



NETTCORP

WALLACIA GOLF COURSE REDEVELOPMENT

ACCESS REVIEW

Morris-Goding Accessibility Consulting

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the proposed Wallacia Golf Course Redevelopment and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and alternative solution strategies to balance reasonable provisions of access for people with disabilities and the heritage nature of the building.

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas and toilets comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report's recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible amenity and facility, can be readily achieved.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

2. INTRODUCTION

2.1. General

Morris-Goding Accessibility Consulting has been engaged to provide an accessibility design review of the proposed Chapel and Administration Buildings that form the scope of the redevelopment at Wallacia Golf Course.

The requirements of the investigation are to:

- Review supplied DA 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) and AS 1428 series.

2.2. Objectives

The intended use of the building is to cater for invited guests of the chapel and staff of the administration building. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✘ People with sensory impairment (hearing and vision)
- ✘ People with mobility impairments (ambulant and wheelchair)
- ✘ People with dexterity impairments

The Report seeks to provide compliance with the DDA. In doing so, the Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Statutory Requirements

The following standards are to be used to implement the Report:

- AS 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2016
- DDA Access to Premises Standards 2010

3. INFORMATION ACCESSIBILITY REQUIREMENTS

3.1. Disability (Access to Premises – Buildings) Standards 2010

Since the 1st 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 DDA Premises Standards' requirements (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.

Compliance with the DDA Premises Standards can be triggered when an application for a construction certificate (CC) or complying development certificate (CDC) is lodged. For example, the erection of a building, alterations and additions to an existing building and an application for a change in building use where building works are proposed or required to meet fire safety standards.

Cosmetically refurbishing (e.g. repainting, tiling, new fixtures) is often classified as maintenance only and can be undertaken as Exempt Development. As such there is no requirement to upgrade these facilities to comply with AS1428.1-2009 and BCA. However, the interpretation of the PCA and a Council DA consent condition may require an upgrade.

3.2. Disability Discrimination Act 1992

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.

Under the BCA and DDA Premises Standards it is not compulsory to upgrade existing building elements (unless triggered under the affected part, SEPP CDC 500m2 rule or the new building works) when these elements provide insufficient accessible provisions for people with disabilities.

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.

3.3. Affected Part

When new building works (e.g. make goods to commercial tenancy, provision of new toilets) 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. The affected part does not include other items such as sanitary facilities and car parking.

3.4. Affected Part Concession Outline

Under part 4.3 of the DDA Premises Standards, lessees or any other persons (building certifier, building developer and building manager) are not required to upgrade the affected part, 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.

3.5. Lift Concession

Under part 4.4 of the DDA Premises Standards, existing passenger lifts (when triggered under a building approval) require a lift floor that is not less than 1100mm by 1400mm.

3.6. Toilet Concession

Under part 4.5 of the DDA Premises Standards, existing accessible toilet facilities (when triggered under a building approval) must at least comply with the AS1428.1-2001 access requirements. New buildings works over 500m² under a CDC application triggers the requirement of accessible WC's and ambulant cubicle facility in both the male and female toilets on that floor.

In accordance with AS1428.1-2001 the toilet facility need to have a minimum 1600mm width x 2000mm unobstructed circulation area around the toilet pan.

4. CHAPEL BUILDING

4.1. Main Entrance

There is direct access from the Chapel drop off and arrival area to the main entrance of the building. The entry door has circulation areas and clearances in accordance with AS1428.1 and DDA Premises Standards.

There is direct access from the entry door to the reception area. The lobby area has suitable circulation areas to allow passing of wheelchairs in accordance with DDA Premises Standards.

4.2. Paths of Travel

There is a proposed accessible path of travel from ground floor entry lobby to the chapel space. The accessible ground floor area also connects with sanitary facilities and other chapel related areas.

The paths of travel will have areas that will be suitable for a person in a wheelchair to perform 180° turn and also allow 2 wheelchair users to pass each other in accordance with DDA Premises Standards.

There is lift access to lower ground floor, which appears to be for clergy and staff of the Chapel. There is stair linkage adjacent the lift that connects ground floor with lower ground floor.

4.3. Passenger Lift

The passenger lift will be able to achieve internal dimensions that will comply with DDA Premises Standards. As the lift is travelling less than 12 vertical metres, it will need a 1400mm long x 1100mm wide lift car.

