

BCA ACCESS STRATEGY

Proposed Sutherland Entertainment Centre Upgrade

Sutherland Shire Council

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1.0 INTRODUCTION

1.1 GENERAL

NBRS Architecture have been engaged by Sutherland Shire Council, to design and document the Proposed upgrade to the Existing Sutherland Entertainment Centre to be constructed at the 30 Eton Street Sutherland. The extent of the works also included upgrading of the interface of the building to the adjacent Peace Park and minor upgrading of the access to the park.

The project seeks to achieve a performing arts facility that will:

- provide a rich and engaging theatre experience that is accessible to all
- facilitate the flexible delivery of a diverse and high calibre program of performing arts services
- enhance and activate the urban context

As part of the design process a access strategy has been developed for the project aligning with the current regulatory requirements for access as set out within the following legislation:

- The Building Code of Australia 2019 (BCA) and
- The Disability (Access to Premises – Buildings) Standard 2010
- The associated referenced relevant standards (AS1428.1-2009)

Additionally the access strategy sets out the elements of the existing that are to be upgraded to provide equitable access to all required areas for the identified potential users.

This report sets out the Access strategy and the alignment to the current regulations pertaining to access.

This report has been prepared to accompany the Development Application.

The proposed design for the development is represented in the following plans prepared by NBRS Architecture which have been used as part of the review.

Table 1

| Drawing number | Issue | Drawing name | Date |
|----------------------|-------|-----------------------------------|------------|
| 18465-NBRS -A-SD-006 | | Cover Sheet | |
| 18465-NBRS -A-SD-007 | | Demolition & Site Management Plan | Feb 2020 |
| 18465-NBRS -A-SD-100 | | Basement Level Floor Plan | Feb 2020 |
| 18465-NBRS -A-SD-102 | | Ground + Stage Floor Plan | Feb 2020 |
| 18465-NBRS -A-SD-103 | | Level 1 Plan | Feb 2020 |
| 18465-NBRS -A-SD-104 | | Level 2 Plan | Feb 2020 |
| 18465-NBRS -A-SD-105 | | Level 3 Plan | Feb 2020 |
| 18465-NBRS -A-SD-106 | | Loading Grid Level | Feb 2020 |
| 18465-NBRS -A-SD-110 | | Basement Level Demolition Plan | Feb 2020 |
| 18465-nbrs-lda-106 | | Landscape Detail Plan (Rev 03) | 17/01/2020 |

1.2 SITE DETAILS

The site for the proposed facility is that of the existing Sutherland Entertainment Centre at 30 Eton Street Sutherland.

The site includes:

- Lot 7 DP 802
- Lot 1 DP 1253156

The site is within the Sutherland city town area located close to commercial developments.

The site includes an adjacent public domain parkland area to the northern side.

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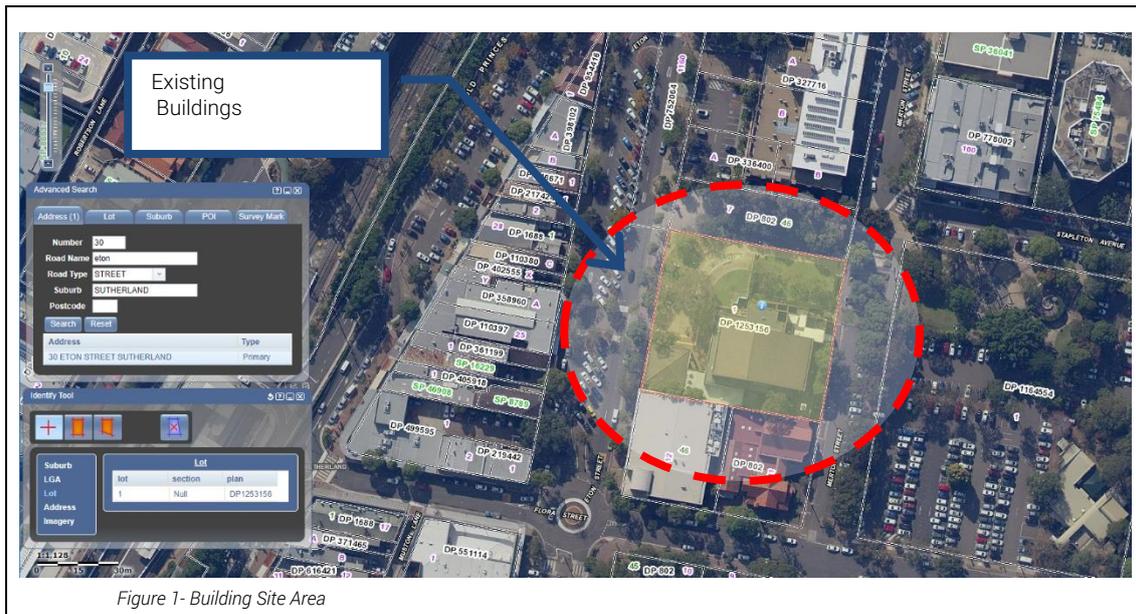


Figure 1- Building Site Area

1.2.1 EXISTING BUILDINGS

The site includes the existing Entertainment Centre that is a:

- 3 to 4 storey building
- Of masonry and concrete construction, with a steel framed and tiled roof
- Constructed approximately 1980

The main entrance is from Eton Street western side with the foyer located to this frontage. General public car parking is provided in Eton street and there is no car parking on the existing site. It is noted that the existing building does not contain a lift.

A secondary access to the building is available from the eastern side Merton Street, which is used predominately for staff access, access for stage participants/performers and deliveries.

1.2.2 THE PROPOSED BUILDING

The proposal is to upgrade the existing building and facilities to include, the following:

Theatre & Rehearsal/Meeting Room

- Tiered seat Theatre with capacity to seat (approx.) 600 people over two levels
- Raised stage with forestage and improved wings suitable for major theatrical productions,
- A rigging loft in full fly tower* located above the stage.
- Include a platform lift to provide accessibility to stage from stalls
- Viewing room at rear of stalls
- Recessed orchestra pit to the front of stage.
- Rehearsal/dance/warm-up/holding studio on First Floor that can also be used as a flexible large meeting room and Foyer overflow
- Control room, follow spot room and lighting bridges with technical access stairs to lighting bridges and rigging loft

Front of House

- Entry lobby and Foyer and circulation space
- 2 lifts for vertical movement through the foyer
- Box office and staff reception and administration areas
- Amenities and change rooms with facilities for families, elderly and disabled
- Bar
- Terrace level bar area
- Future Café space (shell only)*

