



Morris Goding
Access Consulting

Hot House Studio

Palm Beach Golf Club

Access Review – DA

25 September 2020



REPORT REVISIONS		
Date	Version	Drawing No / Revision
22/09/2020	1	PALM BEACH GOLF CLUB_Disability Access DA_200721 (005)
25/09/2020	2	PALM BEACH GOLF CLUB_DA Issue_200923

This report prepared by:

Lee-May Whong
Senior Access Consultant
Morris Goding Access Consulting

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1. Executive Summary

This Access Review Report is a key component in the design application phase for Palm Beach Golf Club located in Palm Beach. It is reviewed against the relevant Australian Codes and Standards under the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Access Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities. The aim of the review is to ensure that the accessibility provisions comply with the relevant statutory requirements, and consideration of a higher degree of accessibility to meet the intent of the DDA of inclusive, dignified and equitable access.

2. Introduction

Background

Morris Goding Access Consulting has been engaged to provide an accessibility design review of the proposed development.

The proposed works consist of:

- 2 new unisex accessible toilets to Ground and Level 1.
- A new passenger lift.
- 3 new auto sensor sliding doors (2 for the club entry, and 1 at the pro shop).
- Small associated ramps to these doors.

The development falls under the following BCA classifications:

- Class 6 – Retail.
- Class 9b – Golf Club.

The general building access requirements for the above classifications, access is required to and within all areas normally used by the occupants.

The requirements of this review is to:

- Review supplied drawings of the proposed development;
- Provide a report that will analyse the provisions of disability design of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards.

Objectives

This report seeks to ensure compliance with statutory requirements, and in addition, considers enhanced benchmark requirements set by the project. It considers the building user groups and attempts to deliver equality, independence and functional access for people with disability; inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment.

The report seeks to provide compliance with the Disability Discrimination Act. In doing so, it attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues such as the internals of accessible toilets, ambulant toilets, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

Statutory Requirements

The relevant statutory and regulatory requirements are:

- Federal Disability Discrimination Act (DDA).
- Disability (Access to Premises – Buildings) Standards 2010.
- Building Code of Australia (BCA) Part D3, E3, F2.
- AS 1428.1:2009 – General Requirement for Access.
- AS 1735.12:1999 – Lift Facilities for Persons with Disabilities.
- Local Council DCP

Additional advisory standards not currently referenced, and other relevant guidelines considered include:

- Universal Design Principles.
- Premises Standard Guideline V2 2013.
- Guide to the BCA 2019.

3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st of May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The requirements of the DDA Premises Standards (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1:2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilising AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximise access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximised, without adding on specialised 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1 Equitable Use
- Principle 2 Flexibility in Use
- Principle 3 Simple and Intuitive Use
- Principle 4 Perceptible Information
- Principle 5 Tolerance for Error
- Principle 6 Low Physical Effort
- Principle 7 Size and Space for Approach and use.

4. Accessibility

This report to be read in conjunction with the marked plans in Section 6 of the report.

4.1 Premises Standards Affected Part

When new building works (e.g. make goods to commercial tenancy, provision of new toilets etc.) are being undertaken in an existing building that requires a building approval (CC or CDC), the requirements for upgrading access are limited to the area of new works and the affected part.

The affected part is defined as the principal pedestrian entrance and the continuous accessible path of travel from the principal pedestrian entrance to the new building works, which needs to be compliant with AS1428.1-2009.

Depending on the location of the new building works in the existing building, the affected part could include the main entry, entry foyer, lift lobbies, passenger lifts, corridors and doorways. The affected part should be reviewed on a case by case basis. It does not include other items such as sanitary facilities and car parking.

Under Part 4.3 of the Premises Standards, lessees or any other persons (building certifier, building developer and building manager) are not required to upgrade the affected part of the building, if an application for approval of building work is made by one of the lessees for work on the area of the building that they lease. This concession does not apply if the building is leased to only one person.

Assessment:

The affected part of the building is appropriate with new automated entry doors proposed along with threshold ramps incorporated to facilitate access. Affected part to the new building works of the accessible toilets have appropriate circulation width and turning spaces also.

4.2 Entrances

The BCA and the Premises Standards have requirements for building entrances. The key requirements are:

- Doors to have a minimum 850mm clear opening width and compliant door circulation spaces.
- Doors to comply with AS 1428.1 Clause 13 including hardware and luminance contrast.

Assessment:

The two entrances to the golf club and the entrance to the pro shop appear appropriate. All entrances are automated with sliding doors and appropriate circulation spaces.

Ensure any door control buttons are installed at a minimum, 500mm away from an internal corner.

Confirm all details at further design stages.

