DESIGN CONFIDENCE

FDC Construction

Access Design Assessment Report

St Mary's Rugby League Club
New Hotel Development

Corner of Forrester Road and Boronia Drive
St Mary's

ACCESSIBILITY | BUILDING REGULATIONS | FIRE ENGINEERING | MANAGEMENT SERVICES

Document Set ID: 7195821
Version: 1, Version Date: 08/06/2016

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Project: St Mary's Rugby League Club
Document Type: Access Design Assessment Report
Report Number: P216_081-1 (ACCESS) LD

The following report register documents the development and issue of this and each subsequent report(s) undertaken by Design Confidence (Sydney) Pty Ltd.

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Revision History -

Our Reference	Remarks	Issue Date
P216_081-1 (ACCESS) LD	Draft report issued to client for comment	17 April 2016

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1.0 INTRODUCTION

1.1 General

This report has been prepared on behalf of St Mary's Rugby League Club at the request of FDC Construction and relates to the construction of a new Hotel development within the confines of the existing St Marys Rugby League Club at Forrester Road / Boronia Drive, St Marys.

1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the accessibility provisions of the Building Code of Australia 2015 (hereinafter referred to as the BCA), as are principally contained within Part D3, E3.6 & F2.4 of the BCA.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make any assumptions regarding 'design intention' or the like.

1.3 Documentation Provided for Assessment

This assessment is based upon the architectural documentation prepared by WMK Architecture and listed within **Appendix 1**.

1.4 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken –

(i) Work Health & Safety Act and Regulations;

(ii) WorkCover Authority requirements;

(iii) Structural and Services Design Documentation;

(iv) The Disability Discrimination Act (DDA) 1992; and

(v) Any parts of the BCA or any standards other than those directly referenced in this report.

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2.0 DEVELOPMENT DESCRIPTION

2.1 General

In accordance with the BCA, the assessment undertaken relates to the construction of a Class 3 Hotel.

2.2 Building Description

In the context of this report and the BCA, the building use can be described as follows –

Building Classification:	Hotel	Class 3
Number Storeys:	Six (6)	

2.3 BCA Assessment – Interpretation Notes

To provide the reader with additional context, the following information regarding assessment methodology used in this assessment is provided below.

(i) The following rooms / areas have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas –

- Back of House and Loading Area;
- Luggage Room;
- Maids rooms, and
- Service rooms.

(ii) The gym on level 01 has been treated as a Class 3 common facility, as this room is associated with the hotel, therefore the shower is not required to be accessible;

(iii) The Principal entrance to the building is understood to be the sliding door located adjacent to the drop-off point.

(iv) Both stairways are fire-isolated and for emergency egress only, therefore do not require accessible features.

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3.0 ACCESS DESIGN ASSESSMENT SUMMARY

3.1 General

The following table summarises the compliance status of the architectural design in terms of each *applicable* prescriptive provision of the BCA and indicates a capability for compliance with the BCA.

Although, it should be recognised that instances exist where 'Does not Comply' occurs, or 'Design Detail' is required.

Such instances should not necessarily be considered BCA deficiencies; but matters which need to be considered by the design team and any assessment authority at relevant stages of design and/or assessment.

For those instances of either 'Does not Comply' or 'Design Detail', a detailed analysis and commentary is provided within Part 4.0 of this report.

3.2 Part D3 – Access for People with Disabilities

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D3.1	General building access requirements		✓	
D3.2	Access to buildings		✓	
D3.3	Parts of buildings to be accessible		✓	
D3.5	Accessible carparking			✓
D3.6	Signage			✓
D3.7	Hearing augmentation			✓
D3.8	Tactile indicators			✓
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	N/A		
D3.10	Swimming pools	N/A		
D3.11	Ramps			✓
D3.12	Glazing on an accessway			✓

3.3 Part E3 – Lift Installations

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3.6	Passenger lifts			✓

3.4 Part F2 – Sanitary and Other Facilities

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F2.4	Accessible sanitary facilities		✓	

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4.0 BCA DETAILED ASSESSMENT

4.1 General

With reference to the 'Assessment Summary' contained within Part 3.0 of this report, the following detailed analysis and commentary is provided.

This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant 'accessibility provisions' of the BCA.

Access is required to and throughout the building to the extent nominated within the BCA and as identified below.

4.2 Part D3 – Access for People with Disabilities

D3.1 General building access requirements

Access is required to be provided to and within the following areas (excluding those areas identified within Section 2.3 above).

D3.2 Access to buildings

The following discrepancies occur in this regard –

(i) Drawings must illustrate that a level accessway complying with AS1428.1-2009 is provided from: the main points of pedestrian entry at the allotment boundary, the existing club connecting to the hotel, accessible car parking spaces and through the main entrance;

For the above discrepancies, the following resolutions are provided –

(ii) Drawings indicating RL's of the proposed ground floor, the main entrance, proposed accessible parking spaces, and the external pathway between the existing club and proposed hotel are to be provided to this office for review.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

D3.3 Parts of buildings to be accessible

The following discrepancy occurs in this regard –

(i) 1540 x 2070mm is to be provided with 2m of corridor ends on Levels 01-05 (adjacent to fire exit stair) in accordance with AS1428.1-2009;

(ii) The following doors do not have a minimum clear opening width (850mm minimum) and / or appropriate latch side clearance compliant with AS1428.1-2009: Ground Floor Accessible WC, Office and Back of House, First Floor Meeting Room 01, Meeting Room 02, Gym and accessible room 1.24, Second Floor accessible room 2.25, Third Floor accessible room 3.01, Fourth Floor r accessible room 4.25 and Fifth Floor accessible room 5.01.

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D3.3 Parts of buildings to be accessible

For the above discrepancies, the following resolutions are provided –

(i) Confirm 1540 x 2070mm is provided at end of corridors on Levels 01-05 (adjacent to fire exit stair) in accordance with AS1428.1-2009;

(ii) Provide a clear opening width of 850mm minimum and latch/hinge side clearances to all doors, in accordance with AS1428.1-2009.

The following matters are raised, not as deficiencies, but items to be addressed during design progression.

- *Doorways / doors*

  (i) Doors to be located on level landing areas with maximum 1:40 grade fall over a 1450mm depth clearance;

  (ii) Doors to have minimum 1450mm clearances between open doors swings within airlocks/vestibules;

  (iii) Door operational force to be lightweight in design to satisfy the operational requirements of AS1428.1-2009. Where this cannot be achieved, automatic or power-operated doors are required;

  (iv) All doorways shall have a minimum luminance contrast of 30% between –

  - door leaf and door jamb;
  - door leaf and adjacent wall;
  - architrave and wall;
  - door leaf and architrave; or
  - door jamb and adjacent wall.

