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Job No: IAC-1095

Wednesday, 10 July 2019

**PIER PROPERTY CORPORATION**
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**15 LIME STREET**
**KING STREET WHALF NSW 2000**

Reference: **ACCESS CONSULTANCY**
**HORDERN PAVILION – PLAZA AREA**
**1 DRIVER AVENUE MOORE PARK NSW 2021**

Attention: Mr John De Sousa

Dear John,

Thank you for inviting iAccess Consultants to undertake this access assessment of the proposed Hordern Pavilion project.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010 as well as the provisions of the relevant Australian Standards.

Detailed documentation addressing the specific details and requirements of the access legislation, codes and standards will need to be documented in the Construction Certificate documentation.

Please do not hesitate to contact us should you wish to discuss any aspect of this Access Report.

Yours sincerely,

**RICHARD SEIDMAN**

M.PropDev, BArch (Hons), Diploma in Access
ARB Reg No 4829,
ACAA (Accredited Access Consultant No 330),
Livable Housing Registered Assessor 10041

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# ACCESS REPORT – DEVELOPMENT APPLICATION

## HORDERN PAVILION – PLAZA AREA
## 1 DRIVER AVE
## MOORE PARK NSW 2021

Prepared by


**iAccess Consultants**

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615



Revision **[A]**

10 July 2019

## DOCUMENT CONTROL

Project: Hordern Pavilion – Plaza Area

1 Driver Ave

Moore Park NSW 2021

Document Type: Access Report

Report Number: IAC-1095

The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

The technical and intellectual content contained herein remain the property of iAccess Consultants and have been prepared and may only be used for the development / buildings being the subject of this report.

Revision History:

| Rev | Remarks | Issue Date |
|---|---|---|
| - | Review of Design Development documentation and provision of Access Report – Plaza Area | 6 May 2019 |
| A | Review of Development Application and provision of Access Report – Plaza Area | 10 July 2019 |

**Authorisation and Sign-off by:**

**Richard Seidman**

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## ABBREVIATIONS

The following abbreviations are employed in this Checklist:

| | |
|---|---|
| ACAA | Association of Consultants in Access Australia |
| AS | Australian Standard |
| BCA | Building Code of Australia |
| NCC | National Construction Code |
| Dts | Deemed to satisfy |
| AFFL | Above Finished Floor Level |
| TGSI | Tactile Ground Surface Indicator |
| PPE | Principal Pedestrian Entrance |

## KEY

The following list of differing colour toning are indicators of access compliance throughout this report:

Examples of these compliance summaries include:

| | |
|---|---|
| ***Compliance:*** | An accessible path of travel is provided from the set-down point to the Principal Pedestrian Entry to the event. |

| | |
|---|---|
| ***Compliance:*** | Door circulation zones are not compliant. Ensure door latch-side clearance achieves a minimum of 530mm. |

| | |
|---|---|
| ***Compliance:*** | The doorways luminance contrast levels is not able to be assessed. Information is to be provided. |

Lines that are written in red and highlighted in yellow (like this line of text) indicate an item that may require action by the project team, impacting on the overall design.

# 1 EXECUTIVE SUMMARY

This access report has been prepared at the request of Pier Property Corporation to provide commentary on the Development Application documentation for the works at the Hordern Pavilion, 1 Driver Ave Moore Park NSW. This access report related specifically to the Plaza Area within the Hordern Pavilion.

The purpose of this access report is to highlight and review key accessible topics as they relate to design elements of the proposed redevelopment. The key accessible areas are mainly in relation to the requirements of the NCC Section D, Access and Egress and AS1428.1:2009 Design for access and mobility.

There is generally a high level of compliance throughout the project, however there are several items that do not comply and many items that require more information.

## 1.1 Access Declaration

This report confirms that the provisions for compliance with the accessible requirements nominated in the Disability (Access to Premises – Building) Standard 2010 where possible have been incorporated into the design proposed by this design.

## 1.2 Scope of Works

The documentation provided indicates the following works:

- Upgrade of forecourt area within the Plaza Area including new paving, lighting, seating, landscaping and stage.
- Inclusion of a multipurpose room with an accessible sanitary facility.

## 1.3 Assumptions

The entry gates do not include pass doors, i.e. they are large-format gates. It is our assumption that the staff who will be operating the gates will be able-bodied and do not require the gates/doorways to be accessible for use.

It is also assumed that all existing doorways will have a clear open width of 850mm minimum (or the active leaf of a double doorway).

## 1.4 Building Classification

The NCC classification for this Development is:

*Class 9b - An assembly building*

## 1.5 Report Exclusions

The assessment discussed in this report is limited to the Scope of Works highlighted in the above Executive Summary.

Our access assessment covered in this report specifically excludes the following areas of this development:

- Internal areas of the Hordern Pavilion
- Any associated parking
- Any works proposed that are not included in the documentation provided

This report does also not address accessibility of any Early Works undertaken as part of any decanting required to be undertaken for the implementation of the main works.

The scope of the decanting works will need to be provided so that an accessibility assessment can be undertaken.

### 1.6 Performance Solutions

The proposed design does not rely upon any performance solutions.

### 1.7 Equitable Egress Strategy - NCC Clauses DP4 & DP6

An NCC Deemed to Satisfy solution addressing egress from a building will need to satisfy the provisions of DP4 and DP6.

### 1.8 NCC Clause D3.4 Concession

The NCC Clause **D3.4** notes a concession for accessibility to particular areas/rooms:

*(a) An area where access would be inappropriate because of the particular purpose for which the area is used.*

*(b) An area that would pose a health or safety risk for people with a disability.*

*(c) Any path of travel providing access only to an area exempted by (a) or (b).*

This zone does not have any areas or rooms of which the NCC **D3.4** concession applies:

### 1.9 Architecture Documentation

This Access Report references the following architectural documentation.

- Drawings by POPULOUS architects:
- Drawings by ARCADIA landscape Architects

### 1.10 Documents to be Relied Upon

At the completion of the delivery of this project the Access Design Statement required for the issue of the Occupation Certificate will be reliant on the following documents:

- Slip resistance certification issued by the respective floor finishes manufacturers indicating compliance with NCC Table D2.14 and Australian Standard HB198.
- Documentation provided by the sign supplier indicating Braille Tactile signage is compliant with the provisions of NCC Specification D3.6
- Confirmation of compliant lighting levels and TMV details in sanitary facilities
- Evidence of wall strengthening for the installation of grab rails associated with the accessible WC and shower facilities.

# 2 STATUTORY FRAMEWORK

The legislation addressing accessibility is documented in the following Act, Code and Standards:


## 2.1 Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 1992 states:

*It is unlawful for a person to discriminate against another person on the ground of the other person's disability:*

*a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*

*b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*

*c) in relation to the provision of means of access to such premises; or*

*d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*

*e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*

*f) by requiring the other person to leave such premises or cease to use such facilities.*

The Disability Discrimination Act 1992 is complaints-based legislation and the Commissioner once having heard and assessed the level of discrimination may issue orders to rectify.

## 2.2 Legislative Framework

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (BCA 2019)
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities

- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS1428.5:2010 Design for access and mobility - Communication for people who are deaf or hearing impaired
- AS1680.2.1:2008 Interior and workplace lighting - Specific applications - Circulation spaces and other general areas
- HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces

# 3 ACCESS REPORT

## 3.1 Access Report Preamble

The Access Report following has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis and when coupled with the technical provisions of the Building Code of Australia and the provisions of Australian Standards AS1428

Australian Standards provide certainty and direction to address accessibility compliance.

## 3.2 Continuous Accessible Paths of Travel

| | |
|---|---|
| NCC Reference: | D3.2 Access to buildings |
| | D3.3 Parts of buildings to be accessible |
| Australian Standard Reference: | Clause 6 (Continuous Accessible Paths of Travel) of AS1428.1 2009 |
| | AS 1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment |

### 3.2.1 Preamble

This section discusses Continuous Accessible Paths of Travel (CAPT) throughout the external Plaza area of the development.

The external areas include a series of pathway systems on the Ground Floor that form the Forecourt area.

