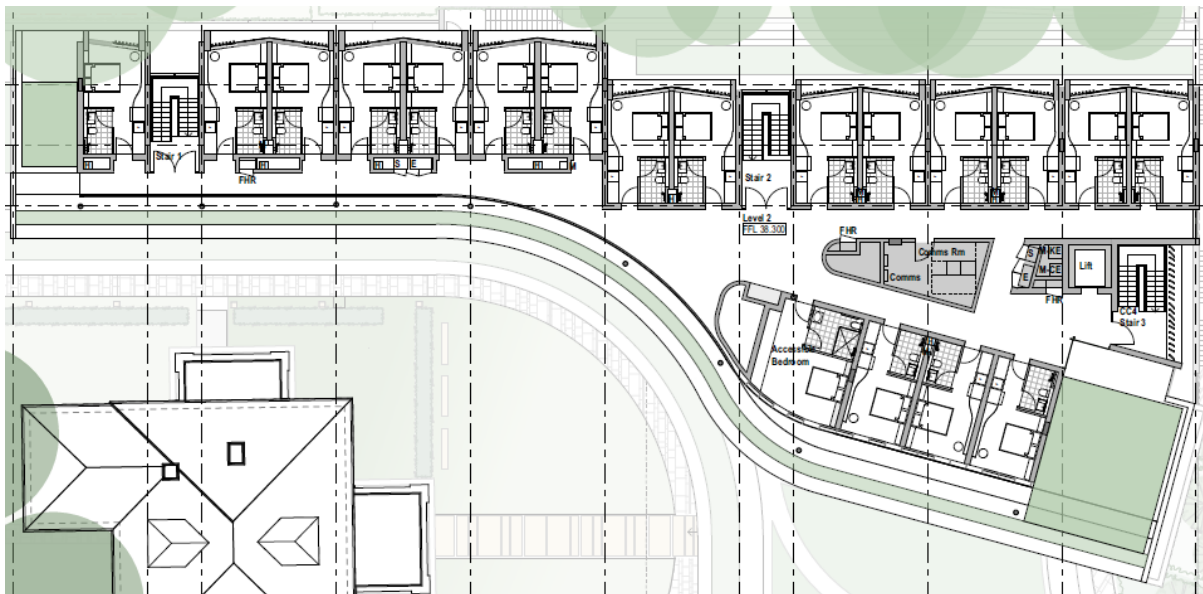


- 25. The level 1 plan of the new building proposes twenty-two (22) participant accommodation suites including one (1) accessible suite. The lift and stairs 1, 2 and 3 provide internal accessways to this level.

YES

| BCA /DDA Premises Standards Review   | Complies          |
|--|-------------------|
| <p>26. Lift Landing &amp; Common Corridor Accessways - The 3000mm+ width lift landing and 1600mm minimum width accessways will provide accessible pathways to all areas including adequate circulation spaces for Turning and Passing in accordance with ASI428.1 to satisfy part D3.3 of the BCA and Premises Standards.</p> <p>27. Accessible Suite – See Section below regarding an internal review of the accessible suite.</p> <p>28. Cliffbrook House First Floor – please refer to the section concerning Cliffbrook House.</p> | <p><b>YES</b></p> |