  The minimum width of the area of luminance contrast shall be 50mm;

  (v) Provide compliant door hardware located at a suitable location in accordance with AS1428.1-2009.

- *Floor or ground surfaces*

  (i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability –

  (ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –0 ±3mm vertical change in level;

  (iii) 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping.

  (iv) Where carpets or any soft flexible materials are used on the ground or floor surface –

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D3.3 Parts of buildings to be accessible

- The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm;
- Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge;
- At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.

(v) Matting recessed within an accessible path of travel –

- Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
- Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

(vi) Grates within an accessible path of travel –

- Circular openings shall be not greater than 13 mm in diameter; or
- Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel; or
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

❑ *Walkways*

(i) a maximum gradient of 1:20, the gradient shall be constant throughout its length;

(ii) walkways with a gradient of 1:33 shall have landings at maximum 25 metre intervals;

(iii) walkways with a gradient of 1:20 shall have landings at maximum 15 metre intervals;

(iv) if no wall of minimum 450mm height, kerb or handrail and kerbrail is provided, the floor or ground surface abutting the sides of a walkway shall have a firm and level surface of a different material to that of the walkway at the same level of the walkway.

❑ Ramps

(i) A maximum gradient of 1:14, the gradient shall be constant throughout its length, with a maximum allowable tolerance of 3% provided no section of the ramp is steeper than 1:14; and

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D3.3 Parts of buildings to be accessible

(ii) Provide top, bottom and mid-landings, suitable for wheelchair turning in accordance with clause 10.8 of AS1428.1-2009; and

(iii) The ramp shall be provided with a handrail on each side complying with clause 12 of AS1428.1-2009; and

(iv) Handrails shall extend a minimum of 300mm horizontally past the transition point at the top and bottom of the ramp; and

(v) Ramps and intermediate landings shall have kerbs or kerb rails on both sides of the ramp, complying with clause 10.3 of AS1428.1-2009 –

(vi) Kerbing to be between 65-75mm height above FFL; or

(vii) At least 150mm height above FFL.

- *Threshold ramps*

Threshold ramps at doorways shall –

(i) Have a maximum rise of 35mm;

(ii) Have a maximum length of 280mm;

(iii) A maximum gradient of 1:8; and

(iv) Be located within 20mm of the door leaf.

- *Step ramps*

Step ramps shall –

(i) Have a maximum rise of 190mm;

(ii) Have a maximum length of 1900mm;

(iii) A maximum gradient of 1:10; and

(iv) Have a suitable barrier of 450mm height or a kerb/kerb rail where there is an open balustrade.

- *Kerb ramps*

(i) a maximum rise of 190 mm;

(ii) a length not greater than 1520 mm; and

(iii) a gradient not steeper than 1 in 8, located within or attached to a kerb.

- *Stairway/s*

(i) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75mm deep across the full width of the path of travel with 30% luminance contrast to the

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D3.3 Parts of buildings to be accessible

background.

(ii) Stairway/s, except a fire-isolated stairway, must comply with clause 11 and 12 of AS1428.1-2009;

(iii) A fire-isolated stairway must comply with clauses 11.1(f) and (g) and clause 12 of AS1428.1-2009. This may require an offset tread (see **Figure 01** below) –

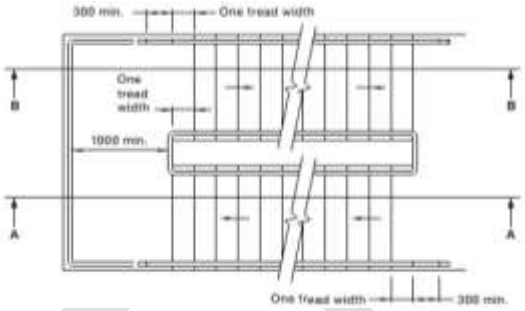

Figure 01 – Offset tread within fire stairs

- *Controls, Switches and GPOs*

(i) Intercoms and door release devices to be located between 900-1250mm from FFL and no less than 500mm from an internal corner, compliant with AS1428.1-2009;

(ii) Power-operated doors to have raised buttons of 25mm in diameter. Controls to be located between 1-2m of door in its open position and 900-1250mm from FFL, no less than 500mm from an internal corner in accordance with AS1428.1;

(iii) All light switches located within an accessible sanitary compartments shall be located at least 500mm from internal corners. The centreline of all light switches shall be horizontally with the centreline of all door handles;

(iv) All general purpose outlets shall be located not less than 600mm and not more than 1100mm above the FFL and at least 500mm from internal corners;

(v) Rocker action and toggle light switches in accessible sanitary compartments and in accessible sole occupancy units shall have a minimum dimension of 30mm x 30 mm;

(vi) All push pad switches shall have a minimum diameter of 25mm.

Design detail shall be provided for paths of travel, stairs, ramps and walkways within future design progression for assessment.

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D3.5 Accessible carparking

Six (6) Accessible carparking spaces are provided in accordance with Table D3.5 of the BCA 2015.

The following matters are raised, not as deficiencies, but items to be addressed during design progression.

(i) Accessible car bays (angle) to have 2400mm min. width x 5400mm min. length adjacent to shared zone with 2400mm min. width x 5400mm min. length with bollard installed at start of shared zone in accordance with AS2890.6, fig 2.2, 2.3;

(ii) Accessible car bays and associated shared zones to have a minimum vertical clearance no less than 2500mm. The vertical clearance leading to the accessible car bay may not be less than 2200mm.

Carparking design detail is required to be provided for future design progression for assessment.

D3.6 Signage

Clear and legible Braille and tactile signage complying with Specification D3.6 of the BCA and incorporating the international symbol of access or deafness, in accordance with AS1428.1 and located between 1200-1600mm from the floor must identify each –

(i) Accessible sanitary facilities identifying if the facility is left or right handed use, and

(ii) Ambulatory accessible sanitary facilities; and

(iii) Directional signage at sanitary facilities to indicate the location of nearest accessible sanitary facility where not evident; and

(iv) Directional signage to indicate location of nearest accessible pedestrian entrance; and

(v) Every 'exit' door in the building required to be provided with an exit sign indicating the level number; and

(vi) Areas with a hearing augmentation system.

Signage detail and location is required during design progression to enable a thorough compliance assessment by this office.

D3.7 Hearing augmentation

The following matters are raised, not as deficiencies, but items to be addressed during design progression.

If any room is provided with an inbuilt amplification system then it is to be provided with a hearing augmentation system complying with one of the following:-

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D3.7 Hearing augmentation

(i) An induction loop provided to not less than 80% of the floor area of the room/spaced served by the inbuilt amplification system; or

(ii) A system requiring the use of receivers or the like available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system. The number of receivers provided shall be calculated based on number of persons accommodated within the area.