The requirements for Continuous Accessible Paths of Travel is noted in the National Construction Code at Clauses DP1 and D3.2:

A continuous accessible path of travel to accessible facilities will need to be provided to enable people to *'approach the building from the road boundary'* so that they can *'access work and public spaces, accommodation and facilities for personal* hygiene' in accordance with the requirements of ***DP1*** of the National Construction Code 2016.

The NCC Clause **D3.2(a)** identifies that

*An accessway must be provided to a building required to be accessible—*

*i. from the main points of a pedestrian entry at the allotment boundary; and*

*ii. from another accessible building connected by a pedestrian link; and*

*iii. from any required accessible carparking space on the allotment.*

## 3.3 Site

The redevelopment is located at 1 Driver Ave, Moore Park NSW 2021.


*Figure 1 –Google Maps Extract*

The pedestrian entrance to the site is via Driver Avenue as well as Errol Flynn Boulevard. Refer to the plan extract following that indicate these two street locations.

### 3.3.1 Lighting Levels

The lighting level along path of travels will need to achieve a minimum level of 150lx as noted at Clause 19 of AS1428.2:1992 or the minimum lighting levels noted at AS1680.

Refer to the Lighting section of this report for more information.

***Compliance:*** Information to be provided.

### 3.3.2 Height and Width of Continual Accessible Paths of Travel

The minimum unobstructed height of a continuous accessible path of travel shall be 2000mm or 1980mm at doorways.

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

*(a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.*

*(b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.*

*(c) Door handles less than 900 mm above the finished floor level.*

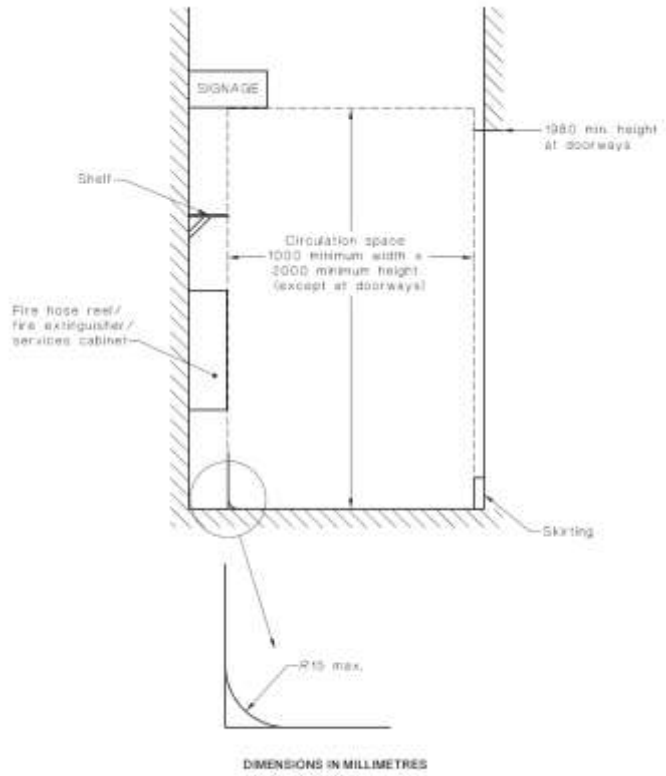



FIGURE 2 CONTINUOUS ACCESSIBLE PATH OF TRAVEL—MINIMUM HEIGHT AND WIDTH

*Figure 2 – Fig. 2 of Section 6, AS1428.1:2009*

### 3.3.3 Passing Spaces

Where the length of the Paths of Travel is longer than 20m, a 1800 x 2000mm passing bay is required to be provided in accordance with the provisions of Clause 6.4 of AS1428.1:2009.

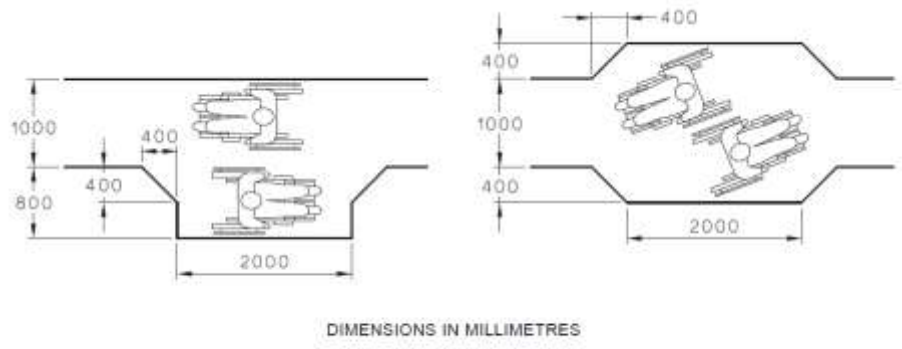



FIGURE 3 EXAMPLES FOR PASSING SPACE FOR WHEELCHAIRS

*Figure 3 – Extract from Clause 6.4 of AS1428.1:2009*

### 3.3.4 Circulation Zones

A minimum pathway of 1m width is required throughout all accessible areas.

| | |
|---|---|
| ***Compliance:*** | The current drawing set indicates that these requirements (i.e. passing spaces and circulation zones) are able to be achieved, however it should be noted that in any new temporary arrangement of furniture and seating for an event, this requirement will need to be reassessed. A management solution will need to be implemented whereby the proposed temporary layouts for each event are compliant with this requirement. |
| ***Note*** | *There are rooms that do not provide a furniture layout and therefore these circulation requirements will need to be reassessed when plans detail furniture layouts.* |

## 3.4 Floor or Ground Surfaces

NCC Reference: NCC Table D2.14

Australian Standard Reference: Clause 7 of AS1428.1:2009

HB198:2014 (slip resistance)

### 3.4.1 Slip Resistance

The slip resistance of the floor finishes will need to satisfy the minimum requirements of NCC Table 2.14 and the slip resistance ratings noted within HB198.

Certification indicating compliance with the slip resistance provisions will need to be provided from the respective flooring suppliers.

The table following summarises the minimum slip resistance levels of flooring materials to be achieved within this development.

| Location | NCC Table D2.14 | HB198 | Criterion Satisfied |
|---|---|---|---|
| Ramp steeper than 1:14 | Dry P4/R11 – Wet P5/R12 | P5/R12 | Not Applicable |
| Ramp steeper than 1:20 but not steeper than 1:14 | Dry P3/R10 – Wet P4/R11 | | Not Applicable |
| Tread or landing surface | Dry P3/R10 – Wet P4/R11 | Dry P3/R10 – Wet P4/R11 | Not Applicable |
| Nosing | Dry P3 – Wet P4 | Dry P3 – Wet P4 | Not Applicable |
| Transition Areas | | P2/R9 | Additional Information to be provided |
| External ramps including sloping driveways, footpaths, etc., under 1:14, external sales areas (e.g. markets), external carpark areas, external colonnades, walkways, pedestrian crossings, balconies, verandas, carports, driveways, courtyards and roof decks | | P4/R11 | Additional Information to be provided |
| External Ramps (including sloping driveways, footpaths etc.) steeper than 1 in 14 | | P5/R12 | Additional Information to be provided |
| Wet area / sanitary facilities | | P3/R10 | Additional Information to be provided |

| | |
|---|---|
| ***Compliance:*** | Future documentation will need to be provided, detailing the various floor finishes and the respective slip-resistance ratings. |

### 3.4.2 Floor transitions

Transitions between floor finishes will need to comply with Clause 7.2 of AS1428.1:2009.

