



Accessibility Review Report – DA Review

Project Title: Waverly Council Chambers Upgrade
49A Bondi Road, Bondi Junction

Job Number: 20498

Date: 3 March 2022

Prepared For: Waverly Council C/- lahznimmo

Report Version: 20498_ADR_DA_v1.2

ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Report	Revision	Date	Details
Draft	1.0	21/09/2021	Draft for comment/review
Final	1.1	11/10/2021	Final issue
Final	1.2	03/03/2022	Final issue – updated plans

ACCESSIBILITY DESIGN REVIEW

PROJECT: Waverly Council Chambers Upgrade

ADDRESS: 49A Bondi Road, Bondi Junction

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Waverly Council Chambers Upgrade located at 49A Bondi Road, Bondi Junction.

1.1 Project Information & Classification

The proposed development consists of a refurbishment of the existing Waverly Council Chambers at the above mentioned address.

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

Level/Building Part	Building Classification	Use
Ground Floor – Level 3	Class 5	Office

1.2 Purpose of the Report

Waverly Council C/- lahznimmo 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 Building Code of Australia 2019 Amendment 1 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010.

This Accessibility Design Review is based on –

- Architectural design documentation prepared by lahznimmo, as follow –

Dwg#	Title	Date – Issue
A-108	Ground Floor Plan	25/02/22 – 04
A-109	Level 1 Floor Plan	12/10/21 – 02
A-110	Level 2 Floor Plan	12/10/21 – 02
A-111	Level 3 Floor Plan	12/01/22 – 03

- 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 AS/NZS 2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

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 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.

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 –

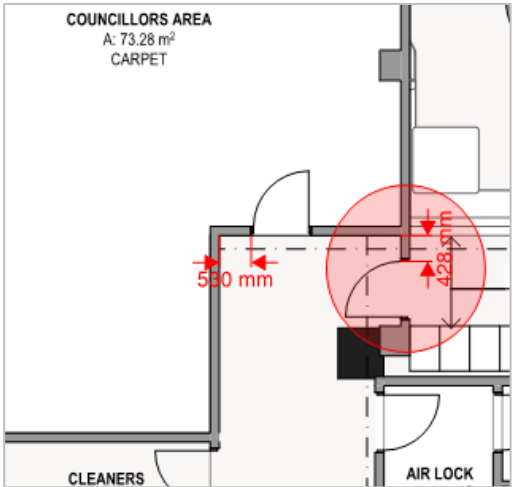
<u>Capable of Complying (CoC) –</u>	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
<u>Compliance Departure (CD) –</u>	A compliance departure with the DtS provisions of the BCA.
<u>Design Detail (DD) –</u>	A detail commentary/specification 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.

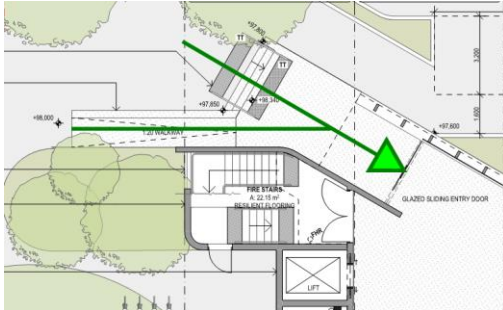
BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

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 5, 6, 7b, 8, 9a –</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 new portions of the building as prescribed by Cl. D3.1 of the BCA.</p> <p>Note the “affected part” upgrades outlined in the Premises Standard will apply to this development. Any areas captured under the “affected part” provisions will need to comply with the latest BCA/AS provisions.</p> <p>Access to existing areas which do not form part of the new works and not captures under the Premises Standard are excluded from this report.</p> <p><u>Doorways</u></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><u>Compliance Departure(s) –</u></p> <p>The doorway leading into the BOH corridor on the Ground Floor (highlighted in red below) is not provided with the required 510mm and 530mm respective latch side circulation (note the approach from both sides of the doorway is non-compliant).</p> 	CD/DD

