



Accessibility Review Report – DA

Project Title: **Mona Vale Golf Club**
 3 Golf Avenue, Mona Vale

Job Number: **22006**

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Prepared For: **HGW Projects**

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ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Report	Revision	Date	Details
Draft	1.0	16 February 2022	Draft for comment/review
Final	1.1	28 February 2022	For Submission
Final	1.2	31 March 2022	Updated For Submission

ACCESSIBILITY DESIGN REVIEW

PROJECT: Mona Vale Golf Club

ADDRESS: 3 Golf Avenue, Mona Vale

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Mona Vale Golf Club fitout located at 3 Golf Avenue, Mona Vale.

1.1 Project Information & Classification

The proposed development consists of the refurbishment of an existing building known as Mona Vale Golf Club located within the Mona Vale golf course where works are proposed to the Lower Ground Floor of the building, which is located at 3 Golf Ave, Mona Vale.

It is understood the following Building Code of Australia 2019 Am. 1 building classification(s) apply to the subject building / building part (to be confirmed by the BCA Consultant / PCA) –

Level/Building Part	Building Classification	Use
Lower Ground Floor	Class 9b	Golf Club

1.2 Purpose of the Report

HGW Projects engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of the Building Code of Australia 2019 Amendment 1 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010.
- Architectural design documentation prepared by Team 2 Architects, Project No. 1053 as follow –

Dwg#	Title	Date – Issue
A0010	Site Plan	25.02.2022 – 4
A1000	Lower Ground Floor Plan – Proposed	25.02.2022 – 10
A1010	Ground Floor Plan – Proposed	24.03.2022 – 2

- The Building Code of Australia 2019 Amendment 1 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.

- Australian Standards AS2890.6-2009 – Parking Facilities - Part 6: Off-street parking for people with disabilities.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2011 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
 - i. *The building work is carried out for or on behalf of the Crown;*
 - ii. *The building work commences on or after 1 May 2011;*
 - iii. *No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

Furthermore, Part 4 of the The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier;
- The building developer;
- The building manager.

It is understood that the proposed works are being undertaken by the building owner/whole building lessee and as such an ‘affected part’ upgrade is triggered. New works and the subsequent ‘affected part’ are required to comply with the current accessibility provisions of the BCA.

1.5.1 Affected Part

The following plan extracts are provided as an indication of the new works, including the subsequent potential 'affected part', and should be viewed in conjunction with the remainder of the report.