There is sufficient landing area on all floors to allow functional access for persons with mobility impairments.

4.4. Stair

The stair will require modification. Whilst it is a fire isolated stair, it will be used as a communications stair and will therefore require the application of AS1428.1.

Recommendation:

- (i) The stair will need to be widened to achieve handrails on both sides of the stair fitting that comply with AS1428.1. TGSI and contrast nosings will be required.

4.5. Sanitary Facilities

There are 2 accessible staff WCs and 2 accessible visitor WCs. The accessible WCs appear to have pan circulation areas of 2300mm x 1900mm with the basin that sits outside this area in accordance with AS1428.1. This is suitable under DDA Premises Standards.

The visitor accessible WCs have a balance of left and right-handed pans. The pans of the staff accessible WCs will need modification to achieve same.

There are ambulant cubicles in the male and female toilets, which is suitable under DDA Premises Standards. The ambulant cubicles appear to have suitable design under AS1428.1. Modification is required at the airlock doors.

Recommendation:

- (i) The corridors leading to the visitor accessible toilets will require at least 1240mm width.
- (ii) Staff accessible WCs will need a balance of left and right-handed pans
- (iii) Visitor ambulant cubicles requires area of 900mm x 900mm clear of swing doors within the airlocks.
- (iv) Accessible toilets and ambulant cubicles are to have fixtures and fitting that comply with AS1428.1.

4.6. Hearing Augmentation

Recommendation:

- (i) The chapel and lower ground conference room require hearing augmentation system on the assumption that it has an amplification system.

4.7. Signage

Recommendation:

- (i) Wayfinding and identification signage is required in accordance with BCA and DDA Premises Standards.

4.8. Car Parking

There are 40 car parks and a nominated 2 accessible car bays, which is an appropriate number under DDA Premises Standards. However, the design of the accessible car bays is not shown on the drawings.

Recommendations:

- (i) The accessible car bays are required to have 2.4 metre width with 2.4 metre width shared zone in accordance with AS2890.6.
- (ii) The accessible car bays are to be located as close to the entry as possible.

5. ADMINISTRATION BUILDING

5.1. Main Entrance

There is direct access from the internal roadway to the main entrance of the building. The entry door has circulation areas and clearances in accordance with AS1428.1 and DDA Premises Standards.

There is direct access from the entry door to the reception area. The lobby area has suitable circulation areas to allow passing of wheelchairs in accordance with DDA Premises Standards.

5.2. Paths of Travel

There is a proposed accessible path of travel from the entry to and within the office area.

There is the ability with correct fit-out to allow suitable for a person in a wheelchair to perform 180° turn and also allow 2 wheelchair users to pass each other in accordance with DDA Premises Standards.

Recommendation:

- (i) The office doors will require 850mm clear width and 530mm latch side clearance.

5.3. Sanitary Facilities

The path of travel to the male and female toilets as well as the accessible toilet is via a connecting door to the outside and around the perimeter of the building.

The accessible WC appears to have pan circulation area of 2300mm x 1900mm with the basin that sits outside this area in accordance with AS1428.1. This is suitable under DDA Premises Standards.

There are ambulant cubicles in the male and female toilets, which is suitable under DDA Premises Standards. The ambulant cubicles appear to have suitable design under AS1428.1.

Recommendation:

- (i) Accessible toilets and ambulant cubicles are to have fixtures and fitting that comply with AS1428.1.

5.4. Signage

Recommendation:

- (i) Wayfinding and identification signage is required in accordance with BCA and DDA Premises Standards.

5.5. Car Parking

There are 10 car parks and a nominated 1 accessible car bay, which is an appropriate number under DDA Premises Standards. However, the design of the accessible car bay is not shown on the drawings.

Recommendations:

- (i) The accessible car bay is required to have 2.4 metre width with 2.4 metre width shared zone in accordance with AS2890.6.

- (ii) The accessible car bay is to be located as close to the entry as possible.

6. CONCLUSION

The Schematic Design Drawings indicate that accessibility requirements, pertaining to site access, common area access, can be readily achieved. It is advised that MGAC work with the project team to ensure appropriate outcomes are achieved in buildings design and external domain design as the design progresses.