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- Publicly accessible multi-purpose meeting room on Ground Floor or additional
- area for the Foyer

Back of House

- Dressing rooms
- Chorus rooms/holding rooms for large groups
- Green room
- BOH amenities and change facilities
- Commercial Kitchen with storage facilities and associated loading
- Wardrobe and laundry
- Stage door and waiting area
- Production and stage manager/touring offices
- Workshop and technical office along with storage for performance, hirers, props, lighting and sound equipment
- BOH service lift
- Loading and scenery dock for Theatre
- Update all plant and infrastructure

External spaces and civic domain

- Verandah link along the northern boundary to provide pedestrian connection between Eton and Merton Streets and an activated park and building interface edge
- Upgrade of the existing Peace Park to facilitate an improved connection between the SEC and park and provide a civic address to the building and enable the park to be conducive to a large array of activities
- New landscaped forecourt to Eton Street frontage
- Opportunity for rooftop terraces for upper level bar and balcony to green room Integration of future level café seating area
- Refurbishment of existing internal courtyards including soft and hard landscape to create visual interest
- Delivery dock interface for theatre and kitchen loading docks
- Access ramps to provide equitable access throughout the facility
- Provision for bicycle racks, street furniture, bins and drinking fountains
- Provision for external lighting for night-time usage
- Provision for way-finding signage
- Incorporation of zero depth water feature.
- Incorporation of existing indigenous heritage items (ie. pavers, totem poles)
- Incorporation of existing war memorial
- Overall landscaping to areas to provide greenery, shade and privacy.

Refer to the Project Return Technical Brief for further details of the individual areas prepared by NBRS Architecture in Association with CHROFI Architects.

1.2.3 PROPOSED USE

The existing use of the buildings on the site as an Entertainment Centre (Class 9b Assembly Building) will continue and be enhanced as an outcome of the proposed upgrading works. The facility will be considered as an Entertainment Venue under the NSW Environmental Planning and Assessment Act and Regulations.

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2.0 ACCESS STRATEGY

The overarching desire of the proposed development is to bring the facility up to date and enable a greater use of the facility.

Intrinsic to this is the inclusion of equitable access to the facilities and throughout the building for the potential users corresponding to their physical needs.

The following various users to the redeveloped facility would include:

- The general public attending events within the foyer and the main theatre.
- The participants/ performers on stage.
- Staff that work and manage the facility.
- Maintenance staff.

Each of these user groups will require access to different areas of the building and will also have differing functional needs that correspond to their individual physical characteristics.

The following table sets out the various user groups and the areas of the building that they will need access to based on the proposed functional areas of the building.

| User Group | Mobility Characteristics | Building Zones | | | | | | |
|---------------------------------|--------------------------|----------------|-----------------|-----------------|------------|--------------|-------------|-------------|
| | | Front of House | Theatre seating | Stage | Back Stage | Rigging loft | Office | Plant Areas |
| | | | | | | | | |
| General Public | All mobility categories | Yes | Yes | Potentially yes | Unlikely | No | Unlikely | No |
| Participants/ Performers | All mobility categories | Yes | Yes | Yes | Yes | No | Potentially | No |
| Management Staff | most mobility categories | Yes | Yes | Yes | Yes | Unlikely | Yes | Unlikely |
| Maintenance Staff | Mobile and active | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

The above table indicates that to ensure equitable access will be required to almost all areas of the building except for plant areas or the rigging loft where only specifically qualified and trained staff are permitted to the area, to ensure their own safety or the continuing function of the building.

The above principles will determine where access is provided through the building as well as the priorities of access.

2.1 UPGRADE STRATEGY

An important part of the redevelopment to ensure functionality and public engagement is to ensure that the various groups can easily access the building facilities and areas that they need.

In line with this need upgrading of a number of aspects of the access to and through the building will be required, including:

- A clearly defined main entry, to the Foyer which will provide access to all functions.
- A lift, or a number of lifts to enable access between the levels of the building, including for general public with limited mobility or operation & maintenance staff that will need to shift equipment between the different levels and areas of the building.
- Access pathways and exits that correspond to the increased number of occupants.
- New sanitary and other facilities to support the increased and varied occupants.
- Replacement of existing services and equipment in line with current regulatory requirements and expectations for efficient operations.

2.2 BUILDING ENTRY

The proposed design includes multiple entries to the main foyer (front of House) area, from Eton Street to the west and from Peace Park to the north of the site. From Eton street there are three points of entry to the site, two of which are at grade and one includes a stair.

Signage will be required to identify the accessible entry point from the street frontage at the stair entry.

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Both foyer entry levels are accessible being at grade, however they are separated by a change in level within the Foyer. A lift is provided to enable access between the two levels. The design also includes a entry to the backstage area from Merton Street. This entry is also to be an accessible Entry and access to the various levels of the backstage area is provide via a lift.

2.2.1 ACCESS TO PEACE PARK

The Project works also includes ground works between the existing building and the adjacent Peace Park landscaped area.

The proposed design includes an accessible pathway between the entry level of the Foyer and the grass landscape area. The detailed design of the pathway is to meet the requirements of a pathway under AS1428.1.



2.3 ACCESS THROUGH THE BUILDING

Accessible pathways are provided through the building to the various areas as set out below and in the following Figures.