4.3 Circulation Areas

The BCA and the Premises Standards have requirements for accessible paths of travel. The key requirements are:

- A minimum of 1000mm clear path width be provided along an accessible path.
- A 1500 x 1500mm turning space for a wheelchair to make a 90 degree turn.
- A 1540 x 2070mm turning space for a wheelchair to make a 180 degree turn within 2m of an end of corridor and at maximum 20m intervals along an access path.
- 1800 x 2000 passing spaces be provided at maximum 20m intervals when a direct line of sight is not available.
- Accessible doors to have a minimum of 850mm clear opening width to the active leaf and appropriate door circulation areas.

Assessment:

The circulation spaces along paths of travel appear appropriate.

Confirm all details at further design stages.

4.4 Lifts

The key requirements for lift are:

- A minimum of 1100 x 1400mm lift car size for lifts travelling less than 12m.
- Lift access features be complaint with BCA E3.6 and AS 1735.12.

Assessment:

The proposed lift size appears appropriate.

Ensure details to BCA E3.6 and AS 1735.12 at further design stages.

4.5 Ramps

The key requirements for ramp access are:

- A maximum grade of 1:14 and landings at maximum 9m intervals
- Handrails, handrail extensions and kerb rails on both sides.
- Landing lengths of 1200mm or 1500mm depending on direction of travel.
- Tactile indicators at the top and bottom of ramp.

Threshold ramps

- 35mm maximum rise.
- 280mm maximum length.
- 1:8 maximum gradient.

- *Located within 20mm of the door leaf.*

Step Ramps

- *190mm maximum rise.*
- *1900mm maximum length.*
- *1:10 maximum gradient.*
- *Minimum 450mm high barrier to the side of step ramp; or a kerb or kerb rail if open balustrade is provided.*
- *Landing length of 1200mm, or 1500mm for 90 degree turns.*

Assessment:

Capable of achieving compliance.

Threshold ramps are provided at entrances to facilitate access and appear appropriate.

Confirm all details at further design stages.

4.6 Accessible Toilets

The BCA and the Premises Standards have requirements for sanitary facilities. The key requirements are:

- **Unisex accessible toilets:**
 - *Appropriate 1900 x 2300mm clear circulation spaces.*
 - *An even number of left hand (LH) and right hand (RH) toilet pan transfers is required throughout the building.*
- **Accessible showers:**
 - *Where showers are provided, 1 in 10 showers are required to be accessible.*
 - *Appropriate clear circulation spaces.*

Assessment:

Unisex accessible toilets:

Both size and layouts of the accessible toilets provided on ground and level 1 appear appropriate.

Accessible showers:

The layout of the accessible shower within the ground level toilet facility appear appropriate also.

Confirm all details at further design stages.

4.7 Signage

The BCA and the Premises Standards have signage requirements. The key requirements are:

- Signage be provided to all male, female, accessible and ambulant toilets. It is to include:
 - Braille and tactile.
 - International symbol of access.
 - 'LH' or 'RH' to indicate a left-hand or right-hand transfer onto toilet pan.
 - Appropriate font size.
- At required fire exits.
- Ensure all signage is detectable with raised symbols and 30% luminance contrast to its background, and in turn, contrasts with the background wall surface.
- Signage to be located on the wall, adjacent to latch side of the door, between 1200 - 1600mm AFFL (or for single line of tactile text: located between 1250 - 1350mm AFFL).

Assessment:

Ensure signage details to BCA Part D3.6 and Specification D3.6 and AS 1428.1 Clause 8 requirements for all the toilet signage.

Confirm all details at further design stages.

5. Conclusion

MGAC has reviewed the proposed works. The drawings indicate that access requirements can readily be achieved with the recommendations noted in the marked plans and within this report being addressed during subsequent design stages.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved through the developmental design stages and during the construction phase.

6. Marked Plans

SHEET LIST

DA_1.00	COVER SHEET / SITE PLAN
DA_1.10	GROUND PLAN
DA_1.11	LEVEL 1 PLAN
DA_2.10	ELEVATIONS
DA_4.10	PRO SHOP
DA_6.00	SITE MANAGEMENT PLAN