(iii) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

D3.8 Tactile indicators

The following matters are raised, not as deficiencies, but items to be addressed during design progression.

Tactile ground surface indicators complying with sections 1 & 2 of AS1428.4.1 must be provided to warn people with a vision impairment that they are approaching –

(i) Ramps,

(ii) An overhead obstruction less than 2m above floor level (other than a doorway), and

(iii) An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

D3.9 Wheelchair seating spaces in Class 9b assembly buildings

Wheelchair seating is not required within the subject building.

D3.10 Swimming pools

No swimming pools are provided within the subject building.

D3.11 Ramps

See section D3.3 above.

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D3.12 Glazing on an accessway

The following matters are raised, not as deficiencies, but items to be addressed during design progression:

(i) Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

(ii) The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.

(iii) Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

(iv) Detail shall be provided within future design progression for compliance assessment and comment by this office.

4.3 Part E3 – Lift Installations

E3.6 Passenger lifts

The following matters are raised, not as deficiencies, but items to be addressed during design progression.

Every passenger lift provided must comply with the following –

(i) Passenger lifts to be an approved type in accordance with the BCA, Table D3.6a.

(ii) A passenger lift travelling greater than 12m requires minimum internal dimensions of 1400mm x 1600mm; and

(iii) Passenger lifts travelling less than 12m requires minimum internal dimensions of 1100mm x 1400mm; and

(iv) Low-rise platform lifts may not travel more than 1000mm in height variation; and

(v) Low-rise, enclosed lifts travelling more than 4m or low-rise, unenclosed lifts travelling more than 2m may not be used in high traffic, public use areas; and

(vi) Not rely on a constant pressure device for its operation if the lift car is fully enclosed; and

(vii) Low-speed automatic lifts require 1100mm x 1400mm internal dimensions and may not travel more than 12m; and

(viii) Be provided with a handrail complying with Clause 5.3 AS1735.12-1999 (i.e. not more than 500mm from any button or operating device and between 850-950mm above the floor); and

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E3.6 Passenger lifts

(ix) Have minimum clear width of car door openings of 900mm in accordance with Section 2 of AS1735.12-1999; and

(x) Have a passenger protection system in accordance with Clause 4.2 of AS1735.12-1999; and

(xi) Have lift call buttons at landings in accordance with Section 7 of AS1735.12-1999 (i.e. located between 900mm and 1200mm above the floor; and

(xii) Have internal lift car control buttons in accordance with Section 7 of AS1735.12-1999 (i.e. located between 700mm and 1250mm above the floor; and

(xiii) Have lighting to the lift car in accordance with Section 10 of AS1735.12-1999 (i.e. compliant with AS/NZS1680.0-2009); and

(xiv) Have automatic audible information within the lift car to identify level each time the car stops; and

(xv) Have audible and visual indication at each lift landing to indicate the arrival of the lift car; and

(xvi) Have emergency hands-free communication, including a button to alert a call centre of a problem and a light to signal that the call has been received.

Detail should be provided within future design progression for compliance assessment and comment by this office.

4.4 Part F2 – Accessible sanitary and other facilities

F2.4 ❑ *Accessible Sanitary Facilities*

The following discrepancies occur in this regard –

(i) The Ground Floor Foyer WC and First Floor Gym WC do not have WC pan circulation spaces in accordance with AS1428.1-2009.

(ii) WCs provided within accessible bedrooms do not have WC pan or shower and circulation requirements in accordance with AS1428.1-2009.

For the above discrepancies, the following resolutions are provided –

(i) Provide a minimum of 1900 x 2300mm WC pan circulation space within the accessible WC. The basin can encroach into this space a maximum of 100mm, in accordance with AS1428.1-2009.

(ii) Provide a minimum of 1900 x 2300mm WC pan circulation space within the accessible WC and a minimum of 1600 x 2300mm shower circulation, in accordance with AS1428.1-2009.

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The following matters are raised, not as deficiencies, but items to be addressed during design progression –

(i) The front edge of the centre of the backrest is to be positioned to achieve an angle of between 94 – 100 degrees back from the seat hinge. Backrest to be capable of withstanding a force in any direction of 1100N;

(ii) WC seat to be of the full, round type, be securely fixed in position when in use, have seat fixings that create lateral stability for the seat when in use, be load-rated to 150kg and have a minimum luminance contrast of 30% with the background (e.g. pan wall or floor).

(iii) Water taps to have lever handles, sensor plates or other similar controls, where separate taps are provided for hot and cold water the hot is to be located to the left of the hot water in horizontal configurations, or above the cold water tap in vertical configurations. Where hot water is provided, the water shall be delivered though a mixing sprout.

(iv) Hand-operated flushing controls are to be located 600mm min 1000mm max from the floor and within 500mm from the centre-line of the WC pan when located on the back wall, or 600mm min 1000mm max from the floor and 300mm max in both directions from the front of the WC pan when located on the side wall. The flushing control is to be proud of the surface and shall activate the flush before becoming level with the surrounding surface.

(v) Toilet roll dispensers are to be located 700mm max from the floor and 300mm mac from the front of the WC pan. The dispenser should not encroach upon grabrail clearances.

- *Ambulant Sanitary Facilities*

  Where there are more toilets in addition to an accessible unisex sanitary compartment provide a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1-2009.

  On the Ground Floor If WCs are unisex, one is required to be ambulant. If one is for either sex (being one male and the other female) then both are required to be ambulant

Detail should be provided within future design progression for compliance assessment and comment by this office.

Report By	Verified By
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Lucy Donaldson	Luke Sheehy
Access Consultant	**Principal**
For Design Confidence (Sydney) Pty Ltd	For Design Confidence (Sydney) Pty Ltd

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APPENDIX 1

This accessibility assessment was based upon the architectural documentation prepared by WMK Architecture namely –

DRAWING NUMBER	DESCRIPTION	DATE
DA101	Ground Plan	08.04.2016
DA102	Level 01 Plan – Phase 1	08.04.2016
DA101	Level 01 Plan – Phase 2	08.04.2016
DA101	Level 02 Plan	08.04.2016
DA101	Level 02 Plan	08.04.2016
DA101	Level 04 Plan	08.04.2016
DA101	Level 05 Plan	08.04.2016