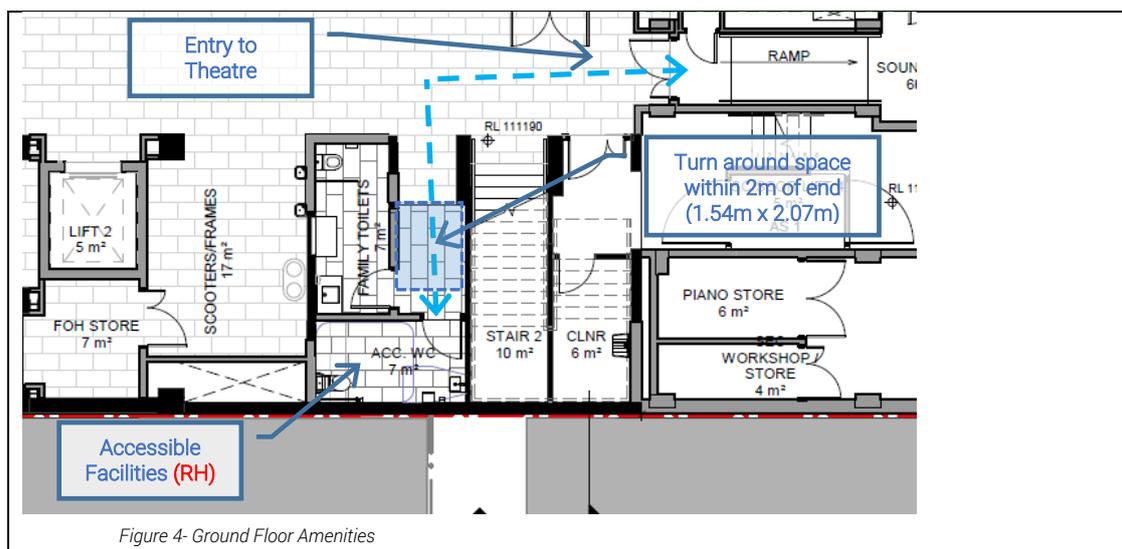
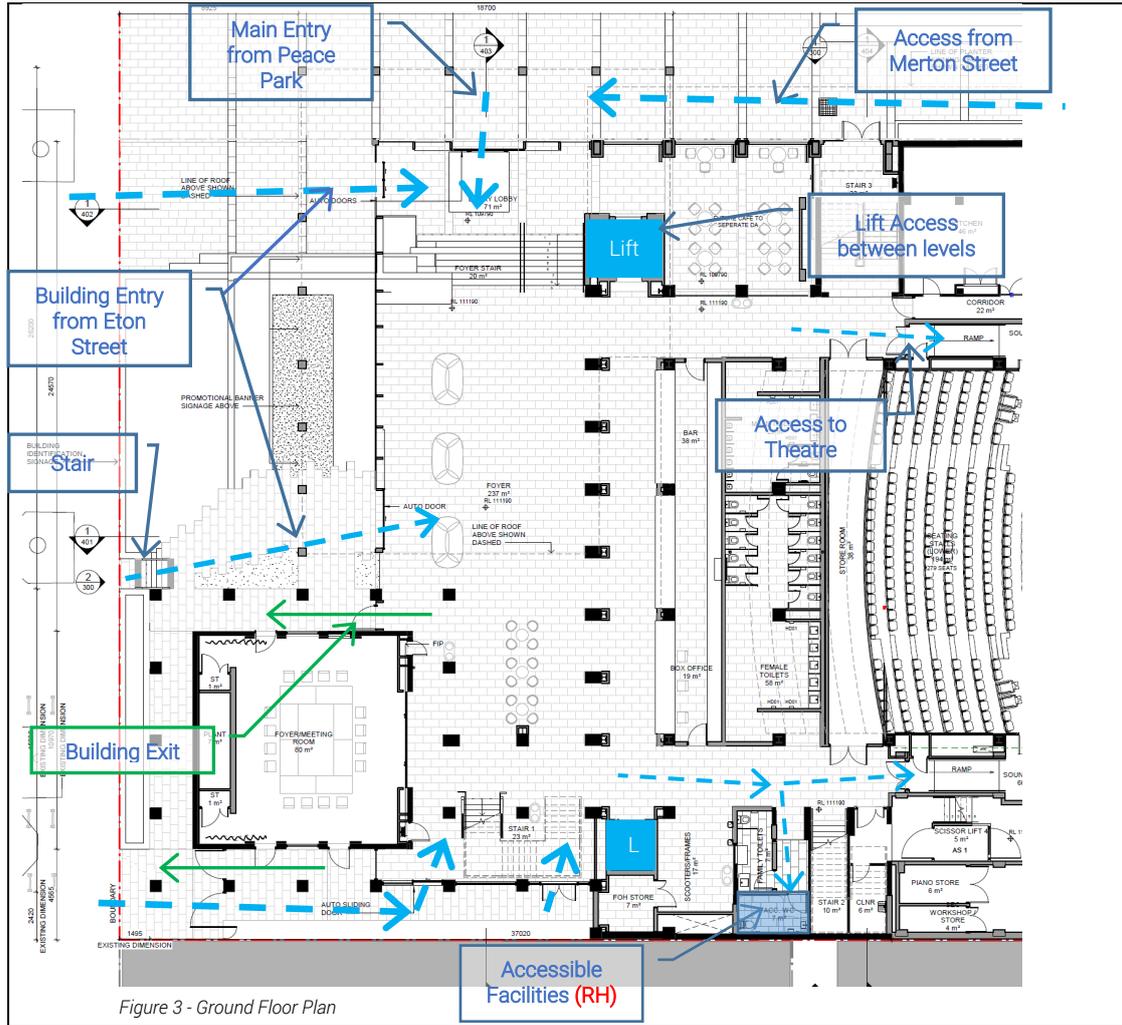
2.3.1 GROUND FLOOR FRONT OF HOUSE

Access is provided from the main foyer via two front of house lifts to the other levels in the building. Access to the main theatre is provided via corridors and sound locks.

An accessible wc facility is provided to the southern end of the foyer in close proximity to the other facilities. The corridor to the facility is to be provided with a turn around space (Min. 1.54m x 2.07m) as it is more than 2m long, as indicated in the following figure 3 & 4.

Signage will be provided to identify the location of the accessible toilet facilities and lift where not visible from the main foyer area.