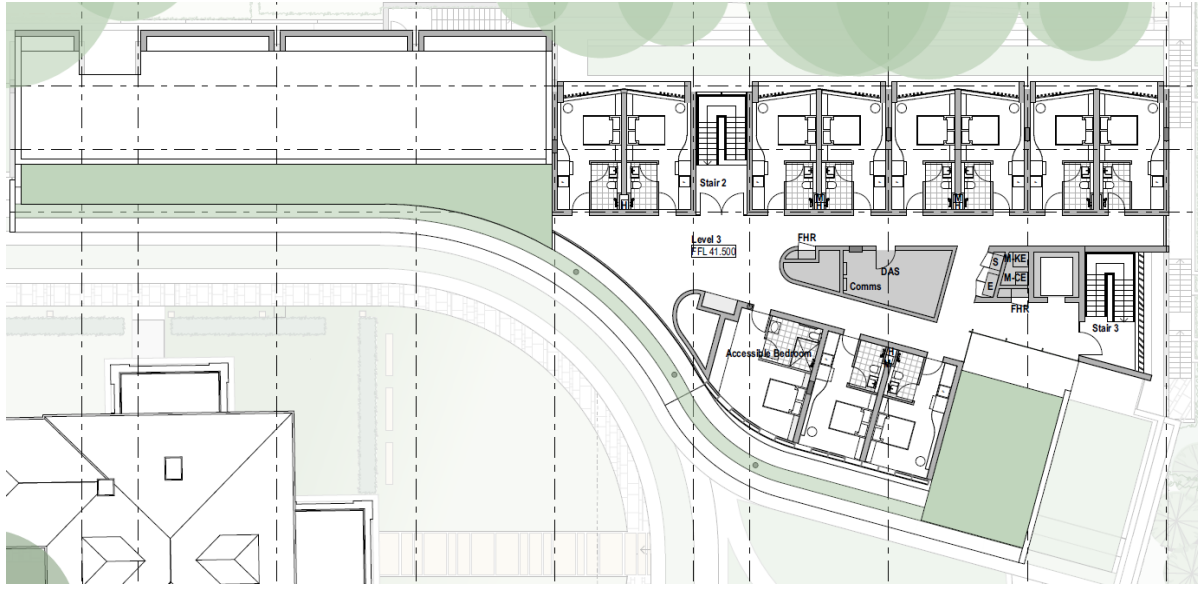

**Level 2 plan (new building only)**



|   |                   |
|---|-------------------|
| <p>29. The level 2 plan of the new building proposes nineteen (19) participant accommodation suites including one (1) accessible suite. The lift and stairs 1, 2 and 3 provide internal accessways to this level.</p>   | <p><b>YES</b></p> |
| <p>30. Lift Landing &amp; Common Corridor Accessways - The 3000mm+ width lift landing and 1600mm minimum width accessways will provide accessible pathways to all areas including adequate circulation spaces for Turning and Passing in accordance with ASI428.1 to satisfy part D3.3 of the BCA and Premises Standards.</p> | <p><b>YES</b></p> |
| <p>31. Accessible Suite – See Section below regarding an internal review of the accessible suite.</p>   |                   |

**Level 3 plan (new building only)**

|   |                   |
|---|-------------------|
| <p>32. The level 3 plan of the new building proposes eleven (11) participant accommodation suites including one (1) accessible suite. The lift and stairs 1 and 2 provide internal accessways to this level.</p>  | <p><b>YES</b></p> |
| <p>33. Lift Landing &amp; Common Corridor Accessways - The 3000mm+ width lift landing and 1600mm minimum width accessways will provide accessible pathways to all areas including adequate circulation spaces for Turning and Passing in accordance with ASI428.1 to satisfy part D3.3 of the BCA and Premises Standards.</p> | <p><b>YES</b></p> |

| BCA /DDA Premises Standards Review   | Complies   |
|--|--|
| 34. Accessible Suite – See Section below regarding an internal review of the accessible suite.   |  |
|    |  |
| <b>Roof Terrace plan (new building only)</b>   |  |
| 35. The plan proposes plant and equipment.   | N/a  |
| 36. <b>Accessible Accommodation</b> – Of the 52 participant accommodation suites the development proposes three (3) accessible suites which are representative of the range available and will be evenly distributed over levels 1 to 3 to satisfy Table D3.1 of the DDA Access Code.  | YES  |
| 37. The suites are accessible from the lift and central corridor providing access for people with disabilities in accordance with ASI428.1 and thereby satisfying Part D3.3 of the BCA and the DDA Access Code.  | YES  |
| <p>38. The internal layout and circulation spaces comply with ASI428.1 by providing 530mm latchside clearance at the entrance doorway and doorway circulation spaces, 1540mm X 2070mm turning area adjacent to a king size bed which also has 1000-1200mm width accessways around the three sides of the bed to comply with ASI428.1.</p> <p>39. The bathroom provides 2800mm X 2300mm area, which complies with ASI428.1.</p> |  |
| 40. Details of doors, accessible bathroom fitout, bed, joinery, accessible light switches and power points shall be confirmed at a future detailed design stage in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Access Code.   | YES can comply   |

