



ASSESSMENT REPORT IN RESPECT OF PROPOSED NEW ACCESSIBLE ENTRY LOBBY

ROCKS CENTRE 22-26 PLAYFAIR STREET THE ROCKS

(ALSO KNOWN AS PENRHYN HOUSE & SCARBOROUGH HOUSE)

PREPARED BY

ENVIRONET CONSULTANCY PTY LTD

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PART 1 INTRODUCTION

The property the subject of this assessment is located on the corner of Playfair and Argyle Street the Rocks and is commonly referred to as the Rocks Centre. The configuration of the subject property is such that it is comprised of two interconnected buildings being Penrhyn House (commonly known as the Rocks Centre) and Scarborough House. The two structures are considered to be a united buildings with the ground floor occupied and used as a retail shopping arcade which has direct access from , Argyle Street, Playfair Street and Kendall Lane. Level 1 of Penrhyn House is intended to be used as a restaurant.

As part of the tenancy renewal on level 1, the existing entry via Playfair Street is proposed to be reconfigured and constructed so as to enable compliant disabled access to be achieved.

1.1 REFERENCES

National Construction Code -Building Code of Australia – Volume 1 (BCA-2016).

Environmental Planning & Assessment Act 1979

Environmental Planning & Assessment Regulation 2000

Drawing No 1607-A002 –Staging Plan

Disability (Access to Premises - Buildings) Standards 2010

Disability Discrimination Act (DDA) (1992)

Australian Standard 1428.1-2009 - Design For Access and Mobility

Australian Standard AS1428.2- (1992) – Design for Access and Mobility

Australian Standard AS1428.4.1(2009) – Tactile Ground Surface Indicators

1.2 PURPOSE

The purpose of this report is to articulate the capacity of the proposed development to satisfy the Disability Discrimination Act – 1992 (DDA) building accessibility requirements as applicable and prescribed under the National Construction Code (BCA 2016) access provisions & Disability (Access to Premises - Buildings) Standards 2010.

1.3 METHODOLOGY

The methodology adopted in compiling the report has included:

1. An assessment of the proposed design against the relevant Deemed-To-Satisfy provisions prescribed by the Building Code of Australia – BCA 2016 (Section D3, E3.6 & F2.4) regarding accessibility and facilities for the disabled;
2. Consideration of the Disability (Access to Premises - Buildings) Standards (2010 as may be applicable to the development;
3. Assessment against the relevant provisions of the applicable Australian standards.

1.4 LIMITATIONS:

The assessment contained within this report has been based upon the available detail and information provided within the referenced plans relating to the proposed development. This report is only intended to demonstrate the capacity of the proposed development to satisfy relevant accessibility requirements as applicable and prescribed under the National Construction Code (BCA 2016- Part D3, Part E3 & Part F2) & Disability (Access to Premises - Buildings) Standards 2010.

A more detailed compliance assessment will need to be undertaken at construction certificate stage.

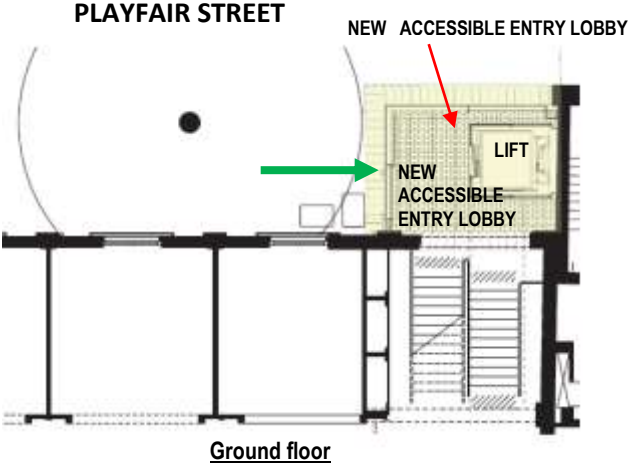
The reference to “capable of compliance” is intended to identify that the building design has made appropriate allowance for particular accessible requirements noting that the plans have only been development for the purposes of submission of a development application. A more thorough and detailed assessment of the level of compliance achieved with the particular accessible requirements of the nominated reference standards, will need to be undertaken at the construction certificate stage when appropriately details plans are available for such assessment.