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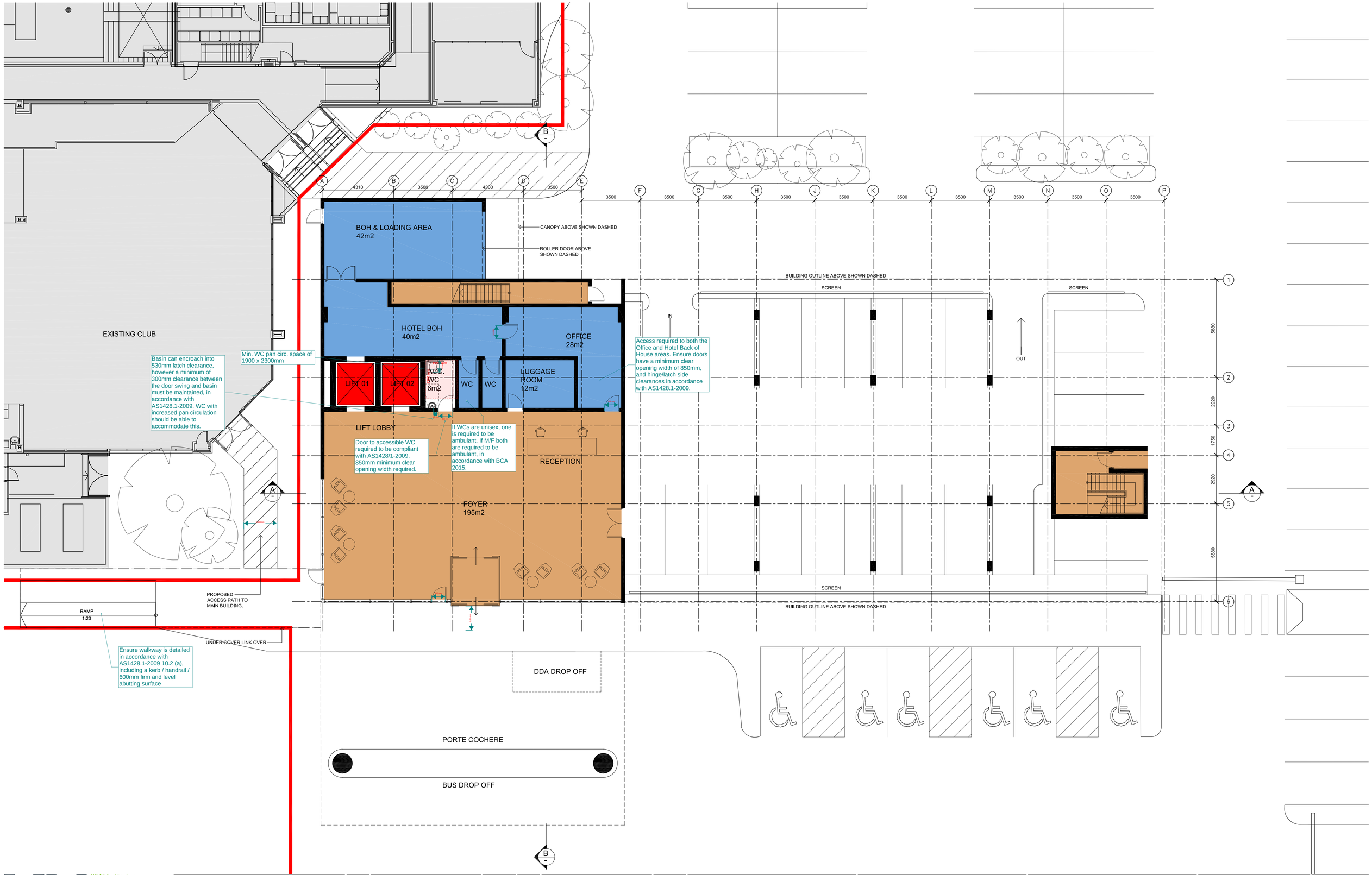

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PRELIMINARY

Issue	Description	Date
P	WORK IN PROGRESS	08.04.16

Issue	Description	Date

Client
St Mary's Rugby League Club
Corner of Forrester Road
and Boronia Drive,
St Mary's

Project
New Entry, Motel and Fitness Club

Title
GROUND PLAN

Drawing No. DA101
Issue P
Scale 1:100
Drawing Size A1
Project Number 15017
Date XXX
Drawn By GS / MD
CAD Reference

Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd ©

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EXISTING CLUB ROOF

CANOPY ROOF BELOW

PORTE COCHERE BELOW

BOH LOADING BELOW

FALL

FALL

General WC note: A bathroom with dimensions of 2500 x 2750mm will readily achieve AS1428.1-2009 compliance, based on the layout in Fig. 50.

Door to have minimum width of 850mm, in accordance with AS1428.1-2009.

Folding seat to be a minimum of 1000mm

Shower circulation to be a minumum 1600 x 2350mm, in accordance with AS1428.1-2009. Circulation space can be overlapped with WC pan circulaiton space. See AS1428.1-2009 Figure 50

WC pan circulation to be a minimum of 1900 x 2300mm, in accordance with AS1428.1-2009.

Basin can only encroach into WC pan circulation by a maximum of 100mm. Operable parts of basin to be a minimum of 225mm from wall, in accordance with AS1428.1-2009.

Doors to common facilities to have a minimum clear opening width of 850mm, in addition to circulatory hinge/latch side clearances in accordance with AS1428.1-2009.

Mirror left / right hand facilities of GF provision, in accordance with BCA F2.4.

WC and door to WC required to be accessible. Minimum WC pan circulation of 1900 x 2300mm required and door clear opening width and hinge/latch side clearances in accordance with AS1428.1-2009.

Door to gym (common facility) required to have a clear opening width of 850mm and circulatory space (530mm latch / 100mm hinge clearance 1450mm depth) in accordance with AS1428.1-2009.

Confirm 1540 width is provided (x 2070mm) at corridor end for a wheelchair user to make a 180 degree turn, in accordance with AS1428.1-2009.

1.25 MAIDS 20m2	1.24 33m2	1.23 28m2	1.22 28m2
1.21 28m2	1.20 28m2	1.19 28m2	1.18 28m2
1.17 28m2	1.16 28m2	1.15 28m2	1.14 28m2
1.13 28m2	1.01 MEETING ROOM 32m2	1.02 MEETING ROOM 32m2	1.03 GYMNASIUM 61m2
1.04 28m2	1.05 28m2	1.06 28m2	1.07 28m2
1.08 28m2	1.09 28m2	1.10 28m2	1.11 28m2
1.12 33m2			

COLOR KEY

- CIRCULATION SPACES
- BEDROOM SPACES
- ACCESSIBLE BEDROOMS
- BOH/ MAIDS

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PRELIMINARY

Issue	Description	Date
P	WORK IN PROGRESS	08.04.16

Issue	Description	Date

Client
St Mary's Rugby League Club
Corner of Forrester Road
and Boronia Drive,
St Mary's