MATERIALS & FINISHES



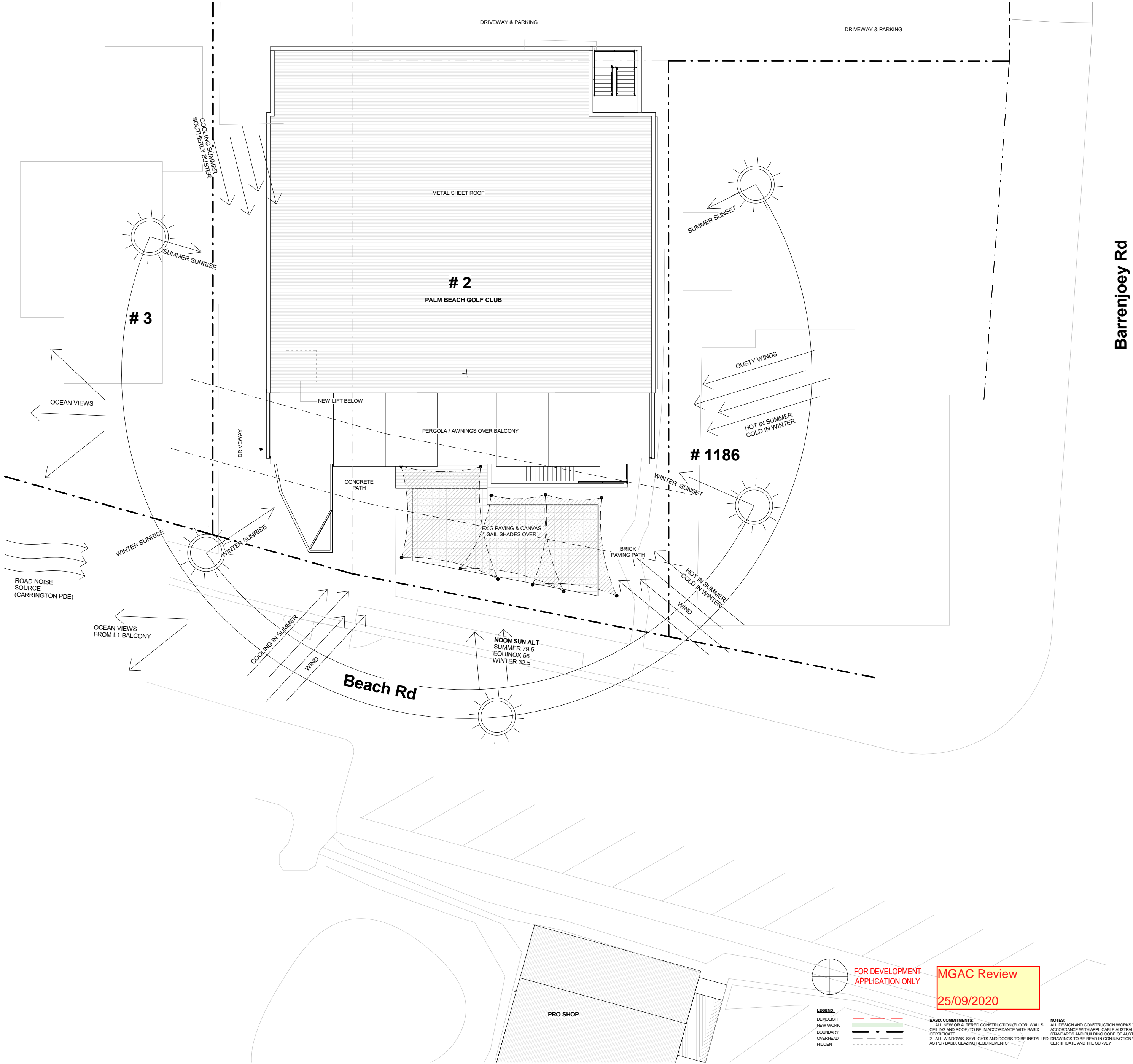
WHITE ALUMINIUM SLIDING DOORS



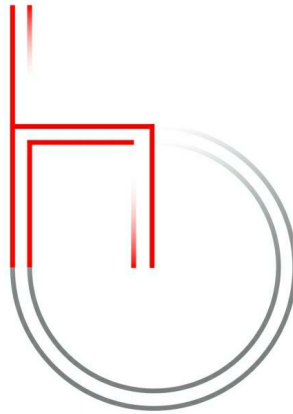
METAL SHEET CUSTOM ORB CLADDING



COLORBOND WOODLAND GREY OR SIMILAR



1 Site
1 : 200



m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hotthousestudio.com
abn: 365 0579 1074
Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

Hot House Studio

NOTES:
Builder is to examine the site and verify conditions and dimensions.
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CONSULTANTS:
Architect:
HOT HOUSE STUDIO
PO Box 26, NEWPORT NSW 2106
0433 775 490
wade@hotthousestudio.com
Surveyor:
TOTAL SURVEYING SOLUTIONS
SUITE 5 / 21 ELIZABETH ST
CAMDEN NSW 2507
Phone: (02) 4655 4035
Email: tss@totalsurveying.com.au