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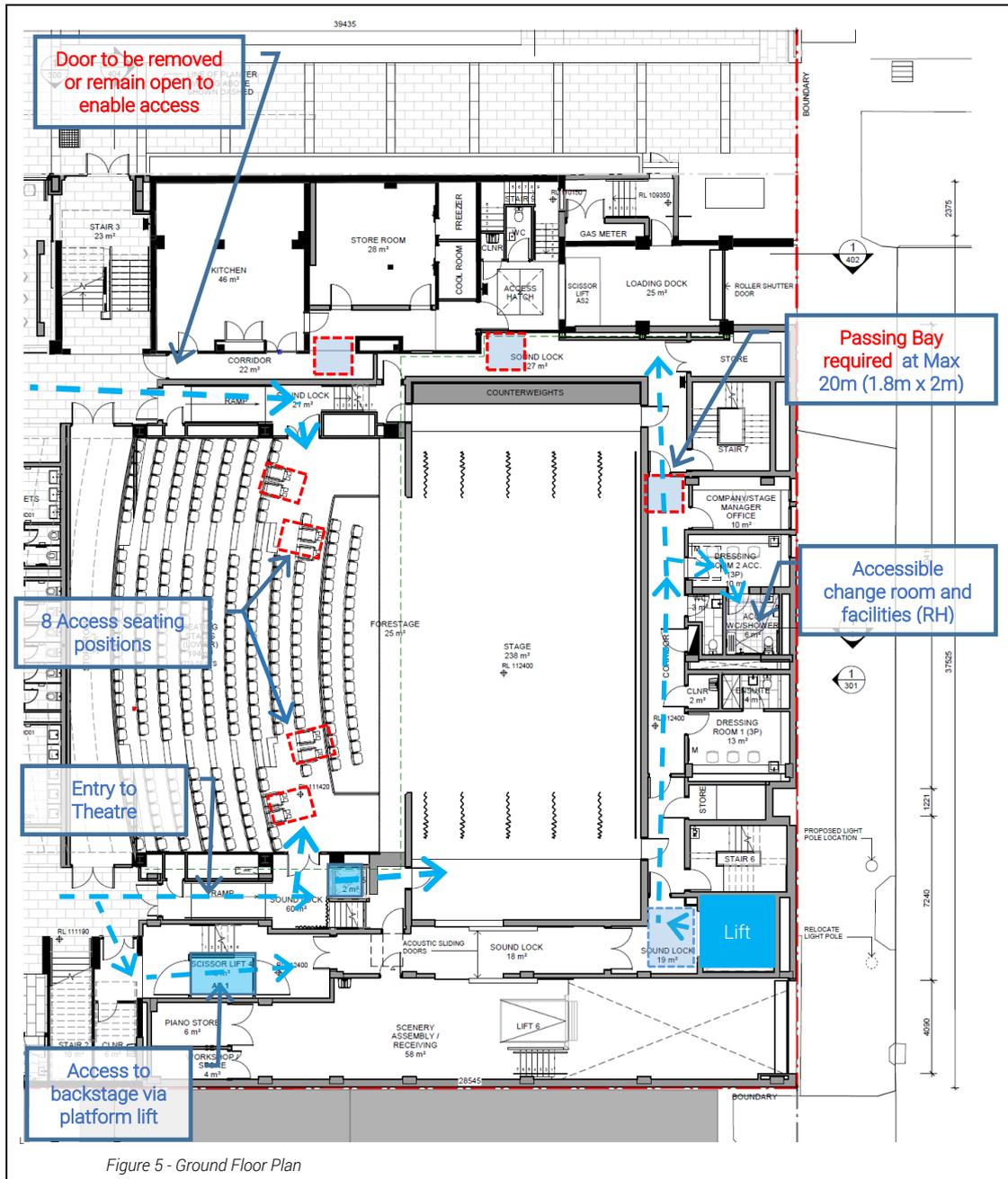
2.3.2 GROUND FLOOR THEATRE AND BACK OF HOUSE

The main theatre includes tiered seating with the ground floor level including 8 wheel chair seating positions as indicated in the following figure 5.

An accessible path of travel is to be included between the main foyer area and the theatre stage and backstage areas. The access to the stage and backstage areas is provided via platform lift to each, located on the southern side of the theatre.

The backstage area includes changerooms and toilet /shower facilities which includes at least 1 Accessible combined shower/toilet facility(Right Handed) .

Passing Bays are to be included at maximum 20m intervals through the corridors with an area of 1.8m wide by 2.4m long.



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2.3.3 FIRST FLOOR FRONT OF HOUSE

Access is provided from the main foyer via two front of house lifts to the first floor level. The first floor level includes meeting rooms to the western and southern sides of the building and access to the upper seating tiers of the main theatre. At this level there are two accessible seating positions in the main theatre and two seating positions in the Parent/Cry room which has observation windows to the theatre.

Access to the main theatre is provided via corridors and sound locks.

On this level are a control room, which is accessible and a sound room, which is currently not planned to be accessible.

An left hand accessible wc facility is provided to the southern end of the foyer in close proximity to the other facilities.

The corridor to the facility is to be provided with a turn around space (Min. 1.54m x 2.07m) as it is more than 2m long, as indicated in the following figure.

Signage will be provided to identify the location of the accessible toilet facilities and lift where not visible from the main foyer area.