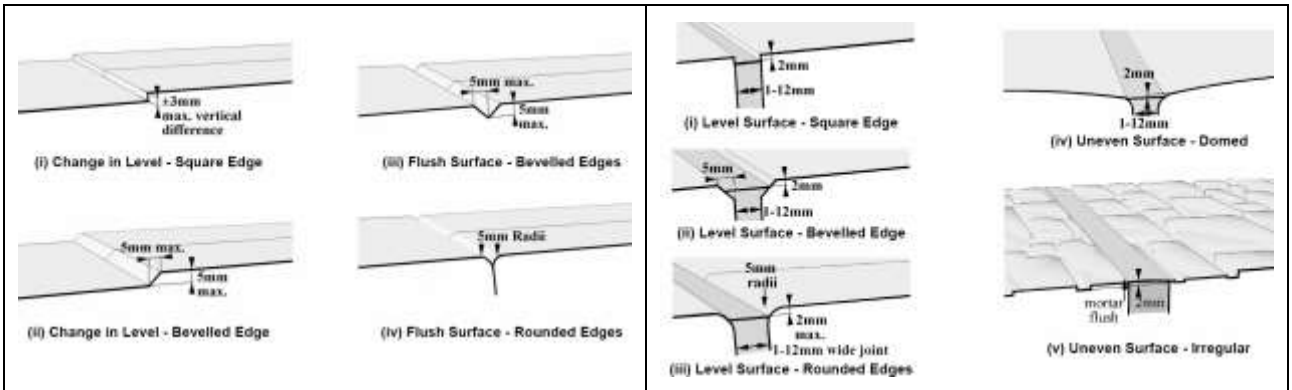



*Figure 4 – diagrams indicating the acceptable tolerances between pavement finishes*

| | |
|---|---|
| ***Compliance:*** | Future documentation will need to be provided, detailing the various floor finishes and their respective transitions. |

### 3.4.3 Recessed Matting

The design may propose the installation of matting.

The installation will need to satisfy the following requirements from Clause 7.4.2 of AS1428.1:2009

*Matting recessed within a continuous accessible path of travel—*

*(a) where of metal and bristle type construction or similar, its surface shall be no more 3 mm if vertical or 5 mm if rounded or bevelled, above or below the surrounding surface; and*

*(b) where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3 mm if vertical or 5 mm if rounded or bevelled.*

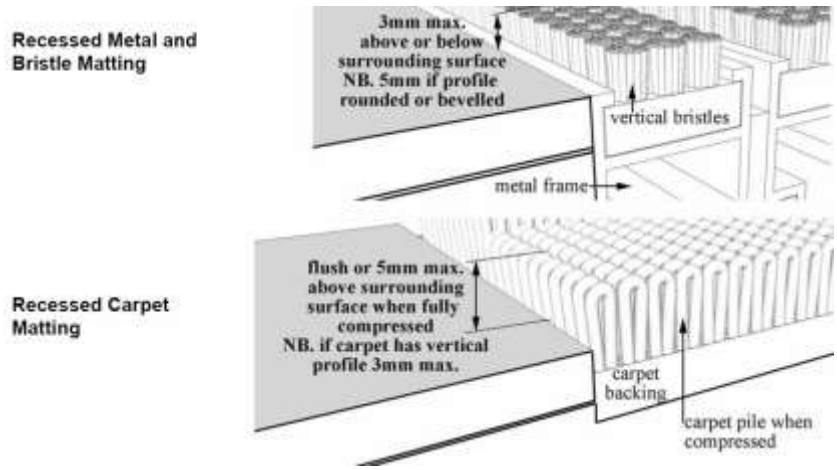



*Figure 5 – Recessed matting height tolerances*

***Compliance:*** Future documentation will need to be provided, detailing the mat specifications.

### 3.4.4 Grated Drains

Any grated drains located on any paths of travel will need to be fitted with compliant heel guard grates (Clause 7.5).

***7.5 Grates***

*Grates shall comply with the following:*

*(a) Circular openings shall be not greater than 13 mm in diameter.*

*(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.*

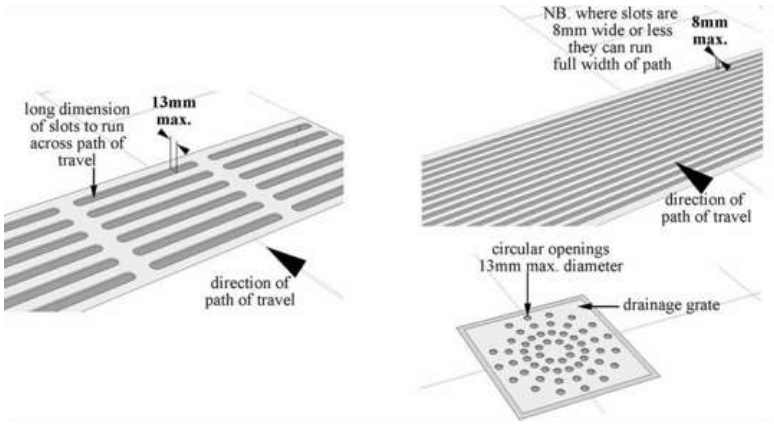



*Figure 6 –Diag.7 DE-IG02 2013 – example of heel guard grates*

***Compliance:*** Future documentation will need to be provided, detailing the location of the grated drains and their respective specifications.

## 3.5 Signage

The requirements are referenced in the following legislation:

| | |
|---|---|
| NCC Reference: | D3.2 Access to buildings |
| | D3.6 Signage |
| | Specification D3.6 |
| | D2.23 Signs on Doors |
| Australian Standard Reference: | Clause 8 – Signage, AS1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment |
| | Clause 16 – Symbols, AS1428.4.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities |
| | Clause 17 – Signs, AS1428.4.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities |
| | DR AS1428.4.2-2017 Design for access and mobility – Wayfinding |

### 3.5.1 Preamble

The statutory requirements for signage apply to entrances, toilets, hearing augmentation and exits.

This section will reference the statutory signage requirements pertaining to the plaza area as well as general signage information.

### 3.5.2 Statutory Signage Requirements

The applicable clauses to the topic of entrances of the NCC Section **D3.6 Signage** states:

*In a building required to be accessible—*

*(a) braille and tactile signage complying with **Specification D3.6** must—*

*(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—*

*(A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and*

*(B) space with a hearing augmentation system; and*

*(ii) identify each door required by E4.5 to be provided with an exit sign and state—*

*(A) **"Exit"**; and*

*(B) **"Level"** ; and either*

*(aa) the floor level number; or*

*(bb) a floor level descriptor; or*

*(cc) a combination of (aa) and (bb); and*

*(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—*

*(i) the type of hearing augmentation; and*

*(ii) the area covered within the room; and*

*(iii) if receivers are being used and where the receivers can be obtained; and*

*(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and*

*(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and*

*(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and*

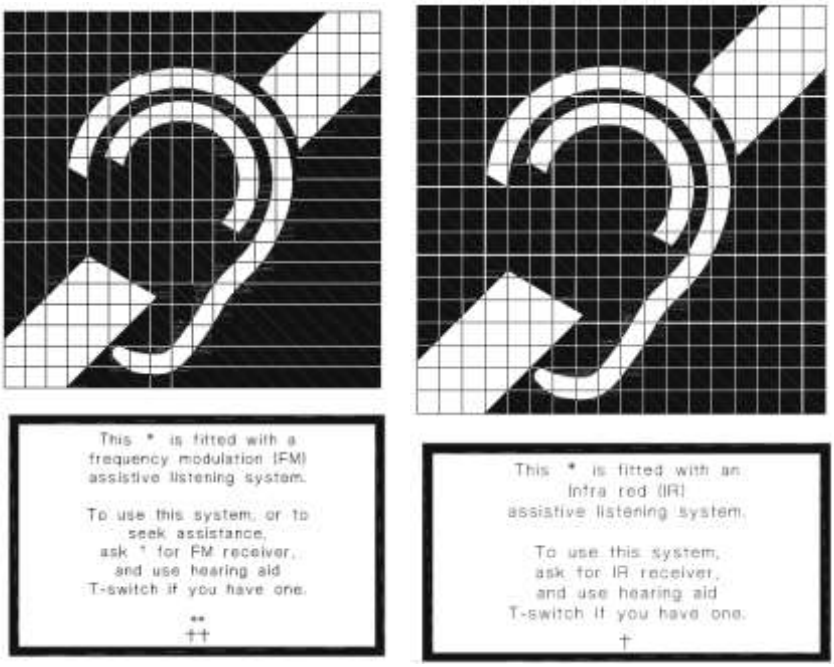
*(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.*

AS 1428.4.2-2017, The Australian Standard for design for access and mobility – Wayfinding, specifies the minimum wayfinding sign requirements to enable pedestrians, particularly those who are blind, deafblind or have low vision, to enter and to navigate within buildings and/or sites, including a return route, in a safe and independent manner.

This Standard will also be of use to people with other disabilities who require enhanced information to communicate wayfinding information within buildings.

