

# Performance Solution Report

## Ark Group

25 Old Perth Road, Bassendean WA 6054

OHA

1 December 2020



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## INTRODUCTION

I understand that Kevin Liew, Graduate Architect from Woods Bagot and Karl Russell, Building Certifier of Russell Building Approvals has recommended that you seek advice regarding the redevelopment of the Bassendean Hotel at the above address that does not meet the Premises Standard requirements for a Class 9b Building where access must be provided to and within all areas. Access to a small Upper Lounge is via a stairway only.

The following communication relates to this issue only, no further aspect of this project was reviewed at this time.

## QUALIFICATIONS AND EXPERIENCE

O'Brien Harrop Access is a Western Australian based consultancy that is dedicated in a full-time capacity to the provision of independent Access Consultancy services. Our expertise is in matters pertaining to the functional requirements of people with disabilities as well as equitable and dignified access for people with disabilities. O'Brien Harrop Access provides consultancy services to architects and landscape architects, interior designers, local and state government authorities, building managers, project managers, developers, builders, building surveyors and building certifiers across a broad range of public and private sector projects.

### SILVIA ROSSI

Position	Access Consultant
Qualification	Occupational Therapist BAppSc (OT) Graduate Diploma of Business
Access qualifications	Certificate IV in Access Consulting
Registrations	Occupational Therapy Board of Australia No. OCC0001751608
Memberships	Associate Member Association of Consultants in Access, Australia #510 Occupational Therapy Australia Ltd (WA)

### KEY CAPABILITIES

Access Consultant Silvia Rossi is registered with the Occupational Therapy Board of Australia, is an experienced Occupational Therapist and member of Occupational Therapy Australia Limited (WA). Silvia is an Associate Member of the ACAA.

Silvia has completed a Graduate Diploma of Business and for several years worked in the corporate health sector implementing her knowledge of health and corporate business to deliver in house Injury Management and Occupational Safety and Health services.

Silvia, together with Ann O'Brien (retired), developed and delivered the Independent Living Centre of WA's Access Consultancy Service at its inception in 1994. In 2012 Silvia re-joined Ann and Anita at OHA to continue her work in the field of access consulting. Silvia takes the lead at OHA in undertaking luminance contrast testing.

Silvia has the qualifications and experience to provide an *expert judgement* in determining whether a **Performance Solution** meets the performance requirements of the BCA in so far as they relate to access for people with disabilities.

## COMPLIANT BUILDING SOLUTION

A Building Solution will comply with the BCA if it satisfies the Performance Requirements. Compliance with the Performance Requirements can only be achieved by:

- (a) Evidence to support that the use of a material or product, form of construction or design meets the Performance Requirement of a Deemed-to-Satisfy Provision as described in A2.2.
- (b) Verification Methods such as-
  - (i) the Verification Methods in the NCC; or
  - (ii) such other Verification Methods as the appropriate authority accepts for determining compliance with the Performance Requirements.
- (c) Expert Judgement.
- (d) Comparison with the Deemed-to-Satisfy Provisions.

BCA 2016 A0.5

## PURPOSE AND ASSESSMENT METHODOLOGY

The purpose of this report is to provide an *expert judgement* in determining whether the following *Performance Solution* meets Performance Requirement DP1 of the BCA in so far as it relates to access for people with a disability.

BCA 2016 A0.2(a), A0.3(b) and A0.5(c)

## REFERENCES

In the formation of my judgment, to be addressed below, reference is made to the following:

- Disability (Access to Premises – Buildings) Standard 2010
- National Construction Code Series Volume One. Building Code of Australia 2016 Class 2 to Class 9 Buildings

## PERFORMANCE SOLUTION

### PERFORMANCE REQUIREMENT

Performance Requirement DP1 states:

*Access must be provided, to the degree necessary, to enable*

- (a) people to:*

  - (i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and*
  - (ii) approach the building from any accessible associated building; and*
  - (iii) access work and public spaces, accommodation and facilities for personal hygiene; and*

- (b) identification of accessways at appropriate locations which are easy to find.*

### Deemed-to-Satisfy Provisions

The Deemed-to-Satisfy Provision D3.1 of the Building Code of Australia that is the subject of the Performance Solution is as follows:

Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by Clause D3.4. Table D3.1 requires for a Class 9b (Assembly Building) building that access is provided *“To and within all areas normally used by the occupants”*.