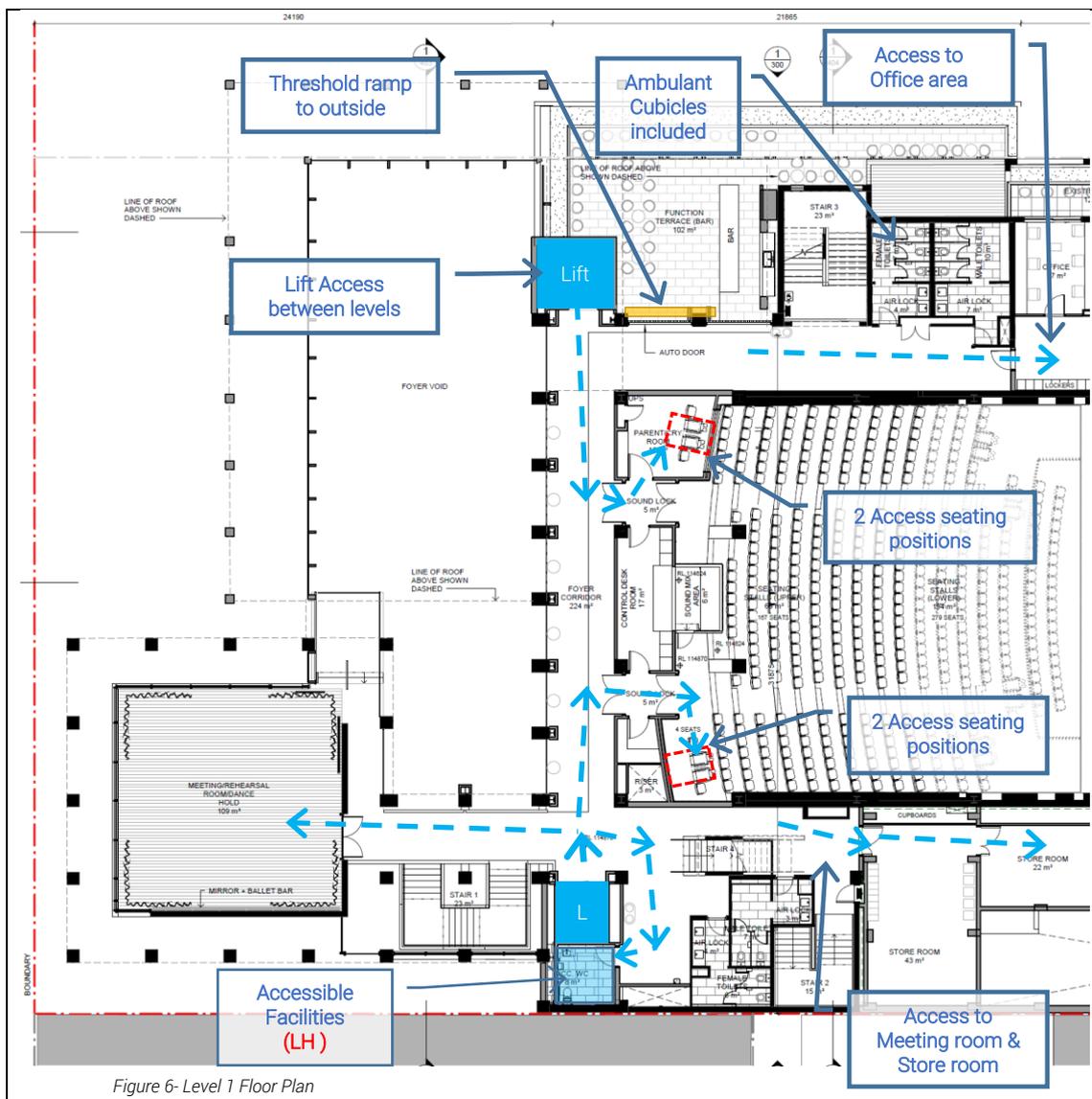


Figure 6- Level 1 Floor Plan

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2.3.4 FIRST FLOOR THEATRE AND BACK OF HOUSE

The first floor back of house area is accessed via the corridor to the norther side of the theatre. The area includes an office, green room, change rooms and toilets/showers. The area is also accessed via the back stage lift that connects to basement and levels 1 to 3. An accessible path of travel is to be included between the main foyer and backstage areas. The backstage area includes changerooms and toilet /shower facilities which includes at least 1 Accessible combined shower/toilet facility. The current plan indicates that this is a right handed facility, which is to be changed in the detailed design to being a Left Handed facility.

Passing Bays are to be included at maximum 20m intervals through the corridors with an area of 1.8m wide by 2.4m long.

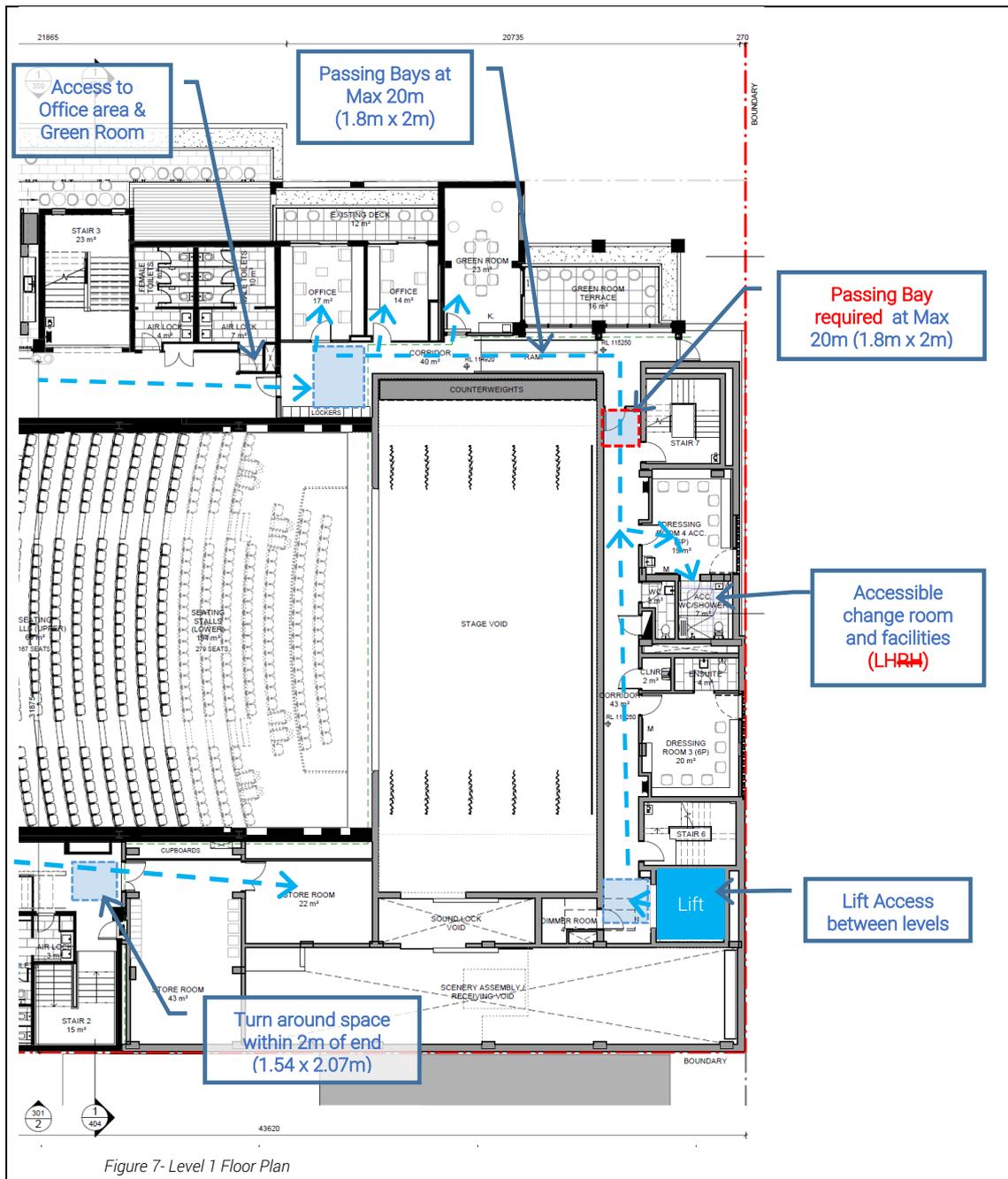


Figure 7- Level 1 Floor Plan

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2.3.5 SECOND FLOOR FRONT OF HOUSE

Access is provided from the main foyer via two front of house lifts to the first floor level. The Second floor level includes access to the gallery level of the theatre, Backstage change rooms, amenities and access to plant rooms. At this level there are potentially two accessible seating positions in the gallery overlooking the main theatre, subject to detailed confirmation of the layouts to ensure that circulation spaces at doors are provided as indicated in the following figure.