### 3.5.3 Hearing Augmentation Signage

Braille tactile hearing augmentation signage will need to be provided in a room or area in which an inbuilt communication system is installed.




Examples of Braille Tactile Signage include:


Clause 8 of AS128.4.1:2009 and Clause 16 & Clause 17 AS1428.4.2 1992 specify the requirements of the Braille Tactile Signage. They are appended to this report as Appendix 1 and 2.

### 3.5.4 Mounting Heights

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992.

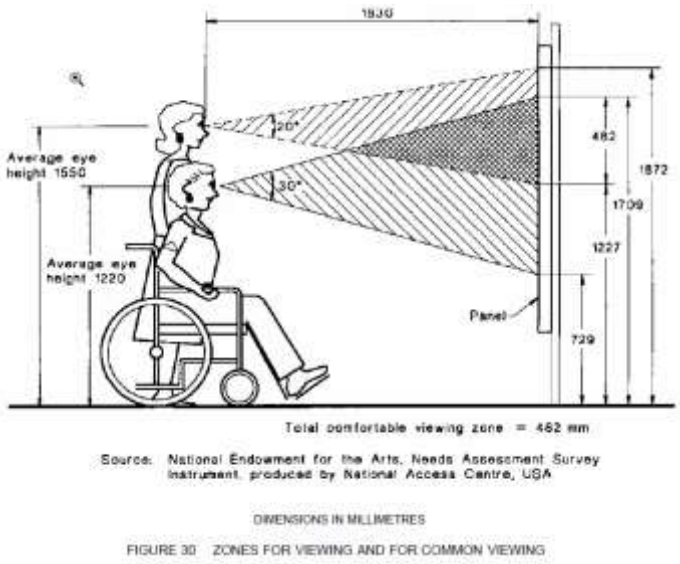



*Figure 7 – Extract from Australian Standard indicating acceptable view range for signage*

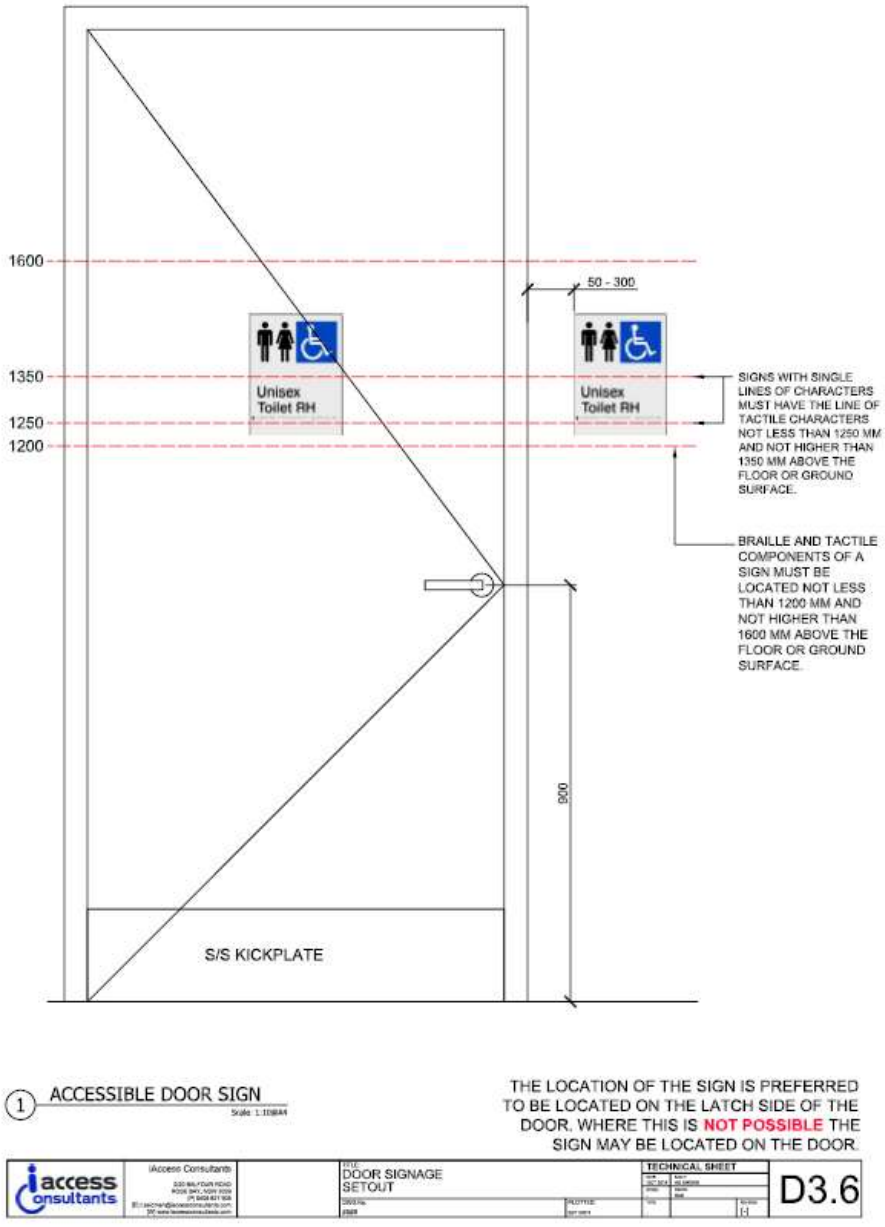



*Figure 8 – Technical sheet provided by iAccess Consultants*

### 3.5.5 Luminance & Colour Contrast

Signs should be matt in colour, instead of a gloss finish to avoid any glare.

The minimum recommended luminance contrast for lettering on signage to the sign background is 30%.

The minimum recommended luminance contrast of a sign to its context is 30%.

| | |
|---|---|
| ***Compliance:*** | All signage associated with the Plaza area that is required as per the information noted above is to be provided for review. |

## 3.6 Doorways

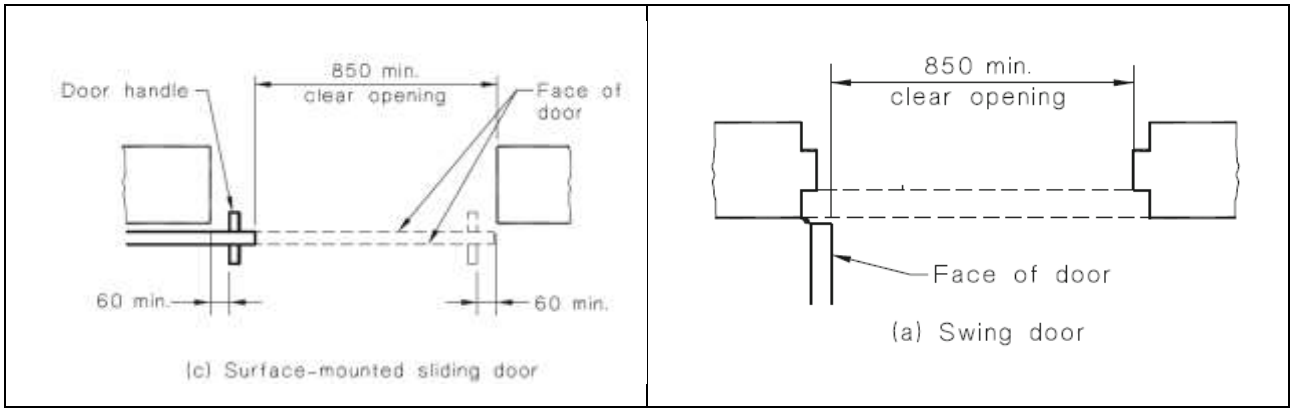
NCC Reference: D3.2 Access to buildings

D3.3 Parts of buildings to be accessible

Australian Standard Reference: Clause 13 (Doorways, Doors and Circulation Spaces at Doorways) of AS1428.1 2009

### 3.6.1 Clear Door Width

The minimum clear width of all doorways (including swing and sliding doorways) to rooms required to be accessible is to be not less than 850mm clear.




***Compliance:*** The doorways within the green room/office area appear to satisfy this requirement, however a door schedule detailing dimensions will need to be provided.

### 3.6.2 Luminance Contrast

Rooms that are not required to be accessible do not need to satisfy the requirements for doorway luminance contrast.