ISSUE	DESCRIPTION	DATE
A	Development Application	21-07-20
B	DA Issue	23-09-20

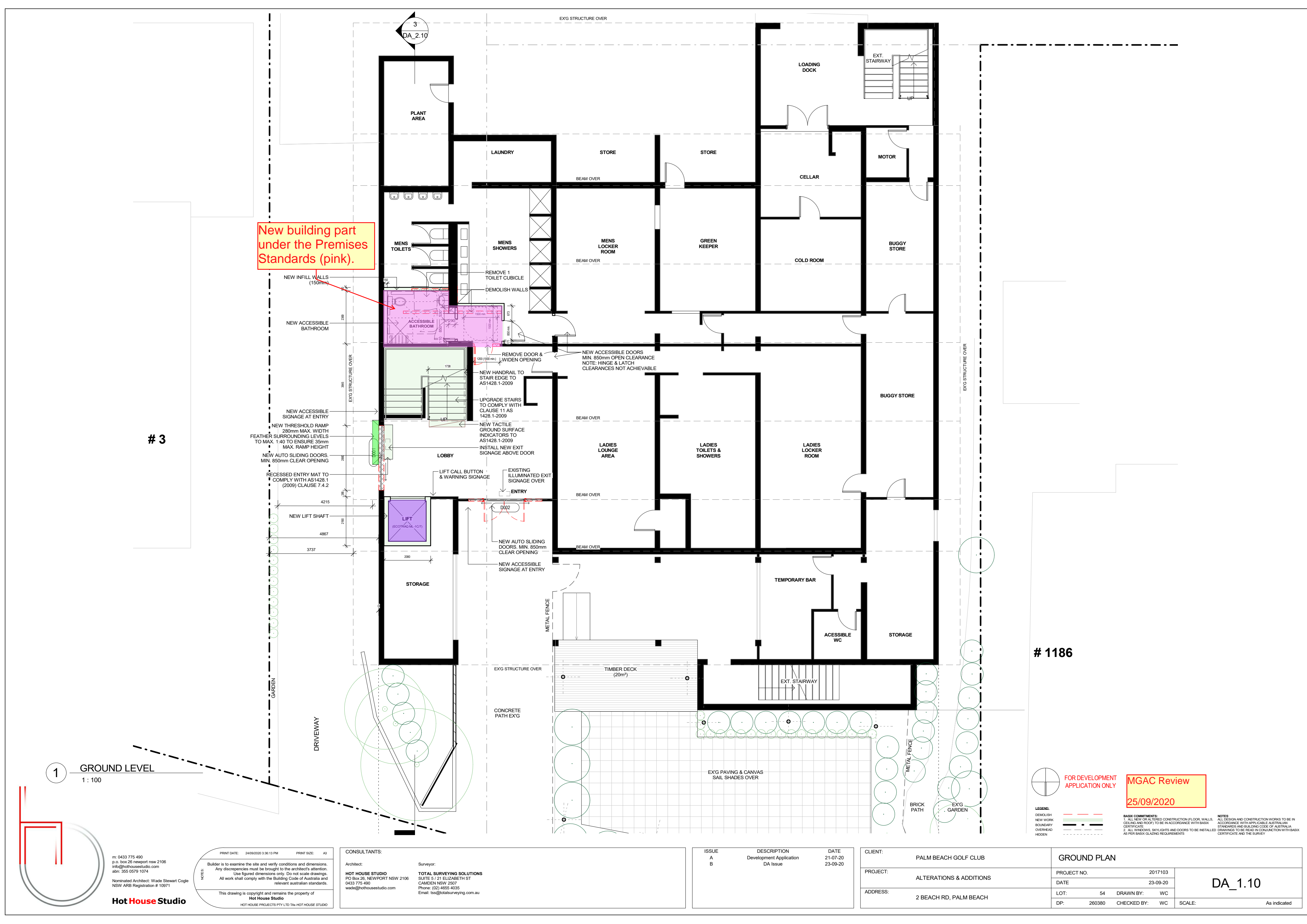
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PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	2 BEACH RD, PALM BEACH

COVER SHEET / SITE PLAN			
PROJECT NO.	2017103	DA_1.00	
DATE	23-09-20		
LOT:	54	DRAWN BY:	MS
DP:	260380	CHECKED BY:	WC
SCALE:	As indicated		

FOR DEVELOPMENT
APPLICATION ONLY

MGAC Review
25/09/2020

BASIX COMMITMENTS:
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2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS.
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3

1186

1 GROUND LEVEL
1 : 100

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25/09/2020

m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hot-housstudio.com
abn: 355 0579 1074
Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971
Hot House Studio

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Architect:
HOT HOUSE STUDIO
PO Box 26, NEWPORT NSW 2106
0433 775 490
wade@hot-housstudio.com
Surveyor:
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CLIENT:	PALM BEACH GOLF CLUB
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	2 BEACH RD, PALM BEACH

GROUND PLAN	
PROJECT NO.	2017103
DATE	23-09-20
LOT:	54
DRAWN BY:	WC
DP:	260380
CHECKED BY:	WC
SCALE:	As indicated

DA_1.10

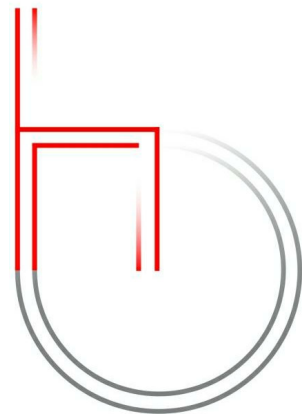
3

New building part
under the Premises
Standards (pink).