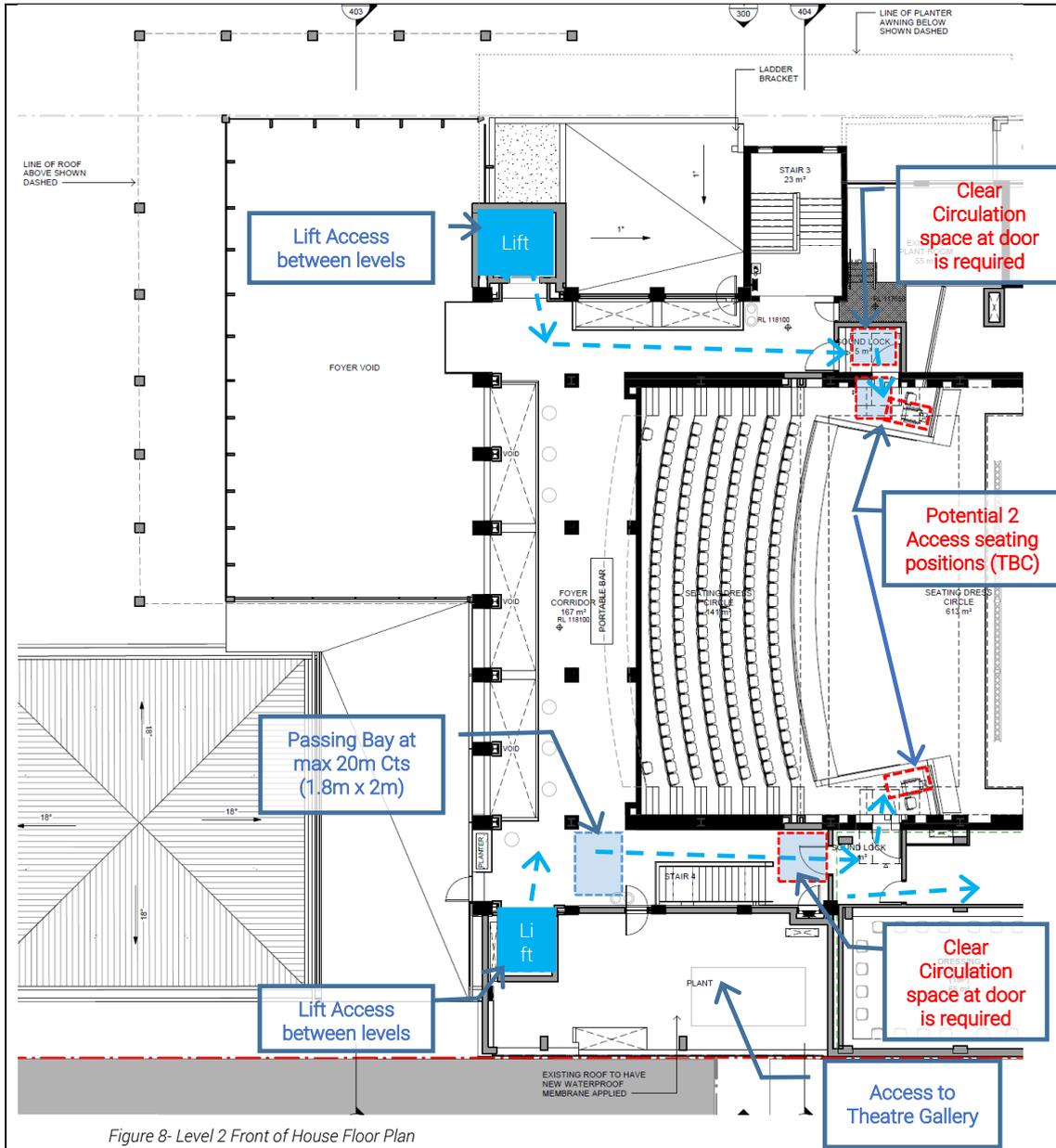


Figure 8- Level 2 Front of House Floor Plan

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2.3.1 SECOND FLOOR BACK OF HOUSE AREA

The second floor backstage changerooms are accessed via the corridor to the southern side of the theatre.

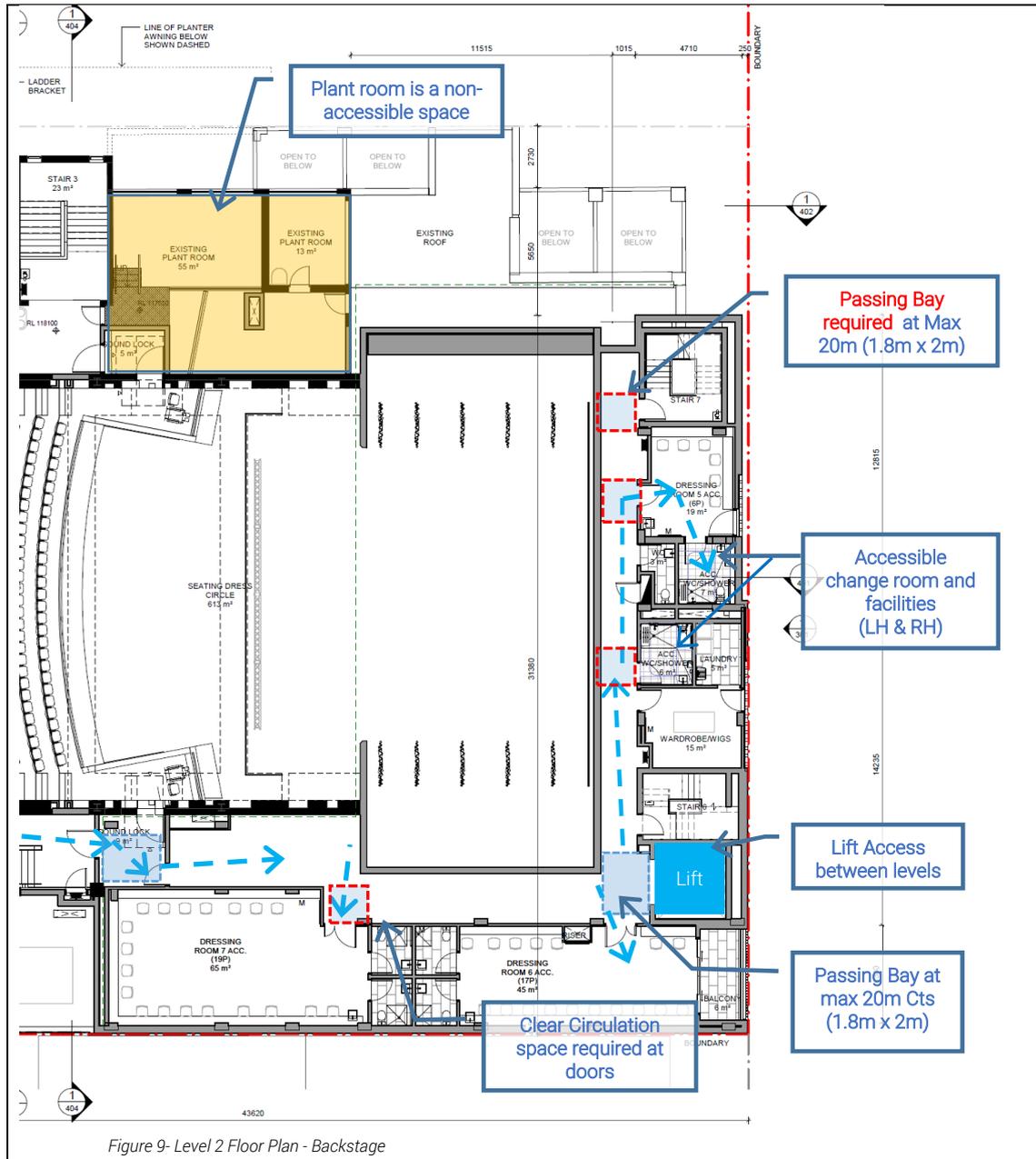
The area includes Dressing rooms, change rooms, toilets & showers.