All other rooms required to be accessible require compliance with doorway luminance contrast requirements noted at Clause 13.1 of AS1428.1:2009:

> *All doorways shall have a minimum luminance contrast of 30% provided between—*
>
> *(a) door leaf and door jamb;*
>
> *(b) door leaf and adjacent wall;*
>
> *(c) architrave and wall;*
>
> *(d) door leaf and architrave; or*
>
> *(e) door jamb and adjacent wall.*
>
> *The minimum width of the area of luminance contrast shall be 50 mm*

The prevailing view is that option (b) – indicating luminance contrast between the *door leaf and adjacent wall* is the preferred option.

| | |
|---|---|
| ***Compliance:*** | A table indicating wall colour and door colour with the associated luminance contrast level achieved will need to be prepared and provided to demonstrate compliance with the requirements of Clause 13.1 of AS1428.1:2009. |

### 3.6.3 Door Controls

The Australian Standard requires that door hardware be located within 900-1100mm AFFL.

If lever hardware is proposed to be utilised it will be necessary for the design of the lever to comply with the provisions of Clause 13.5 of AS1428.1:2009.

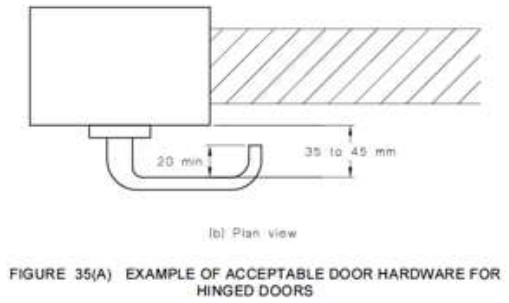



FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

*Figure 9 – Fig. 35 Section 13 AS1428.1:2009*

*Lockwood Lever 80*

*Lockwood Lever 70*

*Lockwood Lever 96*

*Lockwood Lever 77*

| | |
|---|---|
|  |  |
| *The above image indicates a privacy latch set provided to accessible WC facilities as viewed from within the facility* | *The above image indicates a privacy latch set provided to accessible WC facilities as viewed from the outside* |
| *Figure 10 – The above images are examples of compliant hardware* | |

The hardware will need to be a “D” handle style fixed to both sides of the door assembly as required by Clause 13.5.2(c) of AS1428.1:2009.

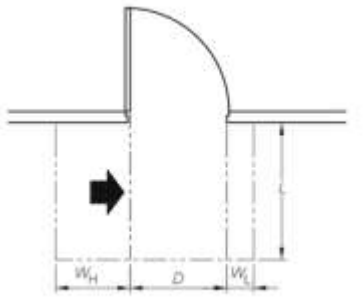
***Compliance:*** The specification schedule is to be provided for review.

### 3.6.4 Circulation at Doorways

Clause 13.3 of AS1428.1:2009 provides direction as to the required circulation space to approach and enter rooms required to be accessible. Doorways to rooms that are not required to be accessible do not need to comply with the requirements for circulation at doorways.

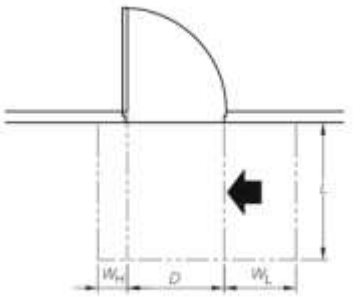
Once a furniture layout plan is provided we will be able to assess the circulation at doorways more thoroughly.

The following extracts from the Standard is provided by way of information.



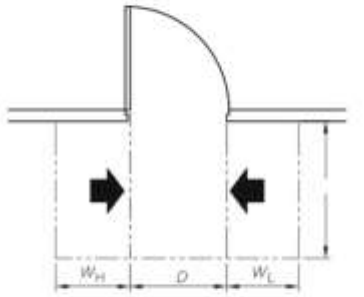

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1220 | 560 | 340 |
| 900 | 1185 | 510 | 340 |
| 950 | 1160 | 460 | 340 |
| 1000 | 1140 | 410 | 340 |

(a) Hinge-side approach, door opens away from user



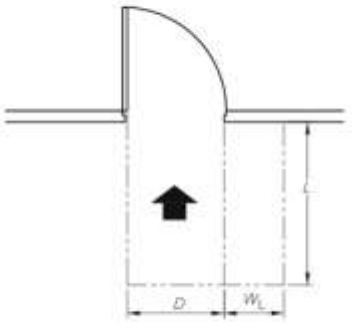

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1240 | 240 | 660 |
| 900 | 1210 | 190 | 660 |
| 950 | 1175 | 140 | 660 |
| 1000 | 1155 | 90 | 660 |

(b) Latch-side approach, door opens away from user



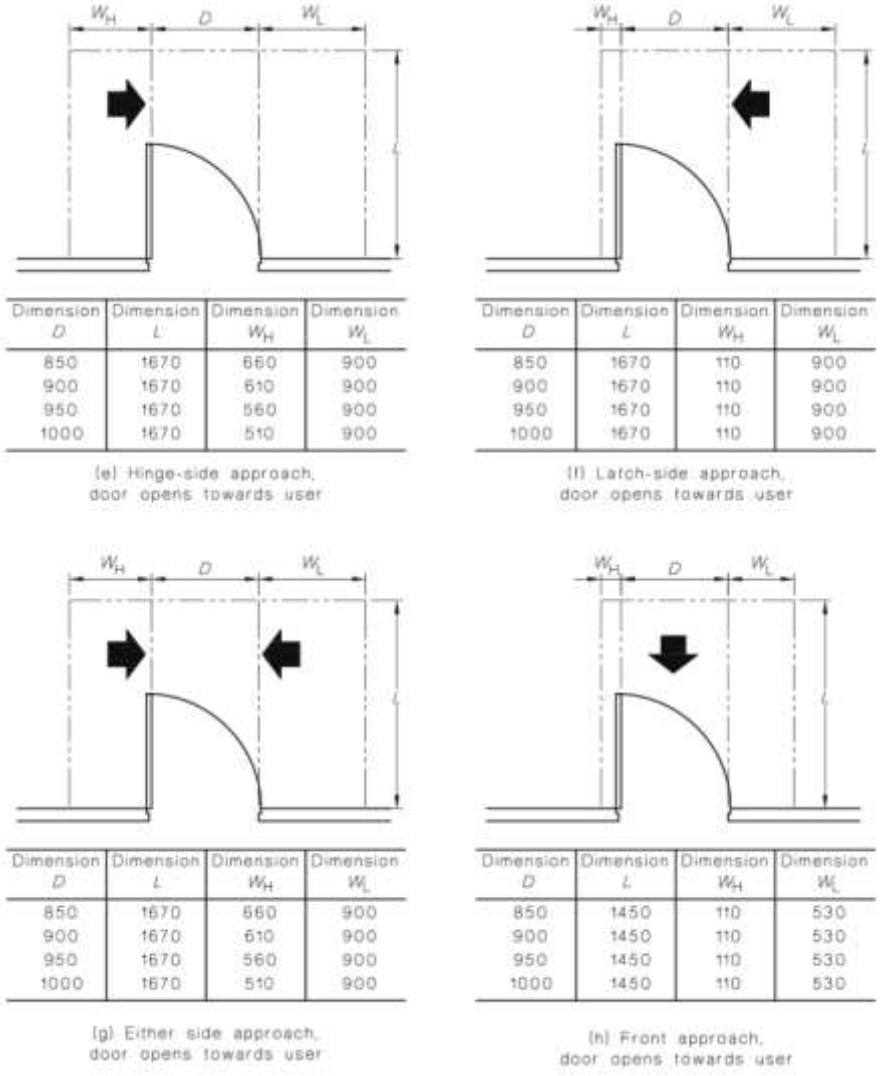

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1240 | 560 | 660 |
| 900 | 1210 | 510 | 660 |
| 950 | 1175 | 460 | 660 |
| 1000 | 1155 | 410 | 660 |

(c) Either side approach, door opens away from user




| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1450 | 0 | 510 |
| 900 | 1450 | 0 | 510 |
| 950 | 1450 | 0 | 510 |
| 1000 | 1450 | 0 | 510 |

(d) Front approach, door opens away from user



(e) Hinge-side approach, door opens towards user

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1670 | 660 | 900 |
| 900 | 1670 | 610 | 900 |
| 950 | 1670 | 560 | 900 |
| 1000 | 1670 | 510 | 900 |

(f) Latch-side approach, door opens towards user

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1670 | 110 | 900 |
| 900 | 1670 | 110 | 900 |
| 950 | 1670 | 110 | 900 |
| 1000 | 1670 | 110 | 900 |

(g) Either side approach, door opens towards user

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1670 | 660 | 900 |
| 900 | 1670 | 610 | 900 |
| 950 | 1670 | 560 | 900 |
| 1000 | 1670 | 510 | 900 |

(h) Front approach, door opens towards user

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1450 | 110 | 530 |
| 900 | 1450 | 110 | 530 |
| 950 | 1450 | 110 | 530 |
| 1000 | 1450 | 110 | 530 |

*Figure 11 – Figure 31 of AS1428.1:2009*

***Compliance:*** A door schedule detailing dimensions will need to be provided.

### 3.6.5 Door Closers

Where door closers are fitted to doors, other than fire doors associated with the fire stairs, the maximum force required to be applied to the door to open the door is not to be greater than 20N force. (Clause 13.5.2(e) AS1428.1:2009).