Project
New Entry, Motel and Fitness Club

Title
LEVEL 01 PLAN - PHASE 1

Drawing No. DA102
Issue P
Scale 1:100
Drawing Size A1
Project Number 15017
Date XXX
Drawn By GS / MD
CAD Reference

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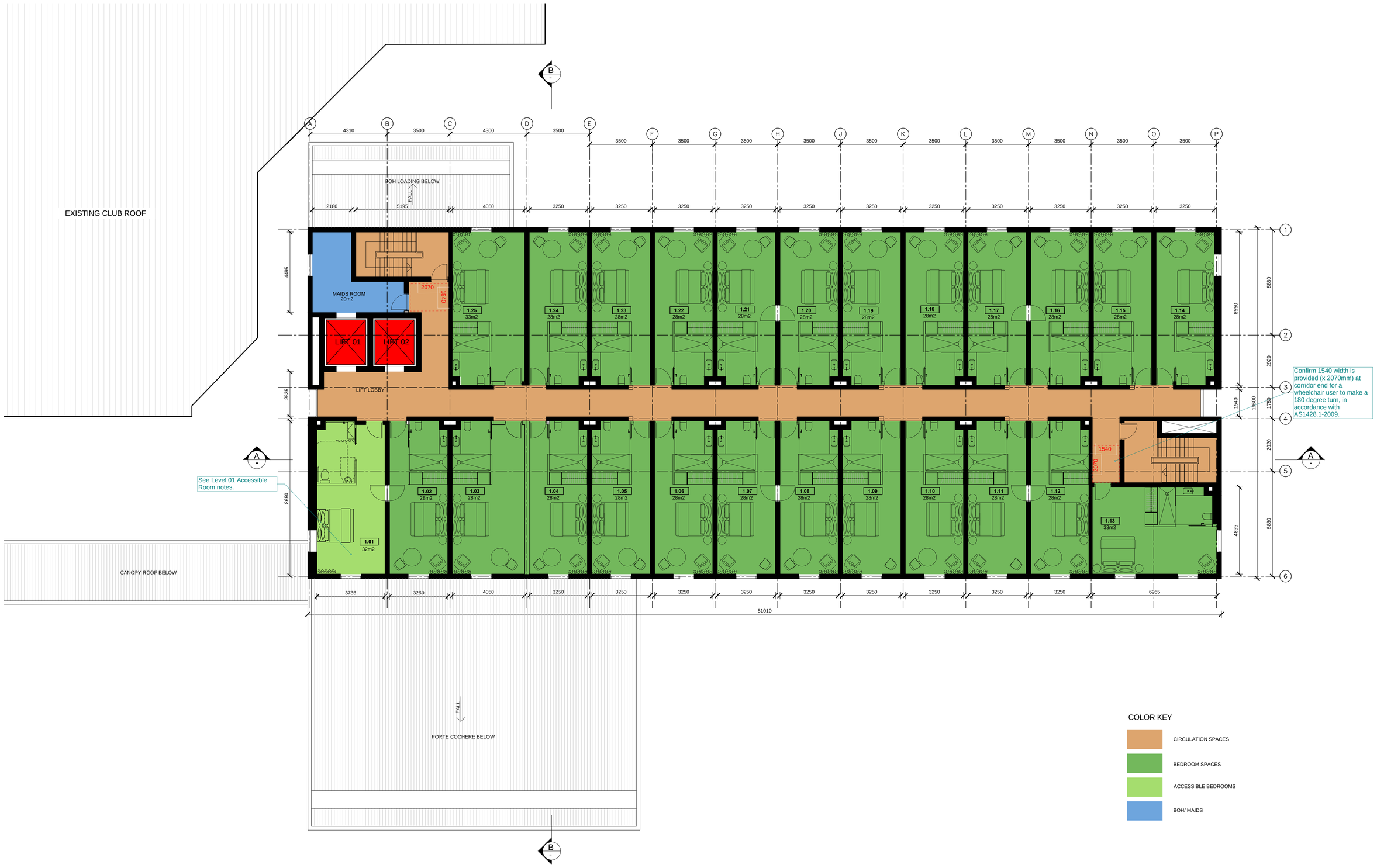
Document Set ID: 7195821
Version: 1, Version Date: 08/06/2016



Confirm 1540 width is provided (x 2070mm) at corridor end for a wheelchair user to make a 180 degree turn, in accordance with AS1428.1-2009.

COLOR KEY

- CIRCULATION SPACES
- BEDROOM SPACES
- ACCESSIBLE BEDROOMS
- BOH/ MAIDS

WMK Architecture
L1 346-348 Kent Street
Sydney NSW 2000
Telephone 02 9299 0401
Facsimile 02 9299 0402
wmkarchitecture.com
ABN 25 082 956 929

PRELIMINARY

Issue	Description	Date
P	WORK IN PROGRESS	08.04.16

Issue	Description	Date

Client
St Mary's Rugby League Club
Corner of Forrester Road
and Boronia Drive,
St Mary's

Project
New Entry, Motel and Fitness Club

Title
LEVEL 01 PLAN - PHASE 2

Drawing No. DA103
Issue P
Scale 1:100
Drawing Size A1
Project Number 15017
Date XXX
Drawn By GS / MD
CAD Reference

