

28 March 2018

Our Ref: P218\_055

FDC Construction (NSW) Pty Ltd  
22-24 Junction Street  
FORREST LODGE NSW 2037

Attention: Peter Stait

**Re: St Marys Rugby League Club – Forrester Rd & Boronia Rd, St Marys NSW 2760**  
**Re: Access Capability Statement for Section 96 Application**

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## 1. Introduction

An assessment of the subject development has been undertaken by Design Confidence on behalf of FDC Construction (the 'Applicant'). This assessment has been prepared in support of the Section 96 Application for the proposed alterations and additions to St Marys Rugby League Club Western Foyer located on Forrester Rd & Boronia Rd, St Marys NSW 2760.

## 2. Background

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2016 – Volume 1, specifically Part D3 Access for People with a Disability, Part E3.6 Passenger Lifts and Part F2.4 Accessible Sanitary Facilities.

This statement has been provided to accompany the Section 96 Application. A broad assessment has been undertaken of the proposed design (as detailed within the documentation listed in **Table 01** below).

Design Confidence has been involved in the project since the development of the architectural concept, the advice being provided to date has been in the context of the following—

- » Building Code of Australia (BCA) 2016;
- » AS1428.1-2009 Design for access and mobility Part 1: General requirements for access – New building work; and
- » The Disability (Access to Premises – Buildings) Standards 2010.

Design Confidence has also been engaged as the accessibility consultant for the hotel contained in the same allotment as the St Marys League Club. Refer to the following reports prepared by this office in regards to the compliance with the accessibility requirements of the BCA: P216\_081-2 (ACCESS) LD issued on 09 June 2016 and P216\_081-2 (BCA\_PER) NH issued on 19 October 2017.

The subject development consists of alterations and additions to the existing club Western Foyer which is currently one (1) storey and it is proposed to expand to two (2) storeys comprising new sanitary facilities, kitchen expansion, offices, new bar and public TAB on Ground Floor and function rooms on the first floor.

**Table 01 – Architectural Drawings**

PLAN TITLE	DRAWING NO	REVISION	DATE
Site Plan & Car Parking	DA-001	P1	07.02.2018
Substation & Main Switch Room Proposal	DA-005	P1	12.02.2018
Demo Plan Ground Floor	DA-020	P1	07.02.2018
Proposed Ground Floor Plan	DA-100	P2	07.02.2018
Proposed First Floor Plan	DA-0101	P1	07.02.2018
Sections	DA-0520	P1	07.02.2018
Sections	DA-0521	P1	15.02.2018

### 3. Accessibility Measures

**Table 02** below outlines the relevant accessibility measures that will be provided as part of the development such that compliance with the BCA is achieved, specifically D3, F2.4 and E3.6.

**Table 02 – Accessibility Measures**

STATUTORY ACCESSIBILITY MEASURES	LOCATION	REQUIRED DESIGN DETAIL	PROPOSED STANDARD OF PERFORMANCE
Stairways	<ul style="list-style-type: none"> <li>- External stairway from car park to entrance doorway;</li> <li>- External stairway outside Public TAB.</li> <li>- External stairway at secondary entrance;</li> <li>- Internal stairway adjacent to lift.</li> </ul>	<ul style="list-style-type: none"> <li>- Stairways shall be provided with handrails on both sides and handrail extensions at the top and bottom landings;</li> <li>- Internal stairway shall be provided with an offset tread at the bottom of the flight at intermediate landings and shall be set back from line of partition wall so that handrail extensions do not protrude into transverse path of travel.</li> </ul>	BCA Clause D3.2 and D3.3, AS1428.1-2009 Clause 11
Walkways & Ramps	<ul style="list-style-type: none"> <li>- External ramps from car park to Foyer entrance;</li> <li>- External ramps to Public TAB.</li> </ul>	<ul style="list-style-type: none"> <li>- The compliance of the proposed walkways and ramps is subject to the proposed gradients; and</li> <li>- Ramps shall be not steeper than 1 in 14.</li> </ul>	BCA Clause D3.2 and D3.3, AS1428.1-2009 Clause 10
Doorways	<ul style="list-style-type: none"> <li>- Doorway serving Public TAB;</li> <li>- Doorway serving Open Office.</li> <li>- Doorways serving Meeting rooms 1 to 5;</li> <li>- Doorway serving Dis.WC on the first floor.</li> </ul>	<ul style="list-style-type: none"> <li>- Doorways shall be provided with compliant circulation space.</li> </ul>	BCA Clause D3.2 and D3.3, AS1428.1-2009 Clause 13

Handrails	<ul style="list-style-type: none"> <li>- Stairways; and</li> <li>- Ramps with gradient steeper than 1 in 20.</li> </ul>	<ul style="list-style-type: none"> <li>- Handrails shall be provided on at least one side (fire isolated stairway) or both sides (all other stairways and ramps).</li> </ul>	BCA Clause D3.3, AS1428.1-2009 Clause 12
Fire-isolated stairway		<ul style="list-style-type: none"> <li>- Stairway to be provided with luminance contrast strips at the nosings and handrail to one side.</li> </ul>	BCA Clause D3.3, AS1428.1-2009 Clause 11.1 (f) and (g) and Clause 12
Accessible car parking		<ul style="list-style-type: none"> <li>- The provision of dedicated accessible car parking spaces shall be illustrated on the plans;</li> <li>- If total of 324 spaces are provided, 7 are required to be accessible.</li> </ul>	BCA Clause D3.3, AS2890.6-2009
Tactile indicators	<ul style="list-style-type: none"> <li>- At the top and bottom landings of all stairways (except fire-isolated stairway);</li> <li>- At ramps with gradient steeper than 1 in 20.</li> </ul>	<ul style="list-style-type: none"> <li>- Tactile ground surface indicators shall be provided at the top and bottom landing of stairways and ramps with gradient not shallower than 1 in 20.</li> </ul>	BCA Clause D3.8, AS1428.1-2009, AS1428.4.1-2009
Accessible sanitary facilities		<ul style="list-style-type: none"> <li>- On Ground Floor, ensure the provision of an accessible sanitary compartment at not less than 50% of the new toilet banks.</li> </ul>	BCA Clause F2.4, AS1428.1-2009 Clause 15
Sanitary compartment for people with ambulant disabilities	<ul style="list-style-type: none"> <li>- Ground Floor;</li> <li>- First Floor.</li> </ul>	<ul style="list-style-type: none"> <li>- At a bank of toilets where an accessible sanitary facility is provided, a compartment suitable for people with an ambulant disability shall be provided.</li> </ul>	BCA Clause F2.4, AS1428.1-2009 Clause 16

#### 4. Summary

Our strategy for ensuring compliance will be refined and documented over the coming months in conjunction with the continual development of the architectural documentation.

In order to achieve compliance with the BCA Access requirements as contained within Part D3, F2.4 and E3.6, whilst preserving the functional and aesthetic requirements of the project, the use of performance-based designs may be required. It is our belief that performance-based design can deliver a building that meets the Performance Requirements of the BCA.



We are of the opinion that compliance can be achieved, be it via either complying with the DTS provisions or Performance requirements of the BCA.

We trust that the above information is sufficient for the Consent Authority in assessing the merit architectural design from a planning perspective in the context of this Section 96 application.

This statement should not be construed as relieving any other parties of their legislative obligations.

Design Confidence possess Indemnity Insurance to the satisfaction of the building owner.

Yours Faithfully,

Lucy Shepherd

**Access Consultant**

For Design Confidence (Sydney) Pty Ltd