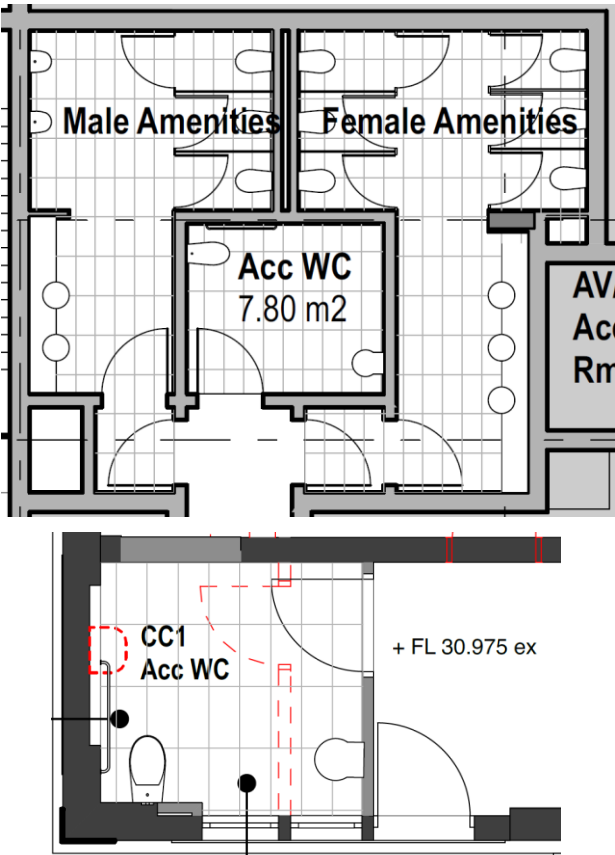
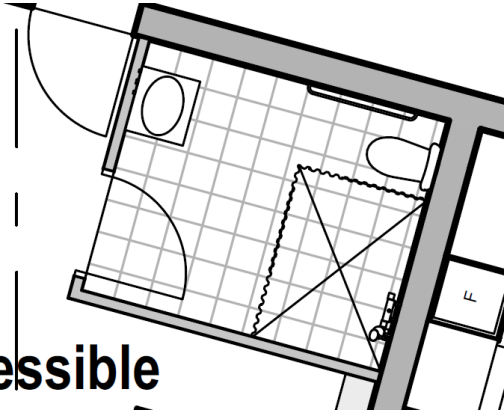
| BCA /DDA Premises Standards Review   | Complies  |
|--|---|
| <p><b>41. Stairways 1, 2, 3, other indoor Non Fire Isolated and the outdoor stairs</b><br/>- In accordance with part D3.3(a)(ii) of the BCA – Prior to construction the stairs shall be detailed with;</p> <p>a) Handrails on both sides, or a centre handrail with projections at landings and other feature complying with AS1428.1,</p> <p>b) Stair profiles with closed risers and no overhanging lips in accordance with AS1428.1.</p> <p>c) Stairway nosings providing 50-75mm strip that has a 30% minimum luminance contrast to the treads in accordance with AS1428.1.</p> <p>d) Stairway nosings providing at least R12 or equivalent slip resistance in accordance with AS4586 to satisfy Table D2.14 of the BCA.</p> <p>e) Tactile indicators in accordance with AS1428.4.1 including luminance contrast requirements.</p> | <p><b>YES at CC stage</b></p>                               |
| <p><b>42. Stairways (Fire Isolated)</b> - In accordance with part D3.3(a)(iii) of the BCA the fire-isolated stairs will be detailed at construction certificate stage with step nosings to the requirements of AS1428.1 to satisfy Part D3.3(a)(iii) of the BCA and slip resistance requirements of Table D2.14 of the BCA.</p> <p><b>43.</b> The fire isolated stairways shall also be required to provide at least one continuous inner handrail complying with clause 12 and figure 28 of AS1428.1 to satisfy Part D2.17(a)(vi) of the BCA.</p>   | <p><b>YES at CC stage</b></p> <p><b>YES at CC stage</b></p> |