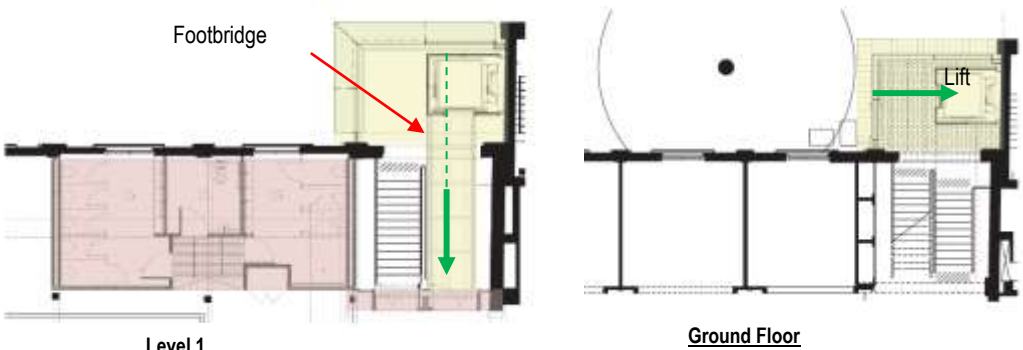
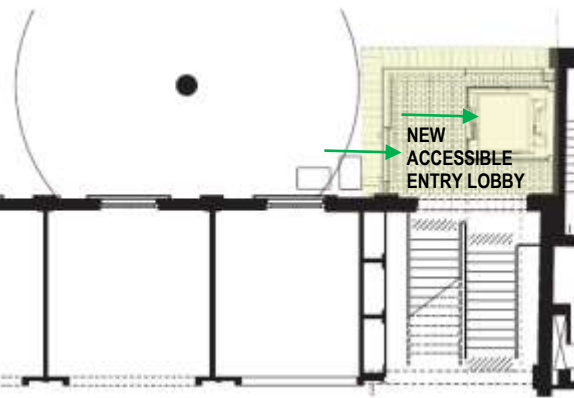
1.5 DESCRIPTION OF THE DEVELOPMENT

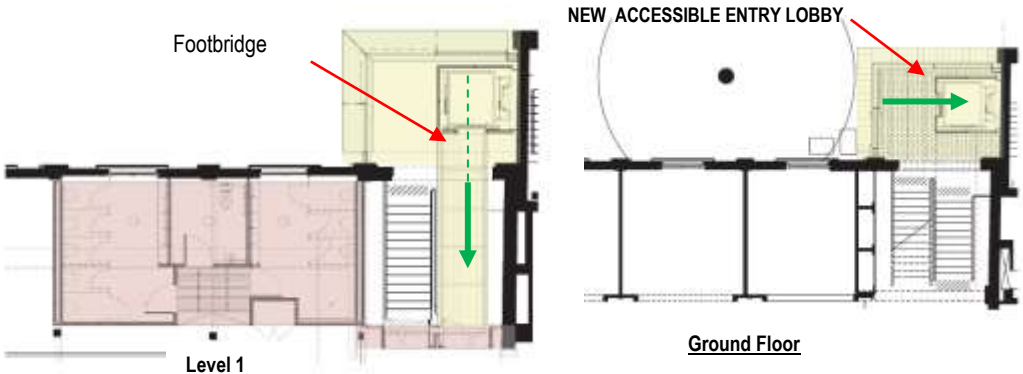
The existing building to be served by the new accessible lift entry lobby will incorporate the following uses as classified under A3.2 of the BCA

Ground floor - Class 6

Level 1 - Class 6

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
Clause D3.1 General building access requirements Table D3.1 REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY Class 2 Common areas From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.	Yes	 Location of new accessible entry lobby to serve level 1.   The principal pedestrian entry to level 1 will be gained via the new accessible entry lobby illustrated above. Once in the lobby access to level 1 is gained via a new accessible lift which bounds a footbridge connecting the level 1 tenancy. Further details will however be required to be submitted with the construction certificate demonstrating compliance with the physical construction / circulation requirements of AS1428.1-2009.