***Compliance:*** Information to be provided.

### 3.6.6 Doorway Thresholds

Doors to all accessible rooms require a level threshold whereby the maximum lip shall be 3mm high for a straight edge or 5mm high for a bevelled edge. Specific attention is drawn to the doorways leading to outdoor areas. The following photograph is an example of a level threshold transition.

*Figure 12 – Photograph of door threshold*

***Compliance:*** Information to be provided.

## 3.7 Switches

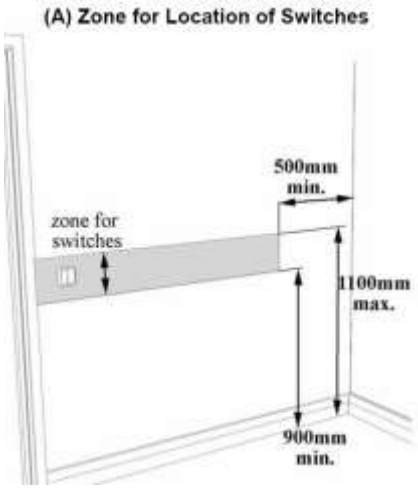
| | |
|---|---|
| Australian Standard Reference: | Clause 14 (Switches and General Purpose Outlets) of AS1428.1 2009 |
| Requirement to be Satisfied: | All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners. |

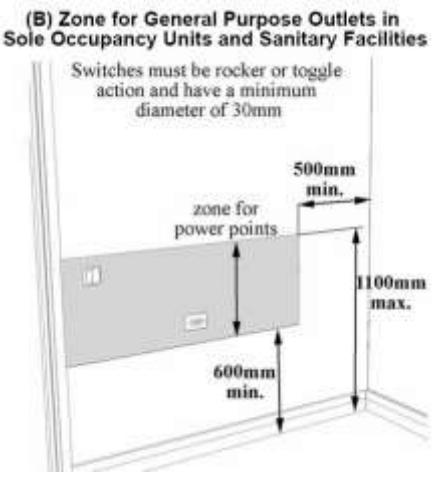
### 3.7.1 General

The operation of many of the doors within this building will be connected to the building access control system. The nature of the activities undertaken will necessitate the overlay of restricted access to some areas.

### 3.7.2 Access Control

Any door release buttons in accessible areas will need to be located between 900-1100mm AFFL and not closer than 500mm to an internal corner. The door release button will need to be the large format switches (35 x 35mm rocker switch) or the “mushroom” push button type.




| | |
|---|---|
|  |  |

***Compliance:*** Information to be provided.

## 3.8 Furniture and Fitments

| | |
|---|---|
| NCC Reference: | D3.3 Parts of buildings to be accessible |
| Australian Standard Reference: | 24 (Furniture and Fitments) of AS1428.2 1992 |

### 3.8.1 Ticketing and Security Barriers

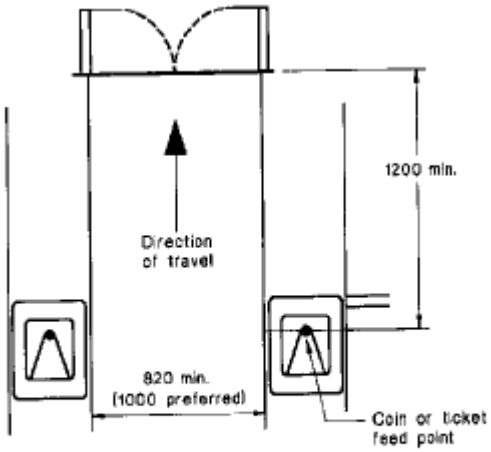
The pedestrian access into the forecourt are via gate entrances, which will be managed by the site security.

The international symbol for access should be designated where access is available.

At least one barrier shall have an opening that is not less than 820mm wide.

Any barrier shall not be less than 1200mm past the ticket or coin feed point in the direction of travel. *Note: roll bars should not be used. Flaps are preferred.*

The ticket or coin feed height shall be between 800-900mm AFFL. *Note: any controls needed to operate machines shall have tactile applications.*




DIMENSIONS IN MILLIMETRES

FIGURE 34 BARRIERS WITH TICKET OR COIN FEED POINTS

*Figure 13 – Fig. 34 of AS1428.2:1992*

### 3.8.2 Tables

The Plaza area does not propose the inclusion of any tables, however should any tables be proposed as temporary furniture for an event, the following requirements are noted:

The height of clearance beneath the unit from the finished floor should be 820 ±20 mm.

Where there are two tables/counters provided, the following dimensions apply:

*(a) Height from the finished floor to the top of the unit:*

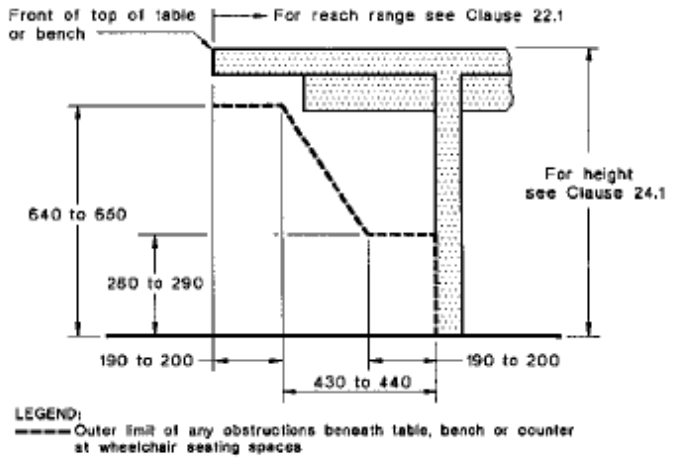
*(i) 1st unit: 750 ± 20 mm.*

*(ii) 2nd unit: 850 ± 20 mm.*

*(b) Height of clearance beneath unit, from the finished floor:*

*(i) 1st unit: 730 ± 20 mm.*

*(ii) 2nd unit: 820 ± 20 mm.*




NOTE: For width of seating spaces see Clause 24.1.3.

DIMENSIONS IN MILLIMETRES

FIGURE 25 KNEE AND FOOT CLEARANCE BENEATH A TABLE, BENCH OR COUNTER

*Figure 14 – Fig.25 AS1428.2:1992*

### 3.8.3 Seating

The Forecourt does not include fixed seating, however there are noted plinths that will also act as seating. Refer to visualisation extracted below.

*Figure 15 – Extract from Design Development Presentation*

The plinths are recommended to be at 450mm high AFFL.

The main seating provided within the forecourt will be temporary and not fixed.

