



TABCORP

STAR CITY CASINO MULTI-USE ENTERTAINMENT FACILITY

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v2

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the Star City Casino Multi-Purpose Venue 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 strategies to maximize reasonable provisions of access for people with disabilities.

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

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed development has demonstrated a reasonable degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, and accessible sanitary facilities, can be readily achieved.

It is advised that the provisions of the DDA Access Code 2010 are due to be inserted into the BCA from 1 May 2011. The provisions of the DDA Access Code will from that date onwards thereby become mandatory for new building work. If it is anticipated that construction certificate for this project is to be granted on or after 1 May 2011, the immediate adoption of the recommendations in this report that have been made in accordance with the DDA Access Code is advised.

2. INTRODUCTION

2.1. General

Tabcorp has engaged Morris-Goding Accessibility Consulting, to provide an access report of the proposed development of the Star City Casino Multi-Use Entertainment Facility.

The Multi-Use Entertainment Facility is to be located in place of the existing ballroom at the casino, on level 3. The venue will have a range of flexible facilities, including a concert venue, ballroom, conference facilities and lecture spaces.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development
- Provide a report that will analyse the provisions of disability design, 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. Background

The proposed modifications include:

- Expansion of the approved ballroom capacity of 1,200 seats (1,500 standing) into a 3,000 seat multi-purpose venue (4,000 standing).
- Creation of a new 'pre-function' space surrounding the existing glass cone of the approved external entertainment deck on level 03.
- The provision of associated services such as loading dock, lift and stair accesses, new substation and switch room, storage, plant room facilities and other related services.
- Additional patron access and amenity facilities to meet BCA and DDA requirements.
- Provision of service corridor between back of house areas and new plant and storage enclosure on Level 03.
- Conversion of the existing Level 17 'Astral' Bar and Dining Room into Private Gaming Areas.
- Deletion of the previously proposed glazed cladding to the existing tower buildings.
- Addition of a pergola structure over the roof terrace to the Pirrama Road infill building.
- Replacement of the existing external lift, lift overrun enclosure and roof signage to the existing hotel tower.

2.3. Objectives

The Report considers user groups, which include staff and visitors. 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.

2.4. Access Requirements

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

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - where relevant
- AS 1428.4 - (Tactile Ground Surface Indicators)
- AS 1735.12 - Lift provision for people with disability
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- DDA - Premises Standards 2010
- City of Sydney Access DCP 2004

3. INGRESS & EGRESS

3.1. Entrance Pathways

Entry to the Multi-Use Entertainment Facility (level 3) is via the Major Project approved accessible path of travel which begins on the ground floor, at the Pirrama Road main entrance. There is a passenger lift (lift 53) at the Pirrama Road main entry area which connects the ground floor to level 1. The passenger lift has internal dimensions which are suitable under AS1428.2.

Once at level 1, wheelchair users will need to access passenger lift (lift 54), which is located across the retail promenade. The passenger lift has internal dimensions which are suitable under AS1428.2. Lift 54 provides direct access to level 3, whereby an accessible pathway connects the lift lobby to the Multi-Use Entertainment Facility entry area.

It is proposed that 1:20 pathways will lead to the entry doors of the Multi-Use Entertainment Facility area, which is suitable under DDA Premises Standards and City of Sydney Access DCP.

Recommendation:

- (i) Multi-Use Entertainment Facility entry doors to have 850mm clear width in accordance with AS1428.2.

3.2. Emergency Egress

Recommendations:

- (i) Should the provision of any emergency systems be installed within the building, the systems should include audible and visual warnings indicators in assisting people with sensory disabilities.
- (ii) Consideration shall be given to provide 850mm clear widths to all fire doors. This will allow some level of fire safety protection for a person in a wheelchair (best practice).
- (iii) The client shall make preparation of an emergency management plan which would include the use of a fire warden, to identify strategies to facilitate emergency egress for people with disabilities.