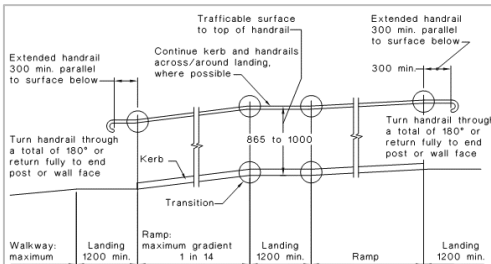
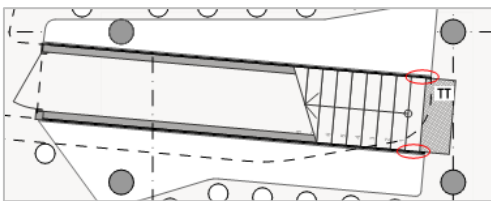
	<p><u>Resolution(s) –</u></p> <p>Either –</p> <ul style="list-style-type: none"> • Provide the prescribed door circulation space in each instance in accordance with Figure 31 of AS1428.1-2009; or • Where a compliant scenario cannot be achieved it may be possible to pursue a Performance Solution to justify the reduction of some of the door circulation space compliance departures raised above. This is to be determined on a case-by-case basis and will require further design development/discussion. <p>Subject to the above, compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	
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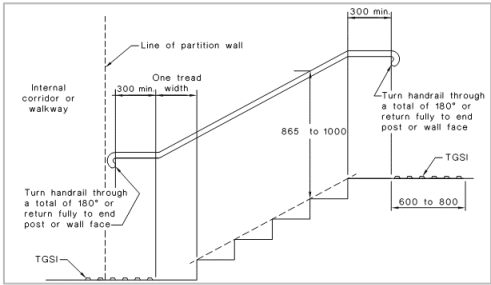

Cl. D3.2: Access to Buildings

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 • 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>The following pathways are proposed –</p> <ul style="list-style-type: none"> • 1x main point of pedestrian entrance to the building lobby from Bondi Road indicated by a green arrow below.  <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> • Transitions at the allotment boundary require further attention to ensure a compliance scenario has been achieved in each instance. • Ensure forecourt area and accessway from the accessible car space complies with AS1428.1-2009. 	DD

	<ul style="list-style-type: none"> New entry ramp/walkway and stairway configuration to comply with AS1428.1-2009. <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	
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Cl. D3.3: Parts of buildings to be accessible

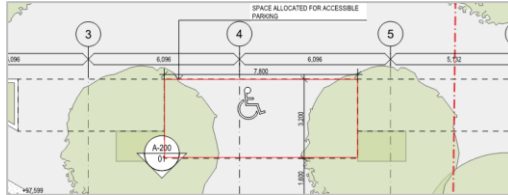
DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
<ul style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p>Extract from AS1428.1-2009 is provided below for reference:</p> 	DD
<ul style="list-style-type: none"> for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p>All non-fire-isolated stairways are required to comply with AS1428.1-2009.</p> <p>It is noted that the new fire isolated stairway is proposed to be used as an open/communication stairway. As a result, the stairway will need to fully comply with AS1428.1-2009.</p> <p>The new communication stairway is required to be provided with the one-tread + 300mm horizontal handrail extensions at the bottom landing – refer to markup below:</p> 	DD