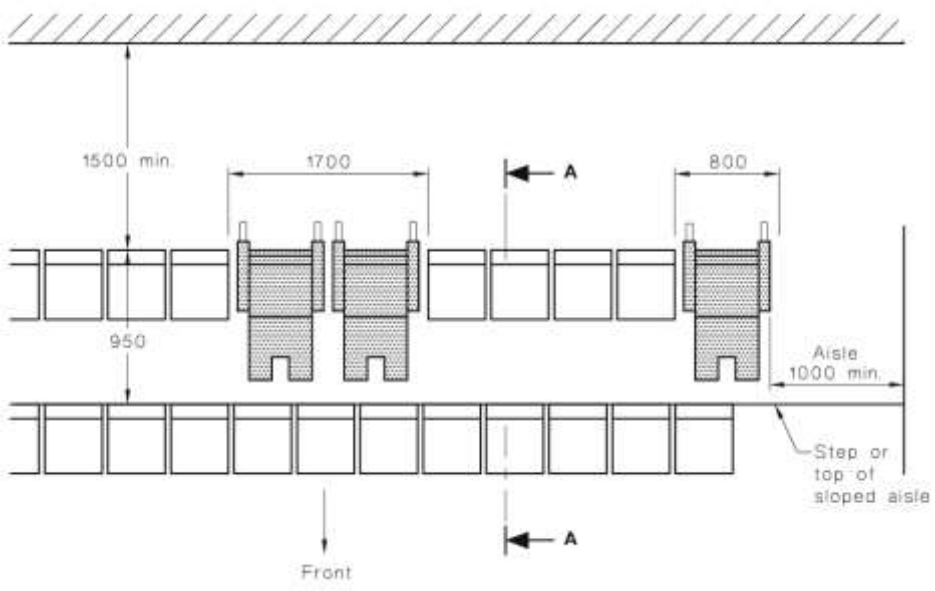
### 3.8.4 External Seating (Class 9b)

When any fixed seating is proposed, such as a grand-stand or the like that is brought in for a specific event, a specific number of accessible wheelchair locations will need to be provided.

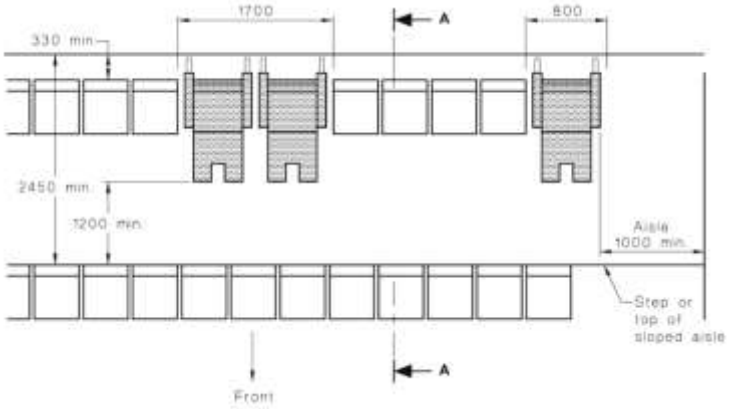
Figure 54 of Clause 18, AS1428.1:2009 indicates the required specifications for wheelchair seating circulation space.

Although a minimum of 800 x 1300mm is required, it is recommended to allow for 1850 x 2450mm to allow for appropriate circulation space.

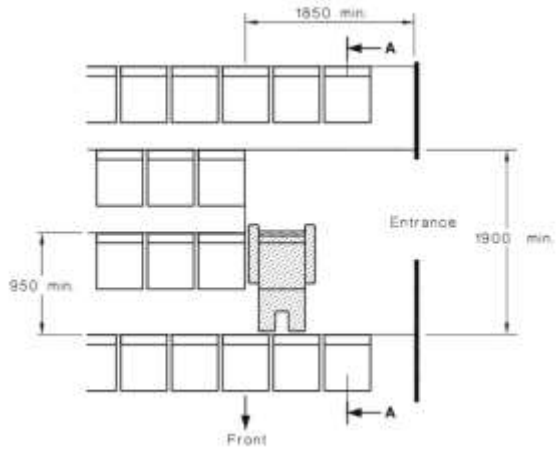
It is recommended to provide signage to indicate the allocated wheelchair seating locations.



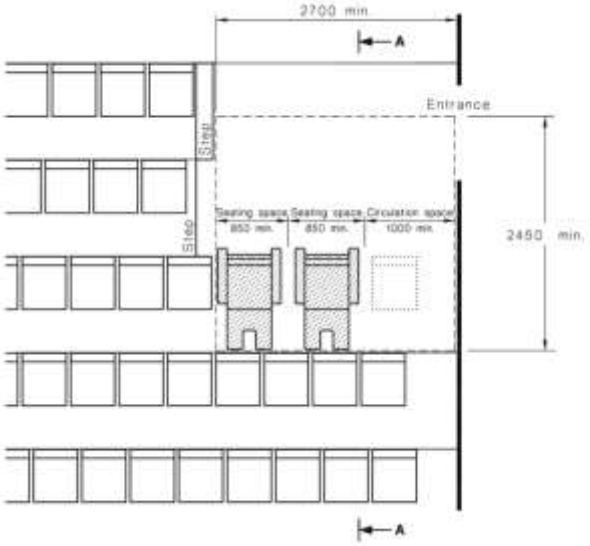

*Approach from the rear - in an auditorium with aisles and crossovers*



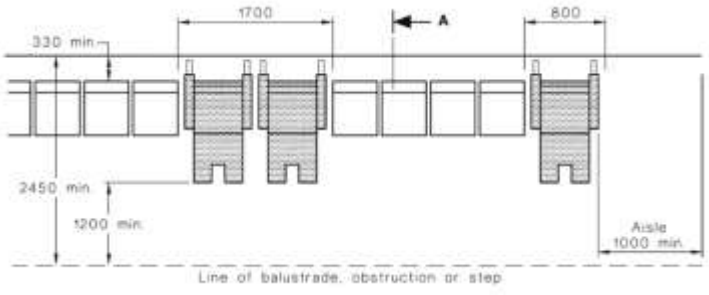

*Approach from the front - in an auditorium with aisles and crossovers*




*Approach in an auditorium with continental seating i.e. no aisles and crossovers*




*Paired seating in an auditorium with continental seating i.e. no aisles and crossovers*




*Approach from the front - in an auditorium front row*

*Figure 16 – Fig.54 AS1428.1:2009*

A detailed seating layout plan will need to ensure these provisions are able to be accommodated.

### 3.8.5 Drinking Fountain (if provided)

If a drinking fountain is proposed to be installed the design of the drinking will need to comply with the provisions of Clause 27.3 of AS1428.2:1992. (Extract follows)

*27.3 Drinking fountains and water coolers*
*27.3.1 General*
*At each location where drinking fountains or water coolers are provided, at least one of these shall be in accordance with Figure 33.*
*27.3.2 Water outlet*
*The water outlet shall be as close as possible to the front of the unit. It shall direct the water flow to a height of 80 mm to 100 mm in a trajectory that is parallel or nearly parallel to the front of the unit (see Figure 33).*
*27.3.3 Controls*
*Controls shall either be centrally positioned at the front of the unit or if positioned at the side, be on both sides and not more than 180 mm from the front of the unit. Controls operable by one hand shall require an operating force of not more than 19.5 N.*
*27.3.4 Recessed drinking fountains*
*Where a drinking fountain is recessed, a clear width of space underneath the unit not less than 800 mm shall be provided.*
*27.3.5 Cup dispensers*
*The height of the operative components of cup dispensers shall be not more than 1100 mm above the trafficable surface.*

### 3.8.6 Vending Machine (if provided)

Whilst vending machines are proprietary items it is recommended that confirmation be sought from the supplier that the vending machine complies with the requirements of Clause 29 of AS1428.2:1992.
Specifically, the following items will need to be confirmed:

- The height of the operative components to be located between 500-1200mm AFFL
- The force required to operate any control should be less than 19.5N
- Controls should be clearly identifiable by touch and sight and should have a tactile surface
- Appropriate lighting levels

| | |
|---|---|
| ***Compliance:*** | The next design phase will need to include detail pertaining to the above requirements, addressing all furniture, ticketing barriers and seating. |

## 3.9 Lighting

Australian Standard Reference: Clause 19 of AS1428.2:1992
Appendix D of AS1680.2.1:2008

The plans presently do not indicate the minimum lighting levels to be achieved. It will be necessary that the Construction Certificate documentation confirm that the minimum lighting levels nominated by the Australian Standards are achieved.

In additional to the minimum lighting levels identified at Clause 19 of AS1428.2:1992 the provisions of Table D1 of AS168.2.1:2008 which nominates interior light levels to be achieved must be considered.