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
Clause D3.1 General building access requirements Class 5 To and within all areas normally used by the occupants. Class 6 To and within all areas normally used by the occupants. Class 7a To and within any level containing accessible carparking spaces. Class 9 An assembly building not being a school or an early childhood centre To wheelchair seating spaces provided in accordance with D3.9. 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.	Yes	 Access to level 1 is gained via the new accessible lift and bounding footbridge.
D3.2 Access to Buildings (a) An <i>accessway</i> must be provided: (i) to a building <i>required</i> to be <i>accessible</i>; (ii) from the main points of a pedestrian entry at the allotment boundary; and (iii) from another <i>accessible</i> building connected by a pedestrian link; and (iv) from any <i>required accessible</i> carparking space on the allotment. (b) In a building <i>required</i> to be <i>accessible</i>, an <i>accessway</i> must be provided through the principal pedestrian entrance, and: (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total <i>floor area</i> more than 500 m², a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; except for pedestrian entrances serving only areas exempted by clause D3.4. (c) Where a pedestrian entrance <i>required</i> to be <i>accessible</i> has multiple	Yes	 Ground Floor

PART 2.0 – ASSESSMENT		
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doorways: (i) if the pedestrian entrance consists of not more than 3 doorways — not less than one of those doorways must be <i>accessible</i>; and (ii) if the pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be <i>accessible</i>. (d) For the purposes of subclause (3): (i) an <i>accessible</i> pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where: (A) all doorways serve the same part or parts of the building; and (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 (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). (e) Where a doorway on an <i>accessway</i> 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.		
D3.3 Parts of buildings to be accessible In a building <i>required</i> to be <i>accessible</i>— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with— (i) for a ramp, except a <i>fire-isolated ramp</i>, clause 10 of AS 1428.1; and (ii) for a stairway, except a <i>fire-isolated stairway</i>, clause 11 of AS 1428.1; and (iii) for a <i>fire-isolated stairway</i>, clause 11.1(f) and (g) of AS 1428.1; and (b) every passenger lift must comply with E3.6; and (c) <i>accessways</i> must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of <i>accessways</i> where it is not possible to continue travelling along the <i>accessway</i>; and	Yes	 Access to level 1 is gained via the new accessible lift and bounding footbridge.

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
(B) at maximum 20 m intervals along the <i>accessway</i>; and (d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space; and (e) a passing space may serve as a turning space; and (f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building— (i) containing not more than 3 <i>storeys</i>; and (ii) with a <i>floor area</i> for each <i>storey</i>, excluding the entrance <i>storey</i>, of not more than 200 m²; and (g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.		
D3.4 Exemptions The following areas are not <i>required</i> to be <i>accessible</i>: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).	N/A	
D3.5 Accessible Carparking <i>Accessible</i> carparking spaces: (a) subject to (b), must be provided in accordance with Table D3.5 in: (i) a Class 7a building <i>required</i> to be <i>accessible</i>; and (ii) a carparking area on the same allotment as a building <i>required</i> to be <i>accessible</i>; and (b) need not be provided in a Class 7a building or a carparking area	N/A	