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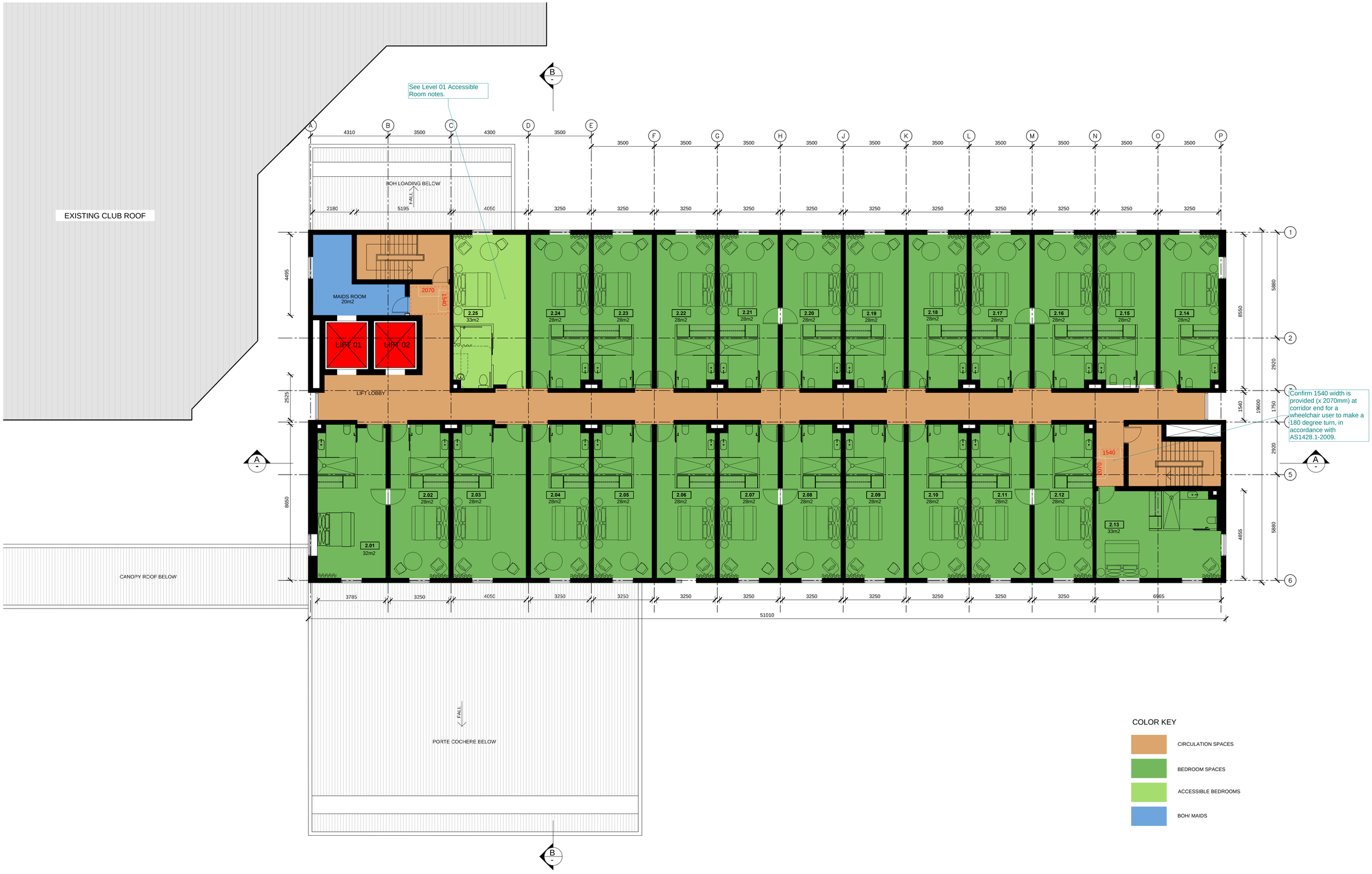
Version: 1, Version Date: 08/06/2016



COLOR KEY

- CIRCULATION SPACES
- BEDROOM SPACES
- ACCESSIBLE BEDROOMS
- BOH/ MAIDS

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PRELIMINARY

Issue	Description	Date
P	WORK IN PROGRESS	08.04.16

Issue	Description	Date

Client
St Mary's Rugby League Club
Corner of Forrester Road
and Boronia Drive,
St Mary's

Project
New Entry, Motel and Fitness Club

Title
LEVEL 02 PLAN

Drawing No. DA104
Issue P
Scale 1:100
Drawing Size A1
Project Number 15017
Date XXX
Drawn By GS / MD
CAD Reference

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Version: 1, Version Date: 08/06/2016

EXISTING CLUB ROOF

CANOPY ROOF BELOW

BOH LOADING BELOW

FALL

MAIDS ROOM
20m2

LIFT 01

LIFT 02

LIFT LOBBY

3.01 32m2

3.02 28m2

3.03 28m2

3.04 28m2

3.05 28m2

3.06 28m2

3.07 28m2

3.08 28m2

3.09 28m2

3.10 28m2

3.11 28m2

3.12 28m2

3.13 33m2

3.14 28m2

3.15 28m2

3.16 28m2

3.17 28m2

3.18 28m2

3.19 28m2

3.20 28m2

3.21 28m2

3.22 28m2

3.23 28m2

3.24 28m2

3.25 33m2

2070

1540

See Level 01 Accessible Room notes.

Confirm 1540 width is provided (x 2070mm) at corridor end for a wheelchair user to make a 180 degree turn, in accordance with AS1428.1-2009.

FALL

PORTE COCHERE BELOW

A B C D E F G H J K L M N O P

1 2 3 4 5 6

4310 3500 4300 3500 3500 3500 3500 3500 3500 3500 3500 3500 3500 3500 3500 3500 3500

2180 5195 4050 3250 3250 3250 3250 3250 3250 3250 3250 3250 3250 3250 3250 3250

3785 3250 4050 3250 3250 3250 3250 3250 3250 3250 3250 3250 3250 3250 6965

51010

4495 2525 8650 8550 1540 19600

5880 2920 1750 2920 5980 4855

COLOR KEY

- CIRCULATION SPACES
- BEDROOM SPACES
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- BOH/ MAIDS

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PRELIMINARY

Issue	Description	Date
P	WORK IN PROGRESS	08.04.16

Issue	Description	Date

Client
St Mary's Rugby League Club
Corner of Forrester Road
and Boronia Drive,
St Mary's

Project
New Entry, Motel and Fitness Club

Title
LEVEL 03

Drawing No. DA105
Issue P
Scale 1:100
Drawing Size A1
Project Number 15017
Date XXX
Drawn By GS / MD
CAD Reference

