

# BIO-BUILDING DESIGN

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Emu Sports Club  
C/O GROUPN Architecture Interior Landscape  
L6 / 111-117 Devonshire St,  
SURRY HILLS, NSW 2010

Attention: Ms E Wallace

E:<emily@groupn.co>

Dear Ms Wallace,

## **PROPOSED ALTERATIONS & ADDITIONS TO EMU SPORTS CLUB 1 LEONAY PARADE, LEONAY ACCESS & MOBILITY REPORT**

### **1. DRAWINGS**

I have reviewed the following drawings:

- DA 00-02 / 2 Proposed Site Plan
- DA 01-10 / 2 Proposed Ground Floor Plan
- DA 01-11 / 2 Proposed First Floor Plan
- DA 02-10 / 2 Existing / Demolition Ground Floor Plan
- DA 02-11 / 2 Existing / Demolition First Floor Plan
- DA 03-01 / 1 Proposed Elevations

The above drawings, prepared by Group N Architecture, describe proposed alterations and additions to the existing Club building on the above site. This report is based on the information contained in the above drawings.

The proposed works are Class 9b - *Assembly building*. [BCA A3.1 and A3.2].

The following is my report on the accessibility provisions of the proposal, and relevant recommendations to achieve compliance with the access requirements of the relevant planning controls, Building Code of Australia and the Access-to-Premises Standards.

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## 2. BACKGROUND

I have reviewed the above drawings in terms of the requirements of Penrith City Council's Local Environmental Plan 2010 and Penrith Development Control Plan 2014, as well as the reference documents listed in Section 3 below.

In my review I have also considered the requirements of the Commonwealth Disability Discrimination Act 1992.

## 3. REFERENCE DOCUMENTS

I have relied on the following documents in completing this report:

- Disability (Access to Premises – Buildings) Standards 2010, including the Access Code [Access to Premises Standards]
- Building Code of Australia 2016 – Volume One [BCA]
- AS 1428.1- 2009 Australian Standard AS 1428.1 - 2009 *Design for access and mobility Part 1: General requirements for access – New building work*
- AS 1428.2 Australian Standard AS 1428.2 - 1992 *Design for access and mobility Part 2: Enhanced and additional requirements – Buildings and facilities*
- AS/NZS 1428.4.1 Australian Standard AS 1428.4.1 - 2009 *Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators*
- AS 1735.1 Australian Standard 1735 *Lifts, escalators and moving walks Part 1: General requirements*
- AS 1735.12 Australian Standard 1735 *Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities*
- AS/NZS 2890.6 Australian Standard AS 2890.6 - 2009 *Parking facilities Part 6: Off-street parking for people with disabilities*
- AS 3745 Australian Standard 3745 - 2010 *Planning for emergencies in facilities*
- AS/NZS 1680.0 Australian Standard AS 1680.0 – 1998 *Interior lighting Part 0: Safe movement*
- Miscellaneous additional research reports

## 4. ZONING AND PLANNING CONTROLS

The site at 1 Leonay Parade, Leonay (Lot No 1100, DP 1217686) is zoned RE2 - Private Recreation - under Penrith Local Environmental Plan 2010 (LEP 2010). LEP 2010 makes no specific provisions in relation to design for access and mobility.

The site is also subject to Penrith Development Control Plan 2014 (DCP 2014). DCP 2014 makes the following provisions in regard to access and mobility:

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## **‘C1 SITE PLANNING AND DESIGN PRINCIPLES**

....

### **‘1.2.6 Maximising Access and Adaptability**

#### **A. Background**

New developments and the spaces around them should be accessible and useable to all people. Developments should be designed and constructed beyond their initial or first use to ensure that buildings are durable and capable of adaptability in the future. The ‘whole of building approach’ should consider how the building design, finishes and materials used in the construction phase affect the amenity and safety of future occupants of the building. This approach maximises the liveability and longevity of the buildings by ensuring that adaptability and accessibility is integral to the design and construction of the development. ...’

The DCP lists the principles of universal design. It then continues with the following:

#### **‘Development involving frequent public use**

It is more important that development which involves frequent public use conforms to the principles of Universal Design, wherever practical, as it is this form of development where equity of access is most critical. This type of development includes (but is not limited to):

- Public halls;
- Entertainment facilities;
- Function centres, restaurants, registered clubs and the like;
- Large retail centres (including bulky goods development); and
- Large office buildings.’