The area is also accessed via the back stage lift that connects to basement and levels 1 to 3.

An accessible path of travel is to be included between the main foyer and backstage areas.

The backstage area toilets and shower facilities, include at least 2 Accessible combined shower/toilet facility.

Passing Bays are to be included at maximum 20m intervals through the corridors with an area of 1.8m wide by 2.4m long.



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2.3.1 THIRD FLOOR LEVEL

The third floor level includes mainly catwalks over the theatre areas and plantroom. These areas are not areas generally used by the occupants and due to the nature of the areas will have restricted access only to suitably trained staff. Therefore general access will not be provided to these areas.

A lift is included to the backstage area that provides access to this level for movement of equipment etc. As most of the level is non accessible a clear turn around space is provided in front of the lift to enable a wheel chair person to turn around and return to the lift if they accidentally exit at this level.

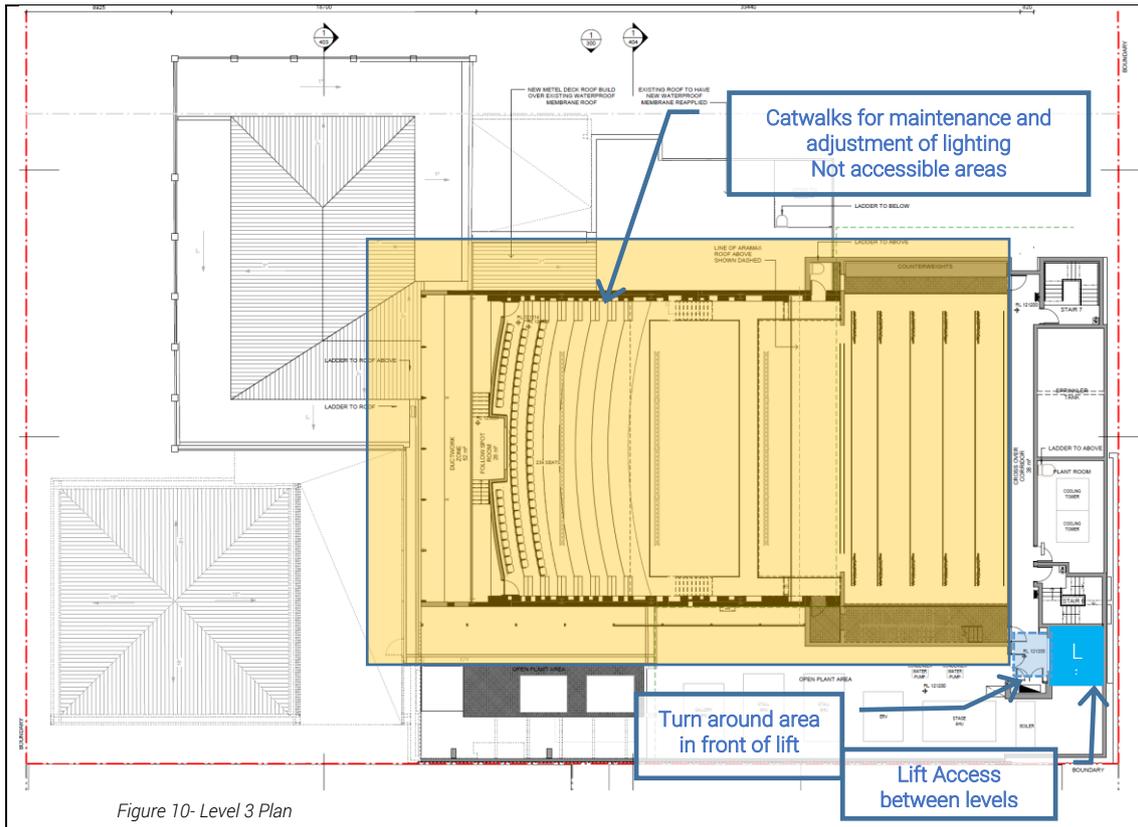


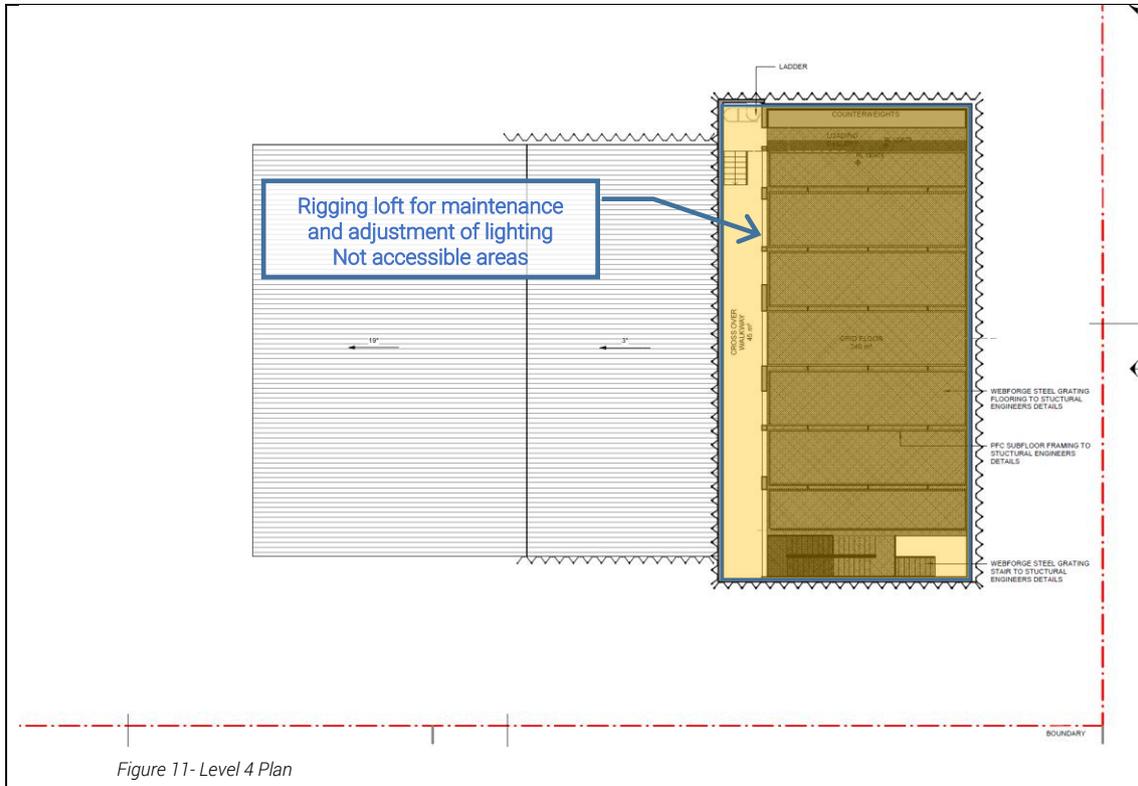
Figure 10- Level 3 Plan

2.3.1

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2.3.2 FOURTH FLOOR LEVEL

The Fourth floor level includes access to the rigging loft over the stage and access to roof level. These areas are not areas generally used by the occupants and due to the nature of the areas will have restricted access only to suitably trained staff. Therefore general access will not be provided to these areas.