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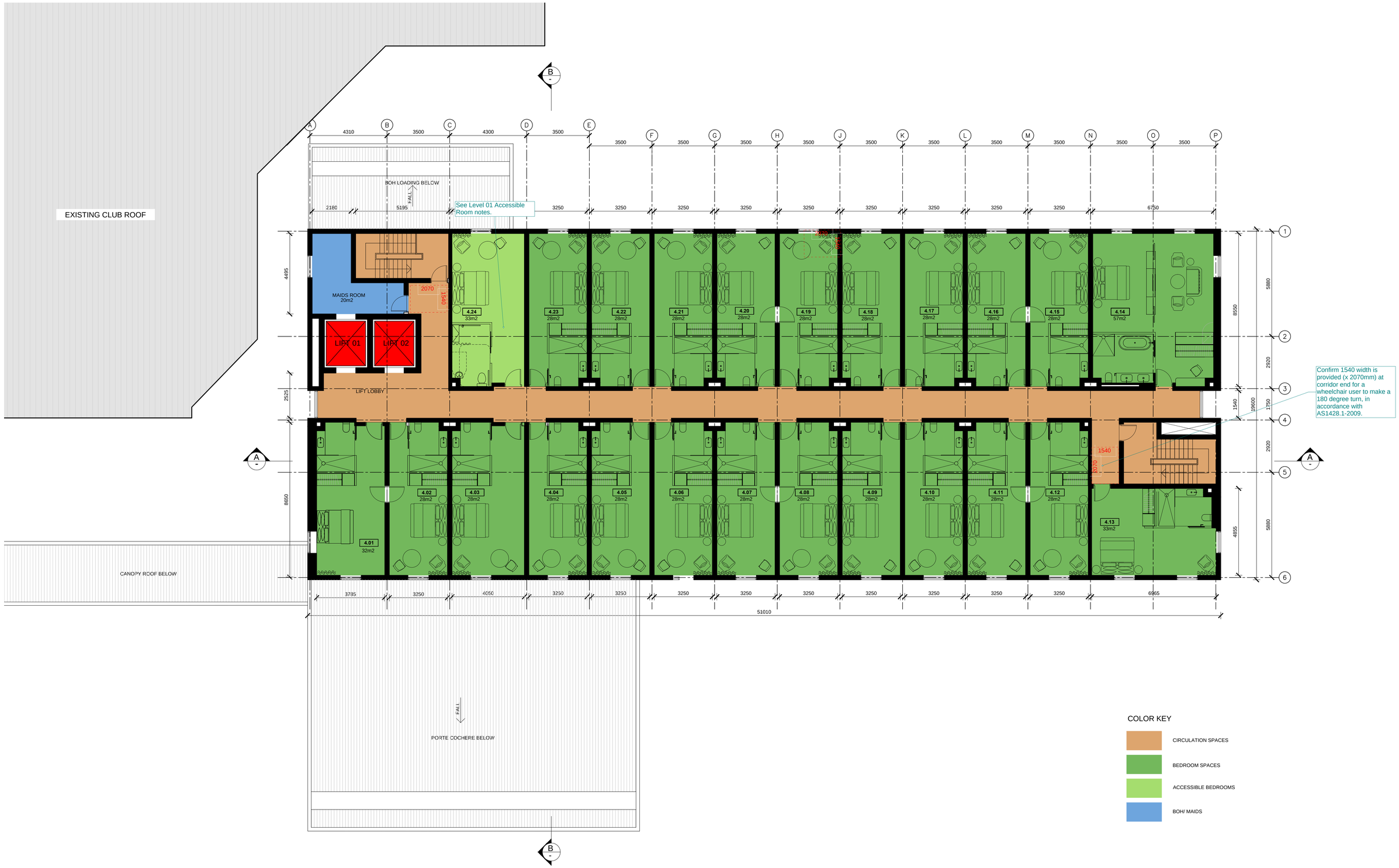

COLOR KEY

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- BEDROOM SPACES
- ACCESSIBLE BEDROOMS
- BOH/ MAIDS

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PRELIMINARY

Issue	Description	Date	Issue	Description	Date
P	WORK IN PROGRESS	08.04.16			

Client
St Mary's Rugby League Club
Corner of Forrester Road
and Boronia Drive,
St Mary's

Project
New Entry, Motel and Fitness Club

Title
LEVEL 04

Drawing No.	Issue
DA106	P
Scale	**Drawing Size**
1:100	A1
Project Number	**Date** / **Drawn By**
15017	XXX / GS / MD

CAD Reference

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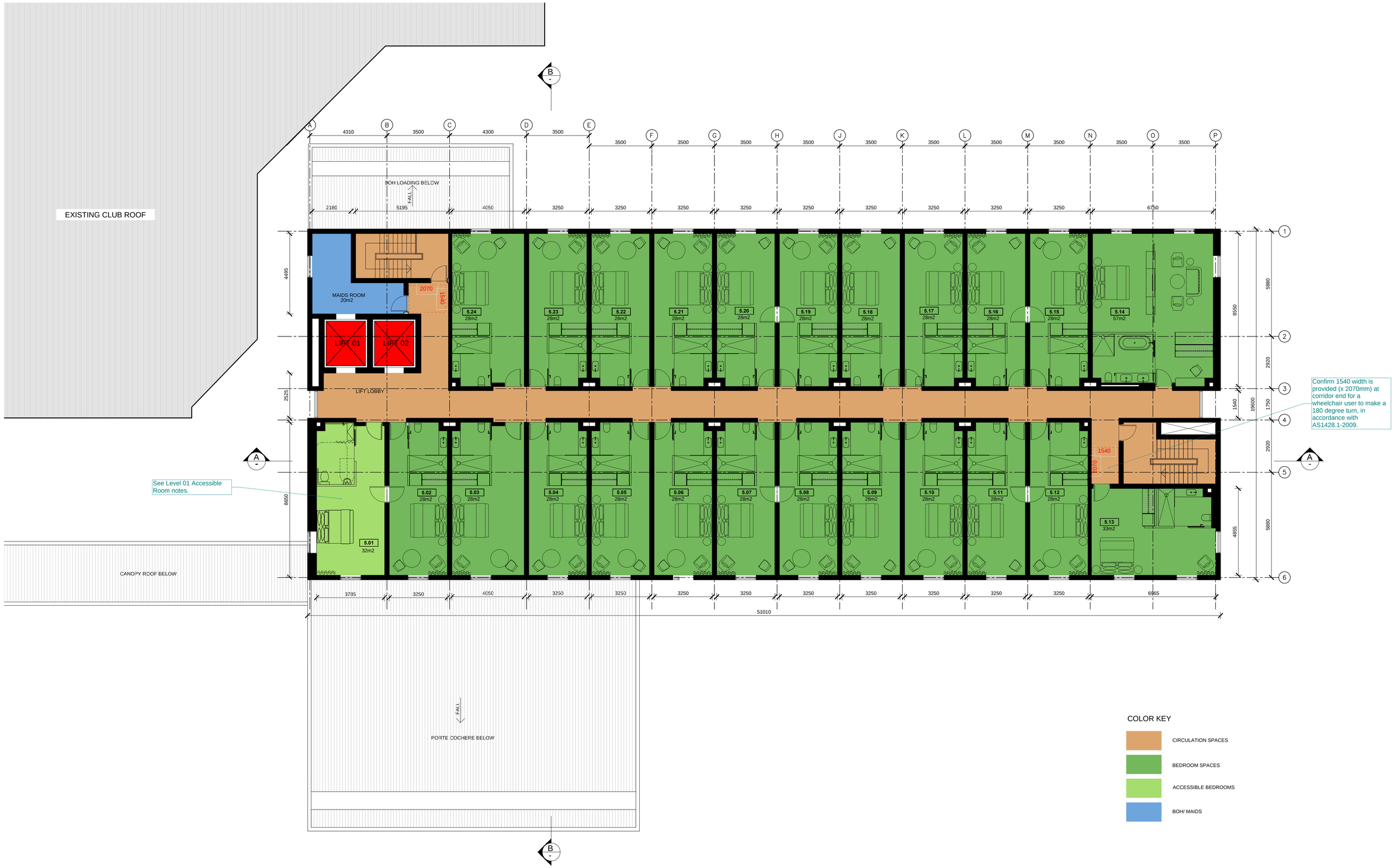