## **5. DESCRIPTION OF PROPOSED WORKS**

The proposal is for alterations and additions to the existing Club premises, including a new lift at the Entry, and refurbished General Lounge, Bar Lounge, Amenities and External Gaming and Social Terrace on the First Floor level, all as described on the drawings. No works are proposed to the existing car parking area.

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## 6. COMMENTS & RECOMMENDATIONS

- ❑ The proposed works include both a 'new part' and an 'affected part' in terms of the requirements of the Disability (Access to Premises – Buildings) Standards 2010 and the Access Code.
- ❑ Under the Access Code and the BCA, the building is a Class 9b *Assembly building*. Access for people with disabilities is required as follows:
  - 'To wheelchair seating spaces provided in accordance with D3.9', and
  - 'To and within all other areas normally used by the occupants ...'  
[D3.1].
- ❑ Clause D3.9 refers to the requirement to provide a proportion of wheelchair seating spaces where fixed seating is provided. As fixed seating is not included in the proposed works, the requirements of D3.9 are not applicable.
- ❑ It is proposed to provide a new passenger lift at the Principal Pedestrian Entry, as shown on the Proposed Ground and First Floor Plans. The location of the proposed lift will be adjacent to the existing entry stairs shown in Photograph 1 below.



Photograph 1: Present main entry to Emu Sports Club

**RECOMMENDATION 1: The proposed lift shall comply with AS 1735.1, and AS 1735.12, shall have lift floor dimensions of not less than 1100 mm wide x 1400 mm deep (preferably larger), and shall include the accessible features listed in BCA Table E3.6 (b).**

### COMMENT

At present, there is no dignified way for people who use wheelchairs to enter the premises at the principal pedestrian entry. The existing entry consists of two

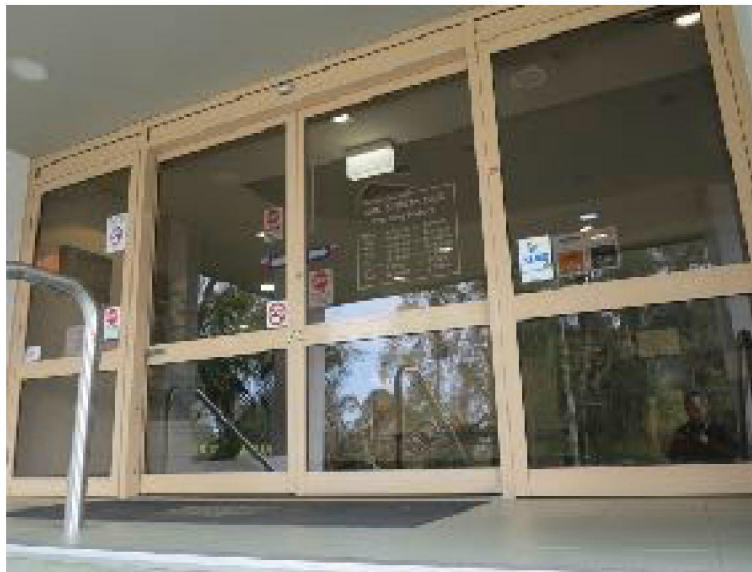
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flights of stairs, having 5 risers and 10 risers respectively. There is no ramp at the front entry. The existing entry stairs are shown in Photograph 1 above.

The proposal to provide a new lift at the principal pedestrian entry is a major improvement in access for people with disabilities.

- ❑ The present entry stairs have goings of 300 mm, with risers of 175 mm, with handrails at both sides and also at the centre.
- ❑ At the top of the stairs are automatic opening entry doors with a clear opening width of 2100 mm. These doors are shown in Photograph 2 below.



Photograph 2: Present automatic-opening doors at main entry to Emu Sports Club

### COMMENT

The existing automatic-opening doors at the Principal Pedestrian Entry comply with the requirements of the BCA and the Access Code.

- ❑ From the Principal Pedestrian Entry, access for people with disabilities will be available via a continuous accessible path of travel to the Reception Area, General Lounge, Bar Lounge, Alfresco Dining, Internal and External Gaming Areas, Social Terrace and Amenities areas.