### ***Lifts (Part E3.6 of the BCA)***

| BCA /DDA Premises Standards Review  | Complies                      |
|---|-------------------------------|
| <p><b>44. New Building</b> - With regard to the internal floor area of the lift car the plans indicate at least 1600mm X 1400mm which will readily comply with AS1735.12, Part E3.6 of the BCA and the DDA Premises Standard.</p>   | <p><b>YES</b></p>             |
| <p><b>45. Cliffbrook House</b> - With regard to the internal floor area of the lift car the plans indicate at least 1100mm X 1400mm which will readily comply with AS1735.12, Part E3.6 of the BCA and the DDA Premises Standard for a two storey building that has a vertical travel of less than 12 metres.</p> | <p><b>YES</b></p>             |
| <p><b>46.</b> Details of internal lift car controls, handrails, audio announcements, lighting and the like will be provided at construction documentation stage to confirm compliance with AS1735.12, Part E3.6 of the BCA and the DDA Premises Standard.</p>   | <p><b>YES at CC stage</b></p> |

### ***Accessible Sanitary Facilities (Part F2.4 of the BCA)***

| BCA /DDA Premises Standards Review   | Complies          |
|--|-------------------|
| <p><b>47.</b> The plans show two (2) unisex accessible toilets on the ground floor with one in the new building and one within Cliffbrook House.</p> | <p><b>YES</b></p> |

| BCA /DDA Premises Standards Review  | Complies   |  |
|---|--|--|
| <p>48. There are three (3) wheelchair accessible bathrooms within the three (3) accessible accommodation suites on levels 1, 2 and 3.</p>   |  |  |
| <p>49. <b>Unisex Wheelchair Accessible Toilets</b> - The unisex accessible sanitary facility in the new building proposes a 3000 X 2300mm size and layout that complies with ASI428.1 and Part F2.4 of the BCA and DDA Premises Standards.</p> <p>50. The Cliffbrook House facility proposes at least 2300mm X 2400mm size and layout which also complies with ASI428.1.</p> <p>51. Details of fixtures and fittings shall be confirmed at the construction certificate stage including the provision of a left and right handed toilet pan layouts and shower seats in accordance with ASI428.1 to satisfy Part F2.4 of the BCA.</p> |   | <p>YES</p> <p>YES</p> <p>YES at CC stage</p> |
| <p>52. <b>Ambulant Accessible Toilets</b> - The plans also show that the male and female groups of toilets on the ground floor level incorporate a cubicle to accommodate people with ambulant physical disabilities as specified by ASI428.1.</p> <p>53. These cubicles provide an outward swing door for enhanced internal circulation and will have grabrails on both sides of the WC pan in accordance with ASI428.1 consistent with the BCA and DDA Premises Standard. The airlocks shall be increased to ensure 900 X 900 circulation space between the two doorways as required by ASI428.1.</p>                               |  | <p>YES</p> <p>YES at CC stage</p>            |
| <p>54. <b>Accessible Suites</b> - The bathroom provides 2800mm X 2300mm area, which complies with ASI428.1.</p> <p>55. Details of fixtures and fittings shall be confirmed at the construction certificate stage including the provision of a left and right handed toilet pan layouts, shower seats and 550mm depth washbasins in accordance with ASI428.1 to satisfy Part F2.4 of the BCA.</p>  |  | <p>YES</p> <p>YES at CC stage</p>            |