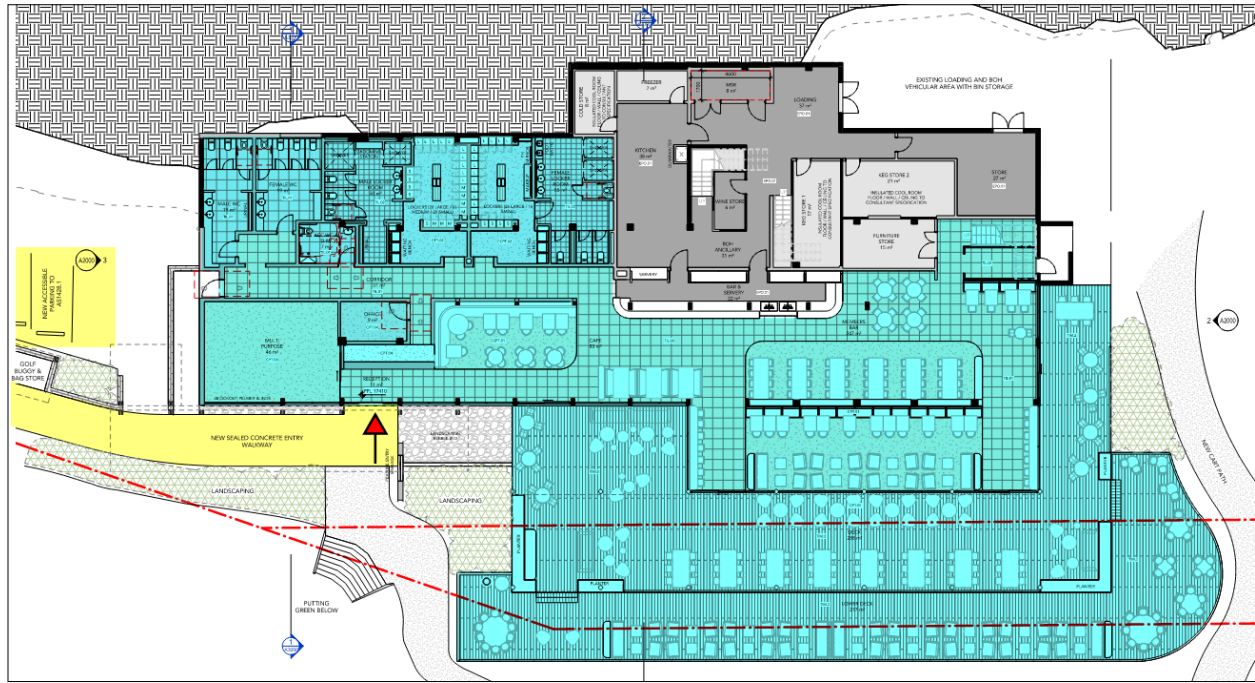


Figure 1 – Lower Ground Level

Red arrow highlights Principal Pedestrian Entry

Blue highlights parts of the lower ground floor subject to new works

Yellow highlights external pathways/ parking proposed with new works

Grey/ white identify parts of the building which are existing and not proposed with new works

RE: Ground Level –

Some minor works are proposed on the Ground Floor for fire safety purposes which includes the creating fire isolated shaft around 2x existing stairways, infill of 2x slab penetrations and replacement of doorways leading out to the balcony. If the works on the Ground Floor are deemed as triggering an “affected part” upgrade, which will require the upgrade of the accessible path of travel via the Ground Floor Entry doorways to the area of new works.

Further it has been communicated by the project team that the Ground Floor and Lower Ground Floor areas 2 separate areas of the building and are provided with their own each individual entrances.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

<u>Capable of Complying (CoC) –</u>	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
<u>Compliance Departure (CD) –</u>	A compliance departure with the DtS provisions of the BCA.
<u>Design Detail (DD) –</u>	A detail commentary/specification is offered within the report.
<u>Performance Solution (PS) –</u>	A Performance Solution Report is being pursued to justify the compliance departures
<u>Not Applicable (N/A) –</u>	Not applicable or not relevant to the project. Commentary provided.
<u>Informational (Info) –</u>	Provided for informational purposes

Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><u>Class 9b –</u></p> <ul style="list-style-type: none"> To and within all areas normally used by the occupants. 	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D3.1 of the BCA.</p> <p>Doorways</p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p>Internal doorways are capable of complying with AS1428.1-2009.</p> <p>It has also been communicated that doorways leading to external deck area and multi-purpose room are proposed to be installed with an automatic opening device.</p> <p><u>Detail Design:</u></p> <ol style="list-style-type: none"> All doorways are required to achieve a 30% luminance contrast between the doorway and surrounding wall surface as per AS1428.1-2009. Door hardware is to achieve compliance with AS1428.1-2009. <p>Accessways</p> <p>An accessway is required to be provided as per AS1428.1-2009.</p>	CoC & DD

Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> from the main points of pedestrian entry at the allotment boundary; and from another accessible building connected by a pedestrian link; and 	<p>The Principal Pedestrian Entry to the building is provided with an automatic double door leaf.</p> <p>An external landing at the entry doorway is to be no steeper than 1:50.</p> <p><u>Detail Design:</u></p>	DD

<ul style="list-style-type: none"> • from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> • through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and • in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>External works are proposed however there is a lack of detail for an assessment in terms of accessibility. This includes the accessible parking space and the external accessway.</p> <p>Further review will be undertake at detail design stage.</p> <p>Note –</p> <p>It has been communicated that the Ground Floor and Lower Ground floor are not used in common with each other, therefore will be assessed as 2x separate tenancies.</p>	
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Cl. D3.3: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
<ul style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>Pedestrian ramp is proposed at the external deck area.</p> <p>The ramp indicates compliance is capable with AS1428.1-2009.</p> <p>Further review will be required at detail design stage.</p>	CoC
<ul style="list-style-type: none"> for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p>Stairways linking the Upper and lower deck areas are required to achieve compliance with AS1428.1-2009.</p> <p>Suitable space has been indicated to allow for handrail, TGSIs and nosing installation as per AS1428.1-2009.</p> <p>Internal stairways linking Ground and First Floor areas where works are proposed will trigger the stairway to be upgraded to achieve compliance with AS1428.1-2009.</p> <p>Further review will be required at detail design stage.</p>	CoC
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	N/A – No works fire-isolated stairways are proposed	N/A
A Cl. 10 & Cl. 11 summary of AS1428.1-2009 is provided below to assist the project team during specification / construction stages.		Info
<p>Accessways must have—</p> <ul style="list-style-type: none"> passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	<p>A 180° turning spaces (1,540mm X 2,070mm) are required within 2m of the end of the accessway.</p> <p>i. <u>Detail Design:</u></p> <p>The following areas have not been provided with wheelchair turning spaces:</p> <ul style="list-style-type: none"> - Reception area; and - Male & female locker areas. <p>A wheelchair turning space is required to be provided within 2m of the end of the accessway.</p>	DD

Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none">• An area where access would be inappropriate because of the particular purpose for which the area is used.• An area that would pose a health or safety risk for people with a disability.• Any path of travel providing access only to an area exempted by (a) or (b).	<p>Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none">• Storage rooms• Comms rooms• Cool rooms• Café/ kitchen/ bar areas	Info

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none">• are to comply with AS2890.6-2009.• need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public• need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.	<p>Confirm extent of works within carpark.</p> <p>Drawings indicate a new accessible parking spaces.</p> <p>Drawings to confirm falls to the accessible parking space & shared zone. Falls cannot exceed 1:40.</p> <p>Drawings indicate the incorrect standard for accessible parking spaces.</p> <p>Further review will be required at detailed design stage.</p>	DD

Cl. D3.6: Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows –</p> <ul style="list-style-type: none">• braille and tactile signage must identify each sanitary facility and space with hearing augmentation;• braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number;• signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained;	DD

<ul style="list-style-type: none"> • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. <p>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	
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Cl. D3.7: Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed –</p> <ul style="list-style-type: none"> • in a room in a Class 9b building; • in an auditorium, conference room, meeting room or room for judicatory purposes; • at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>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.</p>	<p>If an inbuilt amplification systems (other than one used solely for emergency warning) is provided within the building. Suitable hearing augmentation systems are to be provided in these areas and a design and installation certificate are to be obtained from the relevant consultant to Cl. D3.7.</p> <p>Confirm where an in-built amplification is provided (if any).</p> <p>This item may need to be resolved at CC Stage.</p>	DD

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1.:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way 	<p>TGSIs are to be provided to –</p> <ul style="list-style-type: none"> • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways; • any overhead obstruction less than 2m above floor level. • where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	DD

adjacent to any pedestrian entrance to a building.	Detail Design: TGSI's will be required at stairway and ramp landings as required by AS1428.4.1-2009.	
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Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A – Not an assembly building.

Cl. D3.10: Swimming pools

N/A – No swimming pool with a perimeter >40m is proposed.

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	N/A – No ramps exceed a 3.6m height difference and no consecutive ramps proposed.	N/A

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1. Note frosted type decals do not comply with AS1428.1-2009.		DD

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

N/A – No passenger lift is proposed.

BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible: <ul style="list-style-type: none"> • Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a), • Accessible unisex showers must be provided in accordance with Table F2.4(b), • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of 	<u>Accessible sanitary compartments –</u> 2x accessible sanitary compartment is proposed as part of the works. The internal size of the accessible compartments are capable of complying with AS1428.1-2009.	CoC

<p>toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.</p> <ul style="list-style-type: none"> • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible. 	<p>Further review of accessible bathrooms will be required at detailed design stage.</p> <p>Ensure the column does not impact on the WC pan circulation space.</p> <p><u>Ambulant sanitary compartments –</u></p> <p>Ambulant sanitary compartments are proposed for use by males and females in addition to an accessible bathroom.</p> <p>Further review of this item will occur at detail design stage.</p>	
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3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 Amendment 1 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and the pertinent Australian Standards.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Development Application stage of design, the development can readily achieve compliance with the aforementioned BCA provisions.

4.0 REVIEW PROVIDED BY

<p>Prepared by:</p>  <p><u>John Liska</u> Senior Accessibility Consultant B. Construction Management (Hons) Member - Association of Consultants in Access Australia # 462</p>	<p>Reviewed by:</p>  <p><u>Abe Strbik</u> Director Member - Association of Consultants in Access Australia # 405</p>
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