	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p>Extract from AS1428.1-2009 is provided below for reference:</p> 	
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	DD
<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><u>Compliance Departure(s) –</u></p> <p>The provision of a 180 degree turning bay is not provided with 2m of the end of the accessway on Level 3 (adjacent to meeting room – refer to markup below). Note doorway to the terrace is existing, but should still be provided with compliant doorway circulation as prescribed in AS1428.1-2009.</p>  <p><u>Resolution(s) –</u></p> <ul style="list-style-type: none"> Provide the prescribed 1540mm x 2070mm circulation space within 2m of the end of the accessway. Ensure compliant circulation is provided to the existing terrace doorway. <p>Subject to the above, compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	CD/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"> Plant & equipment room(s) Loading Dock Storage rooms Commercial kitchen 	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 AS/NZS2890.6-2009. 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>Class 5, 7, 8 or 9c –</p> <p>1x space for every 100 carparking spaces or part thereof.</p>	<p>Class 5 -</p> <p>A total of 3x carparking spaces are proposed.</p> <p>1x accessible carparking space is indicated on plan – refer to markup below:</p>  <p>The size location and number of accessible carparking spaces is readily capable of complying.</p> <p>Further design details to be provided during the design development phase.</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; 	DD

<ul style="list-style-type: none"> • 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; • 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>	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; 	<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 (except where the fire isolated stairway is used as an open/communication stairway); 	DD

<ul style="list-style-type: none"> in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	<ul style="list-style-type: none"> any overhead obstruction less than 2m above floor level. where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	
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Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A – No fixed seating proposed.

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.	Compliance is readily achievable.	DD

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.		DD

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none"> be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and have accessible features in accordance with Table E3.6b; and not rely on a constant pressure device for its operation if the lift car is fully enclosed. 	<p>The proposed passenger lift shall have the following features –</p> <ul style="list-style-type: none"> Handrail complying with the mandatory handrail provisions of AS1735.12, Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m, Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m, 	DD

	<ul style="list-style-type: none"> • Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing, • Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. <p>A design compliance certificate is to be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> • Ensure lift landing controls are provided no less than 500mm from an internal corner. 	
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BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

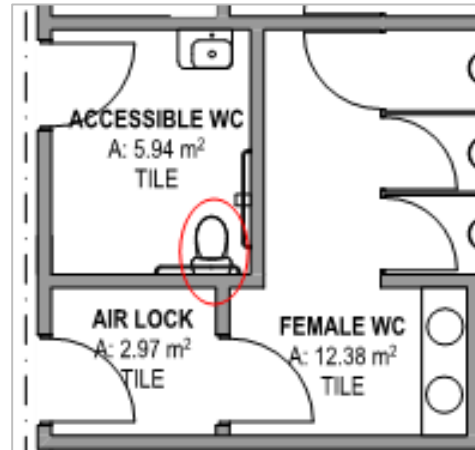
DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> • Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a), • Accessible unisex showers must be provided in accordance with Table F2.4(b), • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of 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. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. 	<p><u>Accessible sanitary compartments –</u></p> <p>New accessible unisex sanitary compartments are proposed as follows:</p> <ul style="list-style-type: none"> • 2 x new accessible unisex sanitary compartments on the ground floor. • 1 x new accessible unisex sanitary compartment on Level 1. • 1 x new accessible unisex sanitary compartment on Level 2. • 1 x new accessible unisex sanitary compartment on Level 3. <p>The facilities proposed are spatially readily capable of complying with AS1428.1-2009. Further details to be provided during the design development stage.</p>	CD/DD

- 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.

Compliance Departure(s) –

Left and right hand closet pan transfers are not provided as evenly as possible –

- 1x LH (Ground Floor)
- 4x RH (Ground Floor, Level 1, 2 and 3)



Resolution –

Ensure LH and RH transfer accessible sanitary compartments are provided as evenly as possible.

Ambulant sanitary compartments –


Ambulant sanitary compartments are proposed for use by males and females on the Ground Floor, Level 1 and Level 2. The facilities proposed are spatially readily capable of complying with AS1428.1-2009. Further details to be provided during the design development stage.

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>Michael Hatzinikolis</u> Senior Accessibility Consultant B. Construction Management (Hons) Graduate Diploma – Building Surveying</p>	<p>Reviewed by:</p>  <p><u>Abe Strbik</u> Director Member - Association of Consultants in Access Australia # 405</p>
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