| BCA /DDA Premises Standards Review  |   | Complies          |
|---|---|-------------------|
| <p><b>56. Staff facilities on the lower ground floor</b> propose no accessible facilities. However, this can easily be modified at the detailed design phase to comply with the BCA and DDA Premises Standards.</p> | <p>The diagram shows a vertical layout of staff facilities. At the top is a 'Store' area. Below it is a 'Staff WC &amp; SHWR' (Washroom and Shower) area. Underneath that is a 'Staff Lockers' area. At the bottom is another 'Staff WC &amp; SHWR' area. To the right of the locker area is an 'Additional Space' area. The diagram uses grid lines and dashed lines to indicate the layout and boundaries of these areas.</p> | <p>Can Comply</p> |

### ***Identification – Braille and tactile signage (Part D3.6 of the BCA)***

| BCA /DDA Premises Standards Review  |  | Complies               |
|---|--|------------------------|
| <p>57. Details concerning the provision of raised tactile and Braille signage for toilets, fire exit doors on Stairs and areas serviced by Assistive Listening Systems as required by Parts D3.6/D4 and Specification D3.6 of the BCA will be provided at construction certificate stage.</p> |  | <p>YES at CC stage</p> |
| <p>58. Consideration of providing raised tactile and Braille signage for general identification and wayfinding signage shall be confirmed at a future design stage to ensure independent and equitable access for people who are blind and vision impaired.</p>                               |  | <p>YES at CC stage</p> |

### ***Hearing Augmentation (Part D3.7 of the BCA)***

| BCA /DDA Premises Standards Review   |  | Complies               |
|--|--|------------------------|
| <p>59. Consistent with the DDA Premises Standard the development will provide an assistive listening system to cover 95% of the ground floor Teaching Rooms 1 &amp; 2, which will be detailed at the construction documentation stage.</p> |  | <p>YES at CC stage</p> |
| <p>60. Signage displaying the international symbol of deafness with appropriate frequency / system type (a “T” for T-switch) in accordance with ASI428.1 will be confirmed at construction certificate stage.</p>                          |  | <p>YES at CC stage</p> |

### ***Tactile ground surface indicators (Part D3.8 of the BCA)***

| BCA /DDA Premises Standards Review  |  | Complies               |
|---|--|------------------------|
| <p>61. <b>Tactile Ground Surface Indicators</b> – In accordance with Part D3.8 of the BCA all non fire-isolated stairways landings and overhead hazards are required to provide hazard warning TGSIs to comply with ASI428.4 with a 30% minimum</p> |  | <p>YES at CC stage</p> |

|   |  |
|---|--|
| luminance contrast (45% recommended if using single colour studs and 60% if using two colour studs as required by AS1428.4.1 (2009)). |  |
|---|--|

**Glazing Markings & Luminance Contrast (Part D3.12 of the BCA)**

| BCA /DDA Premises Standards Review  | Complies        |
|---|-----------------|
| 62. <b>Frameless Glazing &amp; Glazing Markings</b> – Where glazed walls and doors are generally frameless the documentation is required to provide a 75mm band of solid non-transparent material at a height of 900-1000mm above the floor and facilitate a 30% minimum luminance contrast to the background to satisfy AS1428.1 and AS1288. | YES at CC stage |
| 63. The <b>colour scheme</b> of the doors to the adjoining walls shall be detailed to provide 30% minimum luminance contrast to the background to satisfy AS1428.1 and to assist people with vision impairment.   | YES at CC stage |



Mark Relf,  
Access Consultant (ACAA)

## Appendix A – 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 – 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 an accredited member of 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.
- Former Member 2000-2014, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