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and (c) subject to (d), must comply with AS 2890.6; and (d) need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a Class 9b General requirement for Class 7a - 1 space for every 100 carparking spaces or part thereof		
D3.6 Identification of accessible facilities, services and features In a building <i>required</i> to be <i>accessible</i>: (a) braille and tactile signage complying with Part D4 and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each: (i) sanitary facility, except a sanitary facility within a <i>sole-occupancy unit</i> in a Class 1b or Class 3 building; and (ii) space with a hearing augmentation system; and (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided with a room containing a hearing augmentation system identifying: (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and (c) signage in accordance with AS 1428.1 must be provided for <i>accessible</i> unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and (d) signage to identify an ambulant <i>accessible</i> sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and (e) where a pedestrian entrance is not <i>accessible</i>, 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 <i>accessible</i> pedestrian entrance; and (f) where a bank of sanitary facilities is not provided with an <i>accessible</i>	N/A	Not applicable within the context of the proposed new accessible lobby. Compliance with accessible facility requirements are to be addressed at Construction Certificate stage in respect of any future tenancy fitout.

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not <i>accessible</i>, to direct a person to the location of the nearest <i>accessible</i> unisex sanitary facility.		
D3.7 Hearing augmentation (1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed: (a) in a room in a Class 9b building; or (b) in an auditorium, conference room, meeting room, room for judicatory purposes, or a room in a Class 9b building; or (c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.	N/A	Not applicable to the development
D3.8 Tactile indicators (a) For a building <i>required</i> to be <i>accessible</i>, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching: (i) a stairway, other than a <i>fire-isolated stairway</i>; (ii) an escalator; (iii) a passenger conveyor or moving walk; (iv) a ramp other than a <i>fire-isolated ramp</i>, a step ramp, a kerb ramp or a <i>swimming pool</i> ramp; and (v) in the absence of a suitable barrier: (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an <i>accessway</i> meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in clause D3.4, if there is no kerb or kerb ramp at that	Yes	The requirements of D3.8 are considered capable of being satisfied and fundamentally relate to detailing issues associated with the construction certificate stage.

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
point; except for areas exempted by clause D3.4. (b) Tactile ground surface indicators <i>required</i> by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1 .		
D3.11 Ramps On an accessway: (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	N/A	
D3.12 Glazing on an access way 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.	Yes	The requirements of D3.12 are considered capable of being satisfied and fundamentally relate to detailing issues able to be addressed at the construction certificate stage.
D4.2 Braille and tactile signs Signs including symbols, numbering and lettering must be designed and installed as follows: (a) braille and tactile components of a sign must be located not less than 1 200 mm and not higher than 1 600 mm above the floor or ground surface; (c) signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not more than 1350 mm above the floor or ground surface; (d) signs identifying rooms containing features or facilities listed in clause D3.6 must be located: (i) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and (ii) where (i) is not possible, the sign may be placed on the door itself	Yes	The requirements of D4.2 are considered capable of being satisfied and fundamentally relate to detailing issues able to be addressed at the construction certificate stage.

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
D4.3 Braille and tactile signs (a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm. (b) Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters; and (i) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm; and (ii) lower case tactile characters must have a height of 50% of the related upper case characters. (c) Tactile characters, symbols, and the like, must have rounded edges. (d) The entire sign, including any frame, must have all edges rounded. (e) The background, negative space or fill of signs must be of matt or low sheen finish. (f) The characters, symbols, logos and other features on signs must be matt or low sheen finish. (g) The minimum letter spacing of tactile characters on signs must be 2 mm. (h) The minimum word spacing of tactile characters on signs must be 10mm. (i) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm. (j) Tactile text must be left justified, except that single words may be centre justified. (k) Tactile text must be Arial typeface	Yes	The requirements of D4.3 are considered capable of being satisfied and fundamentally relate to detailing issues able to be addressed at the construction certificate stage.
D4.4 luminance contrast The following apply to <i>luminance contrast</i> : (a) the background, negative space, fill of a sign or border with a minimum width of 5 mm must have a <i>luminance contrast</i> with the surface on which it is mounted of not less than 30%; (b) tactile characters, icons and symbols must have a minimum <i>luminance contrast</i> of 30% to the surface on which the characters are mounted; (c) <i>luminance contrasts</i> must be met under the lighting conditions in which the sign is to be located.	Yes	The requirements of D4.4 are considered capable of being satisfied and fundamentally relate to detailing issues able to be addressed at the construction certificate stage.