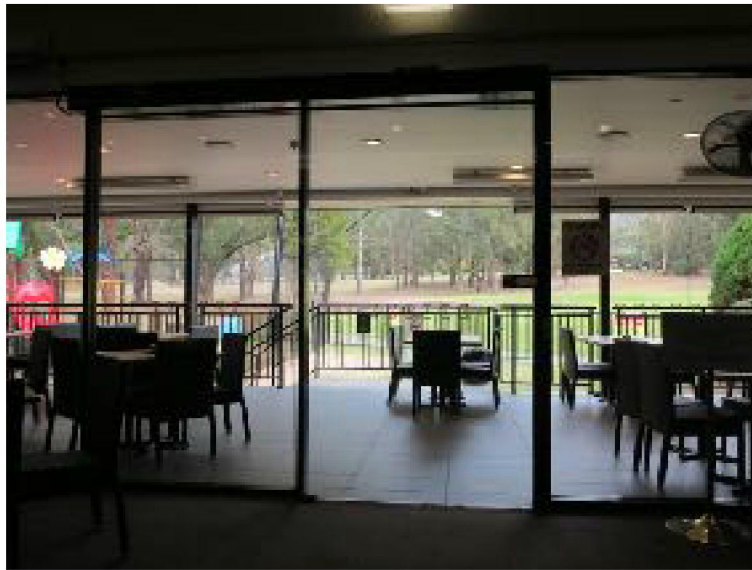
**RECOMMENDATION 2: The following new doors shall be minimum 920mm wide door leaves (to result in clear opening width of minimum 850mm):**

- **Door between Internal and External Gaming Areas;**
- **Door between Bar Lounge and Social Terrace;**
- **Door to proposed Accessible Toilet.**

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- ❑ Existing doors between the General Lounge and the Alfresco Dining Area are glazed, of 1200 mm clear opening width, operated by push button control. There is no step at this doorway, as shown in Photograph 3 below.



Photograph 3: Present glazed doors between General Lounge and Alfresco Dining Emu Sports Club

**RECOMMENDATION 3: Across the full width of the glazed entry door and adjacent sidelights, provide a solid and non-transparent contrasting line of minimum 75 mm depth. The solid contrasting line shall provide a minimum 30% luminance contrast to the background. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.**

- ❑ It is proposed to refurbish the existing amenities, all as shown on the drawings. This will include provision of a new Accessible Toilet.

**RECOMMENDATION 4: The proposed Accessible Toilet shall include a WC pan, backrest, basin, taps, shelf and other fixtures that comply with AS 1428.1. Grabrails, soap dispenser, towel dispenser and the like within the Accessible Toilet shall comply with AS 1428.1.**

- ❑ It is proposed to provide an Ambulant Toilet within each of the Male and Female Amenity Areas, as shown on the Proposed First Floor Plan.

**RECOMMENDATION 5: The finished clear width of the proposed Ambulant Toilets shall be 900-920 mm between finished wall surfaces. Fit these toilets out so as to be suitable for people with ambulant disabilities, including grabrails to both sides, all to comply with AS 1428.1 Clause 16.**

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**RECOMMENDATION 6: Clear and legible Braille and tactile signage, incorporating the international symbol of access in accordance with AS 1428.1, shall be provided to the each sanitary facility. These signs shall be fixed at not less than 1200mm and not higher than 1600mm from the floor, and shall comply with AS 1428.1 Clause 8, and with BCA Specification D 3.6.**

**RECOMMENDATION 7: All new door handles and hardware shall be detailed in accordance with the requirements of AS 1428.1 Clause 13.5.**

**RECOMMENDATION 8: Any new electrical switches shall be mounted at 900-1100mm above the finished floor surface.**

**RECOMMENDATION 9: Any new carpet installed in the new works shall have a pile height or pile thickness not exceeding 11 mm and the carpet backing thickness shall not exceed 4 mm.**

**RECOMMENDATION 10: All further detailing shall be in accordance with the requirements of the BCA Part D3 'Access for People with Disabilities' and AS 1428.1.**

## 7. CONCLUSION

The changes as described in the plans for proposed alterations and additions, and also as contained within the above recommendations, will result in a significant overall improvement in access for people with disabilities, compared to the current access provisions for people with disabilities. In particular, the ability for people with disabilities to enter through the principal pedestrian entry will remove the discriminatory entry arrangements that presently exist.

Upon implementation of all of the above recommendations, the proposed new work and accessways will comply with the relevant requirements of the Disability (Access to Premises – Buildings) Standards, the Building Code of Australia 2016 Volume One, (Parts D3, E3.6 and F2.4), AS 1428.1, Penrith Local Environmental Plan 2010 (LEP 2010), and Penrith Development Control Plan 2014.

If any clarification is required at any stage, including through the construction stage, please contact the undersigned.

Yours faithfully  
**BIO-BUILDING DESIGN PTY LTD**

*John Van der Have*

**John Van der Have** M Sc (Bldg)  
Access Consultant  
Accredited Member, Association of Consultants in Access, Australia - ACAA 19

PS: A manually signed version of this Statement follows by post

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