1186

1

LEVEL 1
1 : 100



m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hthousestudio.com
abn: 355 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

Hot House Studio

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CONSULTANTS:

Architect:

HOT HOUSE STUDIO
PO Box 26, NEWPORT NSW 2106
0433 775 490
wade@hthousestudio.com

Surveyor:

TOTAL SURVEYING SOLUTIONS
SUITE 5 / 21 ELIZABETH ST
CAMDEN NSW 2507
Phone: (02) 4655 4035
Email: tss@totalsurveying.com.au

ISSUE

A

B

DESCRIPTION

Development Application

DA Issue

DATE

21-07-20

23-09-20

CLIENT:

PALM BEACH GOLF CLUB

PROJECT:

ALTERATIONS & ADDITIONS

ADDRESS:

2 BEACH RD, PALM BEACH

LEVEL 1 PLAN

PROJECT NO.

2017103

DATE

23-09-20

LOT:

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DRAWN BY:

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DP:

260380

CHECKED BY:

WC

SCALE:

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DA_1.11

MGAC Review

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LEGEND:

DEMOLISH

NEW WORK

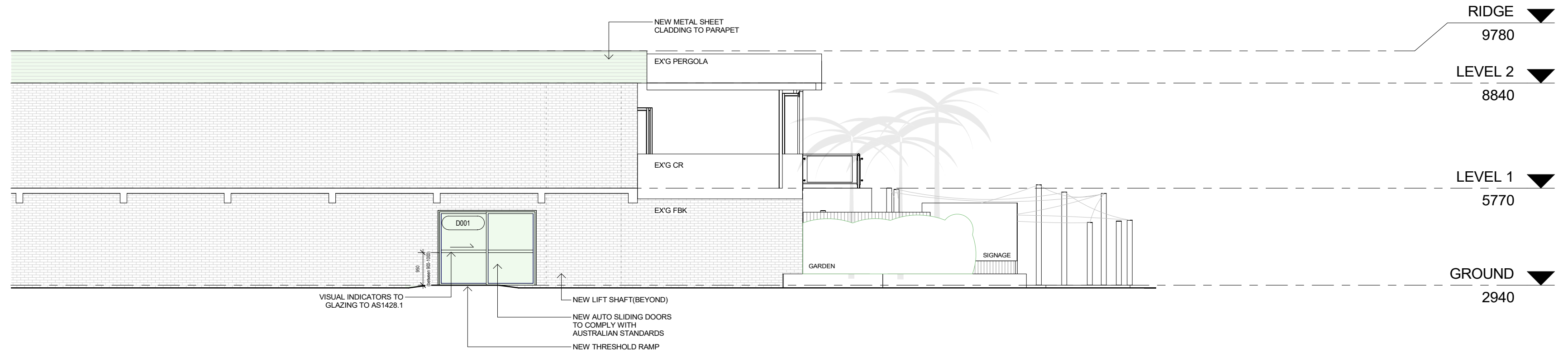
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OVERHEAD

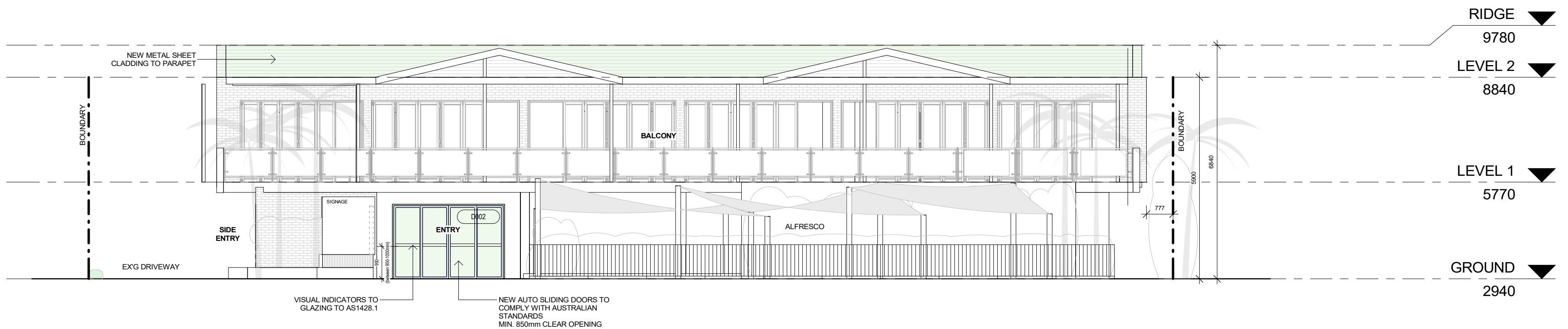
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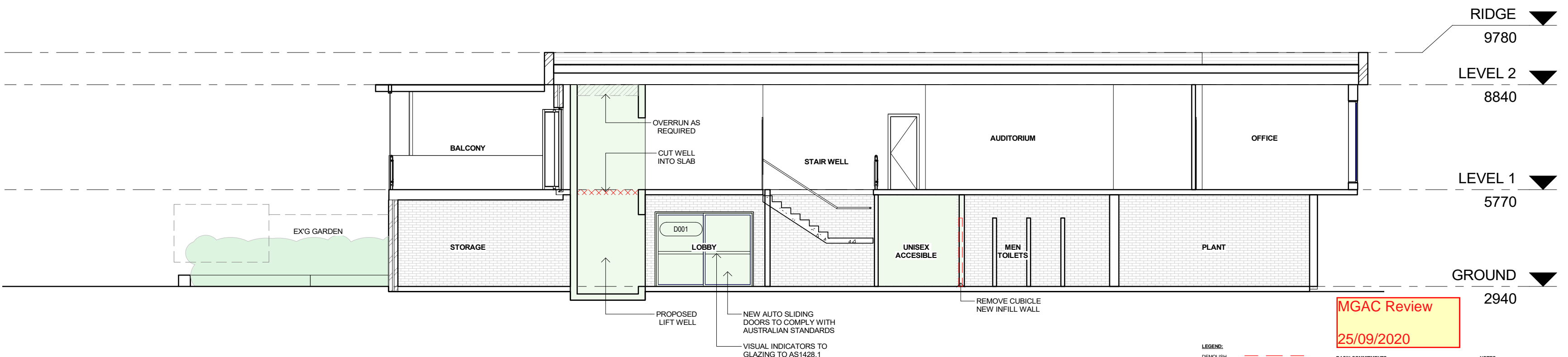
1 EAST ELEVATION
1 : 100