4. PATHS OF TRAVEL

4.1. General

In general, the main paths of travel on each floor of the Multi-Use Entertainment Facility have appropriate widths and circulation areas which will allow wheelchair users the ability to pass each other and turn 180 degrees, in accordance with AS1428.2 and in line with the DDA Premises Standards.

At this stage of the design, passenger lifts have been shown on the drawings, connecting each level of the Multi-Use Entertainment Facility.

The drawings indicate the pre function areas on levels 3 and 4 have appropriate circulation areas and continuous accessible paths of travel in accordance with AS1428.2.

The dressing room and green room also have accessible paths of travel.

Recommendation:

- (i) Ensure common use stairs have handrails on both sides and tactile ground surface indicators (TGSIs) located at the top and bottom, in accordance with AS1428.1 & AS1428.4.

4.2. Lifts

The lifts have internal dimensions suitable under DDA Premises Standards and City of Sydney Access DCP. The lift lobbies have circulation areas in accordance with AS1428.2.

Recommendation:

- (i) Ensure lift car components and lift lobby audio/visual signals comply with AS1735.12.

4.3. Seating Areas

The drawings currently indicate there are a total of 3457 seating spaces throughout the Multi-Use Entertainment Facility i.e. 1932 at the orchestra level, 96 at the VIP mezzanine level, 544 at the lower balcony level and 885 at the high balcony level.

At this stage of the design, wheelchair seating spaces have not been identified on the drawings.

Recommendations:

- (i) According to the requirements of the BCA and City of Sydney Access DCP a total of 19 wheelchair seating spaces shall be provided for wheelchair users, throughout the Multi-Use Entertainment Facility seating areas. Consideration to be given in providing wheelchair seating spaces in accordance with the DDA Premises Standards (43 wheelchair spaces in various grouping arrangements according to table D3.9)

- (ii) Ensure 15% of the space is covered by a hearing augmentation system, in accordance with the BCA, clause D3.7. Consideration to be given in providing a hearing augmentation system which covers 95% of the floor/lecture hall areas (DDA Premises Standards).
- (iii) The location of wheelchair seating spaces is to be representative of the range of seating provided, that is wheelchair seating spaces shall be located throughout the orchestra, mezzanine, low balcony and high balcony levels.

4.4. Theatres

There are continuous accessible paths of travel leading to the theatre areas on level 3 and 4. The circulation areas are suitable under DDA Premises Standards. At this stage of the design, wheelchair seating spaces have not been shown on the drawings.

Recommendations:

- (i) According to the requirements of the BCA and City of Sydney Access DCP, a total of 4 wheelchair seating spaces shall be provided for wheelchair users for design option 1 of the lecture hall.
- (ii) According to the requirements of the BCA and City of Sydney Access DCP a total of 3 wheelchair seating spaces shall be provided for wheelchair users within each of the lecture hall spaces, for design option 2.
- (iii) Consideration to be given in providing wheelchair seating spaces in accordance with the DDA Premises Standards (8 wheelchair spaces for option 1 and 6 spaces per hall for option 2).
- (iv) Refer above for seating arrangement (carer seating) and hearing augmentation

5. AMENITIES & FACILITIES

5.1. Accessible Toilets

At this stage of the design, toilet facilities have been shown on the levels 3 and 4 plans. The drawings indicated that an accessible toilet facilities has been provided on each of these levels; in accordance with AS1428.2 and the City of Sydney Council Access DCP and the DDA Premises Standards

There are appropriate width pathways leading to the accessible toilet. Consideration to be given to provide ambulant cubicles in each of the male and female toilets.

5.2. Signage

Recommendations:

- (i) Provide suitable directional signage to the accessible entry. Provide suitable directional signage to the accessible toilets and lifts, wheelchair seating areas and hearing augmented areas, in accordance with AS1428.1.
- (ii) Accessible toilets signs to have raised pictograms, text with Braille included, compliant with AS1428.1.