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
D4.5 lighting Braille and tactile signs must be illuminated to ensure <i>luminance contrast</i> requirements are met at all times during which the sign is required to be read.	Yes	The requirements of D4.5 are considered capable of being satisfied and fundamentally relate to issues able to be addressed at the construction certificate stage.
D4.6 The following applies to braille (a) braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority; (b) braille must be raised and domed; (c) braille must be located 8 mm below the bottom line of text (not including descenders); (d) braille must be left justified; (e) where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers; (f) on signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.	Yes	The requirements of D4.6 are considered capable of being satisfied and fundamentally relate to detailing issues able to be addressed at the construction certificate stage.
D5.2 swimming pools A fixed or moveable ramp must: (a) Have slip resistant surface; and (b) Have a maximum gradient of 1:14; and (c) Have handrails complying with the requirements for ramps in AS428.1, installed on both sides of the ramp (d) Have kerb in accordance with the requirements for ramps in AS1428.1; and (e) Extend to a depth of not more than 900mm and not more than 1100mm below the stationary water level; and (f) Have landings in accordance with the requirements for ramps on AS1428.1, with a landing located at the bottom and top of each ramp and landing must be located at a level between 900mm and 1100mm below the stationary water level.	N/A	

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
D5.3 Swimming pools Zero Depth entry (a) A slip- resistant surface; and (b) A maximum gradient of 1:14 and (c) A single handrail complying with the requirements for handrails in AS1428.1, from the top of the entry point continuous to the bottom level area; and (d) A level area: (i) 1500mm long for the width of zero depth entry at the entry point; and (ii) Located at the bottom of the zero depth entry at a level between 900mm and 1100mm below the stationary water level.	N/A	
E3.6 Passenger lifts In an <i>accessible</i> building, every passenger lift must: (a) be one of the lift types identified in Table E3.6 (a), subject to the limitations on use specified in the table; and (b) have <i>accessible</i> features in accordance with Table E3.6 (b); and (c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.	Yes	
F2.4 Accessible sanitary facilities In a building required to be accessible: (a) <i>accessible unisex sanitary compartments</i> must be provided in <i>accessible</i> parts of the building in accordance with Table F2.4 (a); & (b) <i>accessible unisex showers</i> must be provided in accordance with Table F2.4 (b); & (c) at each bank of toilets where there is one or more toilets in addition to an <i>accessible unisex sanitary compartment</i> at that bank of toilets, a <i>sanitary compartment</i> suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and (d) an <i>accessible unisex sanitary compartment</i> must contain a closet pan,	N/A	

PART 2.0 – ASSESSMENT		
Requirements of BCA 2016 & Disability (Access to Premises - Buildings) Standards (2010)	Capable of compliance	Comment
washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (e) the circulation spaces, fixtures and fittings of all <i>accessible</i> sanitary facilities provided in accordance with Table F2.4 (a) and (b) must comply with the requirements of AS 1428.1; and (f) an <i>accessible</i> unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of <i>accessible</i> unisex sanitary facility are provided, the number of left and right handed mirror image facilities, must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, <i>accessible</i> unisex sanitary facilities are only <i>required</i> at one of those locations; and (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(g) to be provided with a passenger lift or ramp complying with AS 1428.1.		

PART 3.0 CONCLUSION

The assessment undertaken of the proposed design has identified that it is substantially capable of satisfying the relevant accessibility requirements as applicable and prescribed under the National Construction Code (BCA 2016- Part D3. Part E3 & Part F2) & Disability (Access to Premises - Buildings) Standards 2010, and Botany Councils Development Control Plan.

Further details will however be required to be submitted with the construction certificate application demonstrating the specific compliance of the proposed design.

Peter Rossello

A handwritten signature in black ink, appearing to read 'Peter Rossello', with a large, stylized initial 'P'.

A1 Accredited Building Certifier
Accredited Building Certifier – Grade 1