2 NORTH / STREET ELEVATION
1 : 100



3 SECTION - WEST
1 : 100



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LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

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m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hothousestudio.com
abn: 365 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

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CLIENT: PALM BEACH GOLF CLUB

PROJECT: ALTERATIONS & ADDITIONS

ADDRESS: 2 BEACH RD, PALM BEACH

ELEVATIONS

PROJECT NO. 2017103

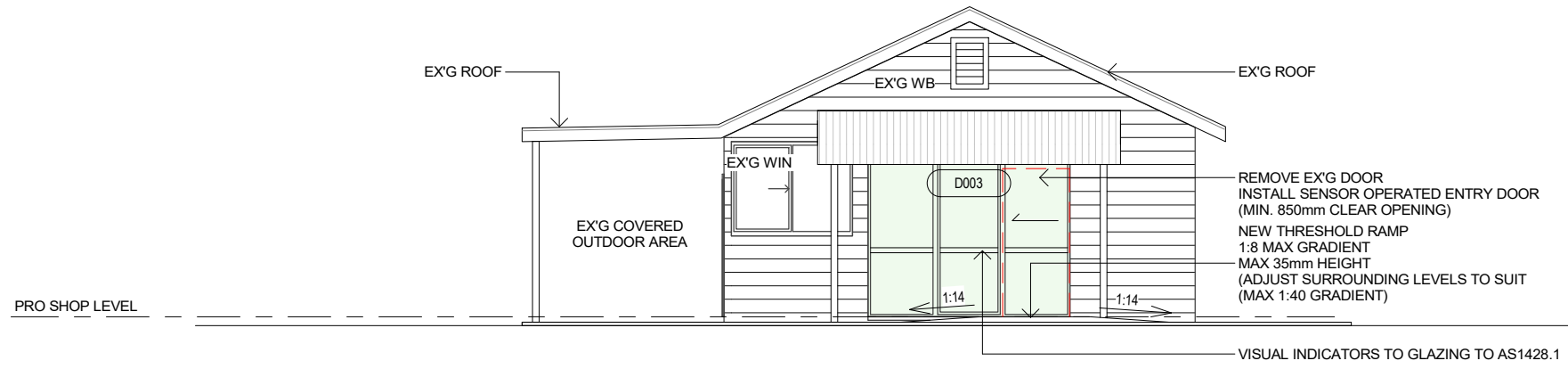
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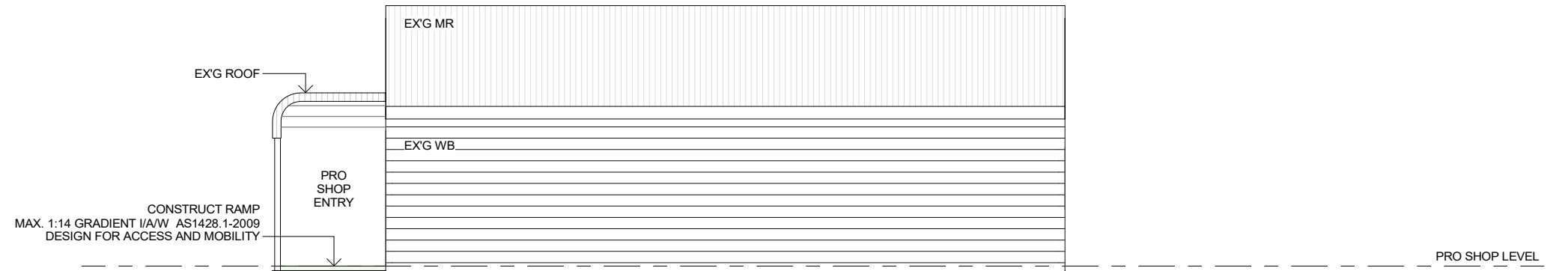
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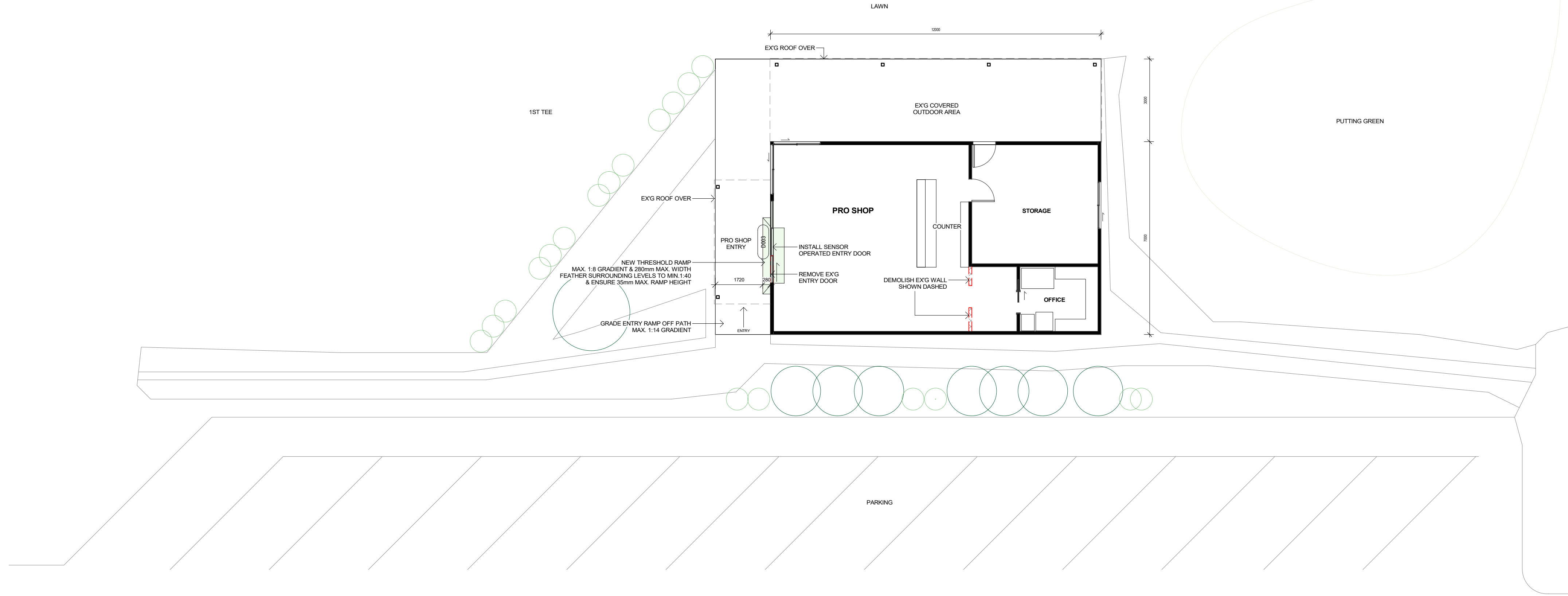
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2 WEST ELEVATION
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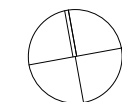