### Compliance with the Deemed-to Satisfy provisions

Compliance with the Deemed-to-Satisfy provisions of the BCA would require that access is provided to all areas of the hotel, required to be accessible. This would necessitate that access is provided to the Upper Lounge by either a lift or a ramp, however access is only provided via a stairway.

## PROPOSED PERFORMANCE SOLUTION

### CORRESPONDENCE AND CONSULTATION

Since engagement on this project I have provided information and advice to Kevin Liew, Graduate from Woods Bagot, and the following information was provided for my reference:

- Sheet number 2200A – General Arrangement Plan Ground Floor

### Project background

Upgrade works proposed to the existing split level Bassendean Hotel are documented on the provided drawing to incorporate a range of patron dining and bar areas.

Two enclosed /semi-private lounge areas are documented that provide similar amenity, the Snug Lounge is located on the ground level and the Upper Lounge is located on the upper level accessible by stairs only.

## Proposal

Retain the Upper Lounge as documented on the provided drawing with stair only access.

### Factors taken into consideration in the formation of this proposal

- Given the inherent variation in levels at the existing Bassendean Hotel, upgrading this aged building to eliminate the levels would require extensive structural works.
- The space necessary to incorporate a ramp, given the level change of around 800mm, would be extensive, with no functional space to do so.
- There is no available space to install a low-rise platform lift adjacent the existing stairway, nor the available stairway width to install a stairway platform lift (see orange highlight on Figure 1).
- A lift is documented to provide access between most of the hotel premises, i.e. between the Sports Bar and Saloon Bar, significantly enhancing and extending the accessible areas of this hotel inclusive of both internal and alfresco areas (See yellow highlight on Figure 1).