The following table schedules the lighting levels nominated within the Australian Standards for accessibility:

| LOCATION | CLAUSE 19 AS1428.2:1992 | APPENDIX D AS1680.2.1:2008 |
|---|---|---|
| Entrances, passages & walkways | 150lx | 160lx |
| Toilets | 200lx | |
| Counter tops | 250lx | 320lx |

***Compliance:*** The electrical documentation will need to indicate compliance with these minimum lighting levels.

## 3.10 Hearing augmentation

| | |
|---|---|
| NCC Reference: | NCC Clause D3.7 |
| | NCC Clause D3.6 |
| | NCC Specification D3.6 |
| Australian Standard Reference: | AS1428.5:2010 Design for access and mobility - Communication for people who are deaf or hearing impaired |
| | AS1428.4.1:2009 |
| Requirement to be Satisfied: | NCC D3.7 Hearing Augmentation |
| | A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— |
| | ii. in an auditorium, conference room, meeting room or room for judicatory purposes; or |
| | iii. at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. |

### 3.10.1 Hearing Augmentation - Overview

The Plaza incorporates a stage for performance where built in amplification systems will likely be provided as part of the scope of works.

### 3.10.2 Hearing Augmentation – Requirements to be satisfied

A hearing augmentation system is to be provided in locations where a built-in amplification system is provided and to rooms provided for judicatory purposes.

A built-in amplification system is a system where either speakers are installed within a room or the wall mounted monitor has built-in speakers. Such installations are typically found in meeting rooms, training rooms and waiting areas.

Where the wall mounted screen is not capable of broadcasting sound and any audio is provided by way of the speakers attached to a laptop or that are portable, the hearing augmentation provisions will not need to be applied.

Rooms with inbuilt communication systems will need to provide a hearing augmentation system.

Section 2.3 of AS1428.1:2010 highlights the types of hearing augmentation system:

Persons with a hearing loss may or may not have a personal hearing aid or a cochlear implant fitted. When choosing an ALS the outcome should enable communication by all people with hearing impairment whether they wear hearing aids, or have hearing aids or cochlear implants without a telecoil (T-switch), or have hearing aids or cochlear implants with a telecoil (T-switch).

ALS types include—

*(a) audio frequency induction loop systems (AFILSs);*

*(b) modulated radio systems (commonly referred to as FM systems); and*

*(c) infra-red (IR) systems.*

Details of the proposed method of hearing augmentation to be installed will need to be provided as part of the detailed documentation provided for this project.

Where hearing Augmentation systems are installed, a Braille Tactile Sign incorporating the international symbol of deafness will need to be provided.

NCC D3.6 identifies the requirement for Braille Tactile Signage to be implemented where a hearing augmentation system is installed.

> *(b) signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying –*
>
> > *(i) the type of hearing augmentation; and*
> >
> > *(ii) the area covered within the room; and*
> >
> > *(iii) if receivers are being used and where the receivers can be obtained*

Refer to the 'Signage' section of this report for details of Braille Tactile Signage requirements.

| | |
|---|---|
| ***Compliance:*** | Future documentation will need to note any in-built amplification systems provided as part of the Plaza area and associated hearing augmentation systems proposed. |

# 4 DISABILITY (ACCESS TO PREMISES) STANDARD 2010 – COMPLIANCE SUMMARY

| PART / CLAUSE | DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED | COMPLIANCE | ACTION / COMMENT |
|---|---|---|---|
| A4.1 | **Classifications**<br>**Class 9b** — an Assembly building | Note | |
| DP1 | **Performance requirement**<br>Access must be provided, to the degree necessary, to enable:<br>a) people to:<br>i . approach the building from the road boundary and from any *accessible* carparking spaces associated with the building; and | Satisfied | |
| | ii. approach the building from any accessible associated building; and | Not Applicable | |
| | iii. access work and public spaces, accommodation and facilities for personal hygiene; and | Satisfied | |
| | b) Identification of accessways at appropriate locations which are easy to find. | Satisfied | |
| DP4 | **Performance requirement**<br>*Exits* must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to:<br>a) the travel distance; and<br>b) the number, mobility and other characteristics of occupants; and<br>c) the function or use of the building; and<br>d) the height of the building; and<br>e) Whether the *exit* is from above or below ground level. | Note | |
| DP6 | **Performance requirement**<br>So that occupants can safely evacuate the building, *accessways* to *exits* must have dimensions appropriate to:<br>a) the number, mobility and other characteristics of occupants; and<br>b) the function or use of the building. | Note | |
| DP8 | **Performance requirement**<br>Carparking spaces for use by people with a disability must be:<br>1. provided, to the degree necessary, to give equitable access for carparking; and<br>2. designated and easy to find. | Not Applicable | |

| PART / CLAUSE | DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED | COMPLIANCE | ACTION / COMMENT |
|---|---|---|---|
| DP9 | **Performance requirement**<br>An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired. | Additional Information to be provided | |
| **D3.1** | **General Building Access Requirements Class 9b — an Assembly Building** | | |
| Table D3.1 | To wheelchair seating spaces provided in accordance with D3.9.<br>To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces. | Additional Information to be provided | |
| **D3.2** | **Access to Buildings** | | |
| | (1) An *accessway* must be provided:<br>(a) to a building *required* to be *accessible*; | Satisfied | |
| | (b) from the main points of a pedestrian entry at the allotment boundary; and | Satisfied | |
| | I. from another *accessible* building connected by a pedestrian link; and | Satisfied | |
| | II. from any required accessible carparking space on the allotment. | Not Applicable | |
| | (2) In a building *required* to be *accessible,* an *accessway* must be provided through the principal pedestrian entrance, and:<br>a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and<br>b. in a building with a total *floor area* more than 500sqm, a pedestrian entrance which is not *accessible* must not be located more than 50 m from an *accessible* pedestrian entrance;<br>Except for pedestrian entrances serving only areas exempted by clause D3.4. | Satisfied | |
| **D3.3** | **Parts of buildings to be accessible** | | |
| | In a building *required* to be *accessible*:<br>a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with: | | |
| | i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and | Not Applicable | |
| | ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; | Not Applicable | |
| | iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; | Not Applicable | |

| PART / CLAUSE | DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED | COMPLIANCE | ACTION / COMMENT |
|---|---|---|---|
| | b) every passenger lift must comply with clause E3.6; | Not Applicable | |
| | c) *accessways* must have:<br>i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and<br>ii. turning spaces complying with AS 1428.1:<br>A. within 2m of the end of *accessways where* it is not possible to continue travelling along the *accessway*; and<br>B. at maximum 20 m intervals along the *accessway*; | Satisfied | |
| | d) an intersection of *accessways* satisfies the spatial requirements for a passing and turning space; | Satisfied | |
| | e) a passing space may serve as a turning space; | Satisfied | |
| | f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b or 8 building-<br>(i) containing not more than 3 *storeys*; and<br>(ii) with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200sqm. | Not Applicable | |
| **D3.5** | **Carparking** | Not Applicable | |
| **D3.6** | **Signage** | Additional Information to be provided | |
| **D3.7** | **Hearing Augmentation** | Additional Information to be provided | |
| **D3.8** | **Tactile Indicators** | Not Applicable | |
| **D3.9** | **Wheelchair seating** | Additional Information to be provided | |
| **D3.10** | **Swimming pool** | Not Applicable | |
| **D3.11** | **Ramps (Connecting Ramps)** | Not Applicable | |

| PART / CLAUSE | DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED | COMPLIANCE | ACTION / COMMENT |
|---|---|---|---|
| **D3.12** | **Glazing on an accessway**<br>On an *accessway*, 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 Clause 6.6 of AS 1428.1. | Not Applicable | If full-height glazing is provided, visual indicators are required. |
| **Part D4** | **Braille & Tactile Signs** | Not Applicable | The signage detailing will need to comply with the provisions of Clause D3.6 and Specification D3.6 of the BCA as well as Clauses 16.3 and 17 of AS1428.2 which addresses the size of the pictogram as well as the height of lettering. |
| **Part E3** | **Lift Installation** | Not Applicable | |
| **Part F2** | **Sanitary and other facilities** | Not Applicable | |