3 SOUTH / STREET ELEVATION
1 : 100



1 PRO SHOP PLAN
1 : 100

Beach Rd

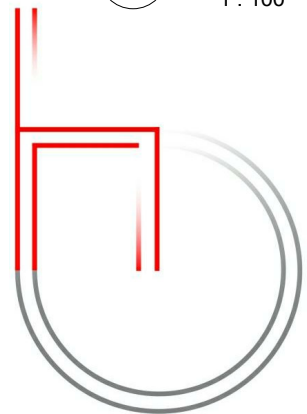


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LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
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MGAC Review
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info@hthousestudio.com
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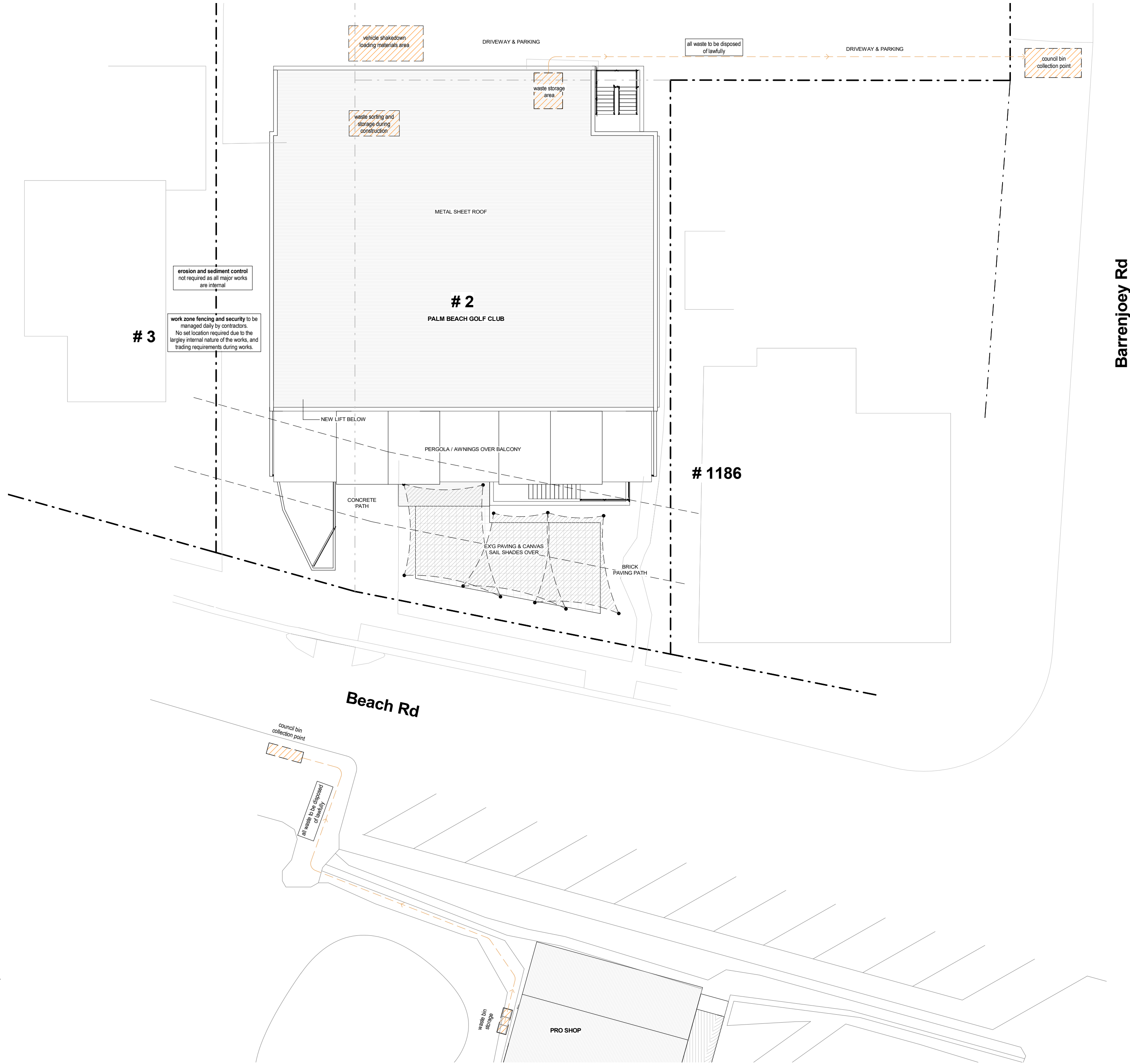
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PROJECT: ALTERATIONS & ADDITIONS
ADDRESS: 2 BEACH RD, PALM BEACH

PRO SHOP

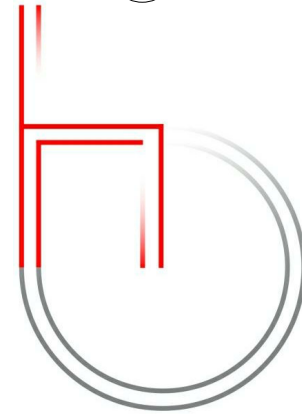
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DATE	23-09-20		
LOT:	54	DRAWN BY:	MS
DP:	260380	CHECKED BY:	WC

DA_4.10

SCALE: As indicated



1 SITE MANAGEMENT PLAN
1 : 200



m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hotthousestudio.com
abn: 365 0579 1074
Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971
Hot House Studio
HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE STUDIO

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CONSULTANTS:
Architect:
HOT HOUSE STUDIO
PO Box 26, NEWPORT NSW 2106
0433 775 490
wade@hotthousestudio.com
Surveyor:
TOTAL SURVEYING SOLUTIONS
SUITE 5 / 21 ELIZABETH ST
CAMDEN NSW 2507
Phone: (02) 4655 4035
Email: tss@totalsurveying.com.au

ISSUE	DESCRIPTION	DATE
A	Development Application	21-07-20
B	DA Issue	23-09-20

CLIENT:	PALM BEACH GOLF CLUB	SITE MANAGEMENT PLAN
PROJECT:	ALTERATIONS & ADDITIONS	PROJECT NO. 2017103
ADDRESS:	2 BEACH RD, PALM BEACH	DATE 23-09-20
DP:	260380	LOT: 54
CHECKED BY:	WC	DRAWN BY: MS
SCALE:	1 : 200	DA_6.00

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