COLOR KEY

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PRELIMINARY

Issue	Description	Date
P	WORK IN PROGRESS	08.04.16

Issue	Description	Date

Client
St Mary's Rugby League Club
Corner of Forrester Road
and Boronia Drive,
St Mary's

Project
New Entry, Motel and Fitness Club

Title
LEVEL 5 PLAN

Drawing No. DA107
Issue P
Scale 1:100
Drawing Size A1
Project Number 15017
Date XXX
Drawn By GS / MD
CAD Reference

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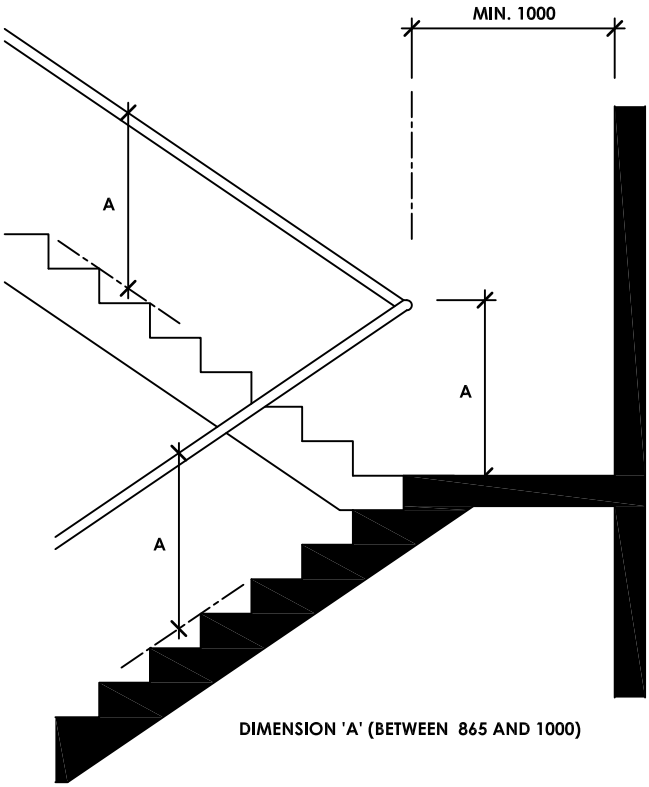
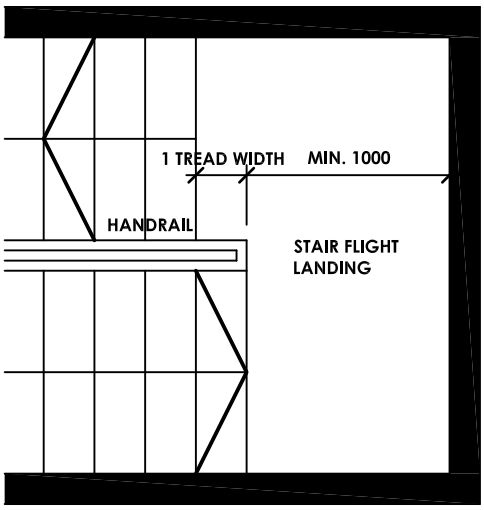


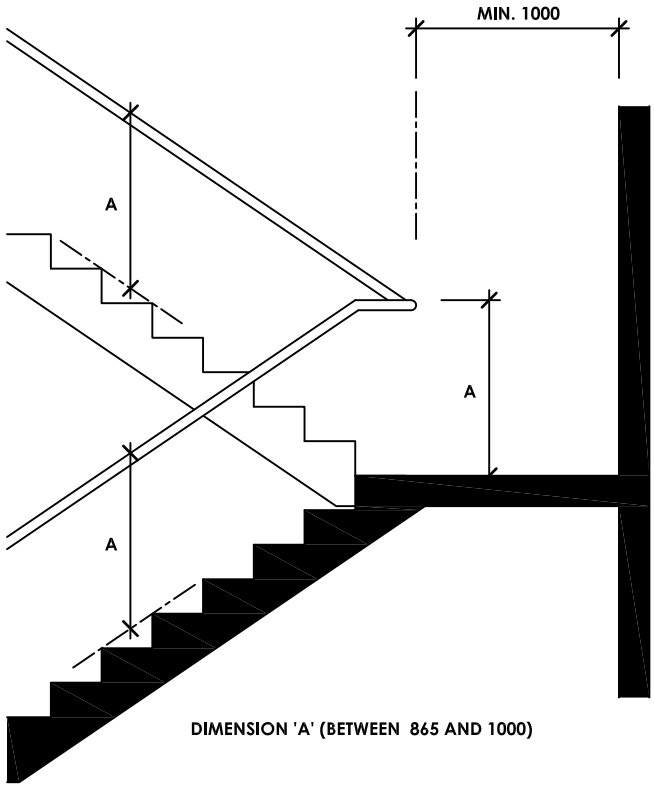
SCHEMATIC ELEVATION



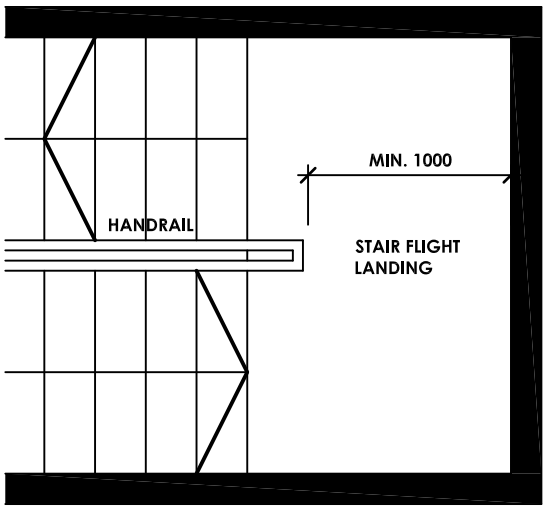
SCHEMATIC PLAN

OPTION 1

STAGGERED FLIGHTS



SCHEMATIC ELEVATION



SCHEMATIC PLAN

OPTION 2

BCA 2014 D2.17(a) (vi) AND AS1428.1-2009 CLAUSE 12

THE TOP OF THE HANDRAIL SHALL BE CONSISTENT THROUGH THE RAMP (OR STAIRS) AND ANY LANDINGS

BCA / FIRE AND ACCESS CONSULTANTS

DESIGN CONFIDENCE
DUBAI & SYDNEY

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Surry Hills NSW 2010

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