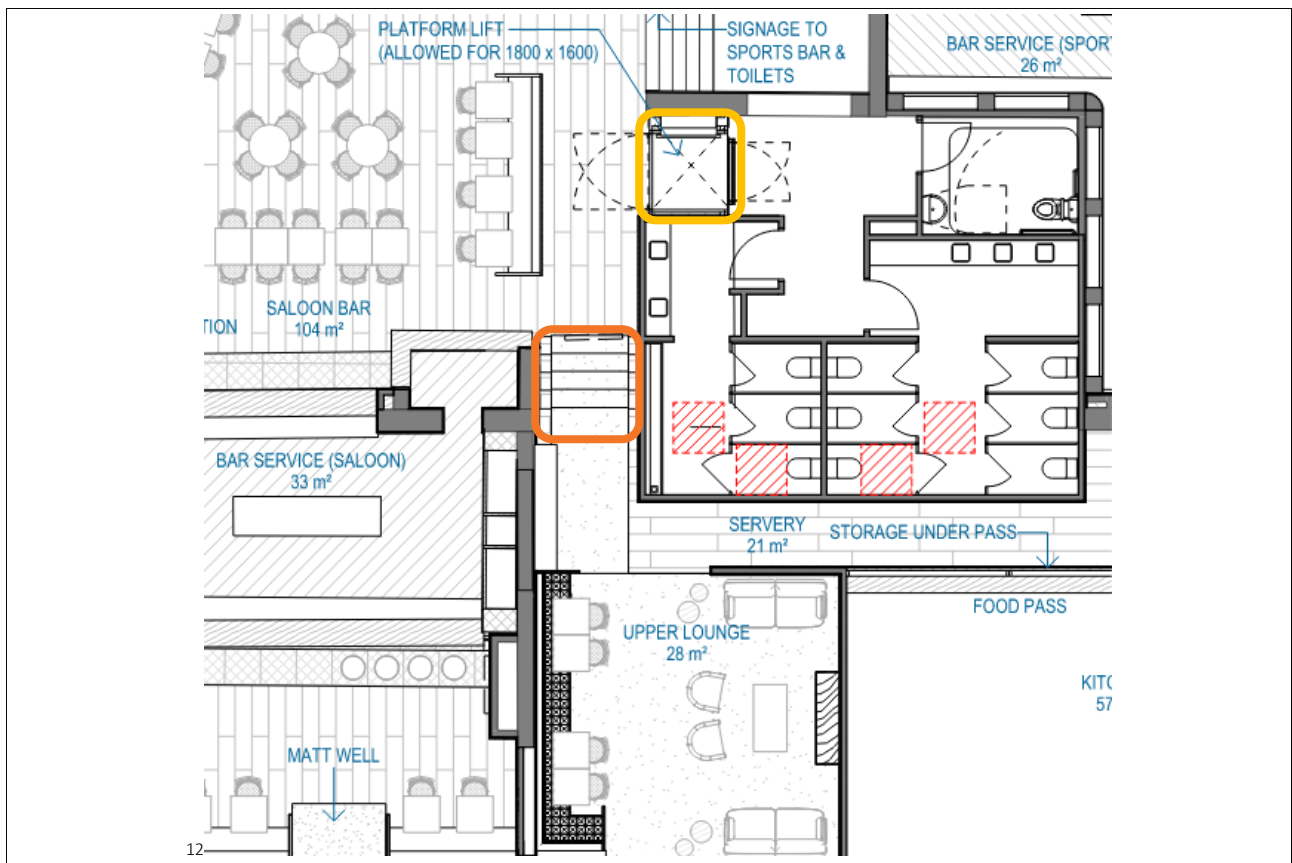


Figure 1: Snapshot from Architectural Plan of the Ground Floor detail with the stairway to the Upper Lounge highlighted in orange

- As two similar lounges have been incorporated in the design that offer the same amenity, it is deemed reasonable that for a person with a disability, to the extent that stairs cannot be negotiated, the Snug Lounge is available on the ground floor. The design team have provided alternative layout options, allowing flexibility of use for the Snug (See Figure 2 and 3).

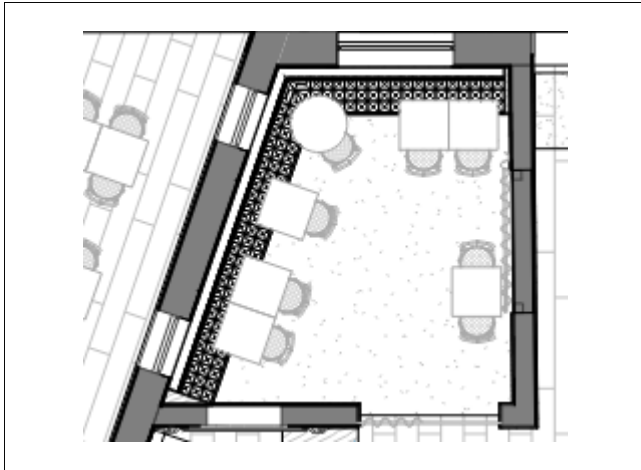


Figure 2: Proposed Snug layout

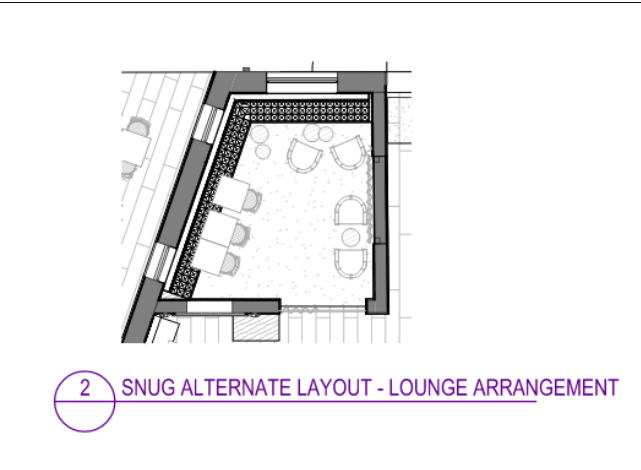


Figure 3: Alternative Snug layout, providing similar amenity to the Upper Lounge

- The stairway in question only services the Upper Lounge, access for people with disability is achieved to all other areas.
- The drawing documents the Snug Lounge with compliant clear open entry gap and sufficient internal circulation space for a person using a wheelchair to manoeuvre within the space.
- Given the availability of similar lounge spaces on the upper and ground levels, the risk of not providing access to the Upper Lounge is considered to be very low.

## CONCLUSION

In conclusion, I consider that the non-provision of access for people unable to negotiate stairs to the Upper Lounge within this aged, and structurally challenging building, is adequately addressed by the inclusion of a similar lounge space on the ground floor and would therefore reasonably meet Performance Requirement DP1 of the BCA 2016 to the degree necessary.

Should you require any further information, I would be pleased to assist,

Yours sincerely



Silvia Rossi for O'Brien Harrop Access  
Occupational Therapist BSc(OT)  
ACAA Associate member No. 510

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