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2.3.1 BASEMENT LEVEL BACKSTAGE AND BACK OF HOUSE

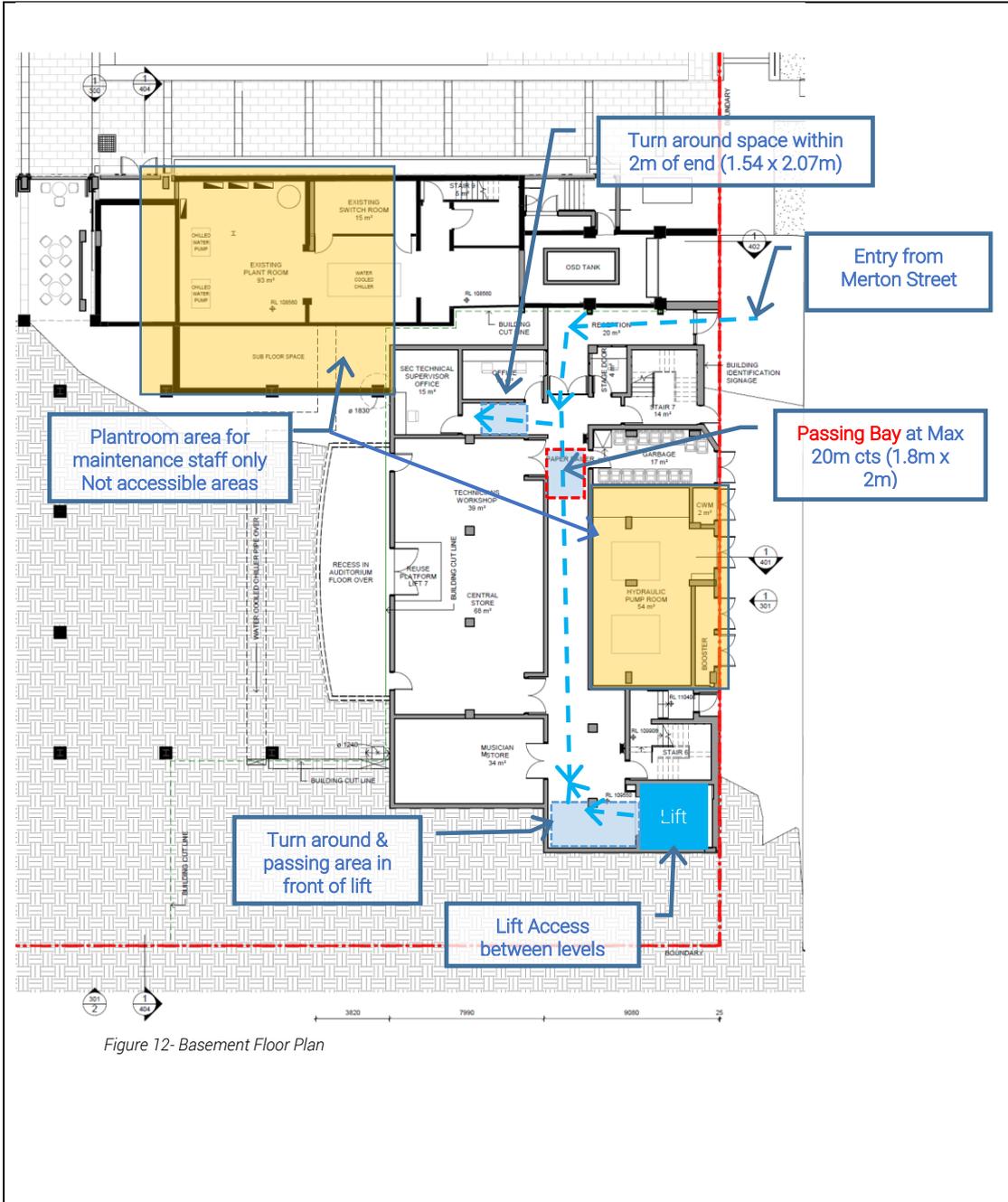
The Backstage area is accessible from the adjacent Merton street via the Basement level Stage door entry.

This basement level includes the stage door office, backstage storage, plant areas and access to the backstage lift, which connects to ground level and Levels 1, 2 & 3.

The plant room areas are not intended for general use by the occupants and will be locked to restrict access only to maintenance staff.

A turning space (1.54m x 2.07m) is to be included in the corridor to the Stage Door office as the length is more than 2metres.

Passing Bays are to be included at maximum 20m intervals through the corridors with an area of 1.8m wide by 2.4m long.



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3.0 BCA DEEMED TO SATISFY PROVISIONS

3.1 BCA REQUIREMENTS

The Building Code of Australia (BCA) sets out number of Performance Requirements that a building solution must meet to achieve a reasonable level of safety, access to buildings, and functional performance.

Where due to the configuration within individual building or site applications, the detailed design does not meet the Deemed to Satisfy Provisions of the BCA, there is an opportunity for the design to be assessed as an Alternative Solution, against the Performance Requirements of the BCA.

Any alternative Performance Solutions will be subject to the approval of the Principal Certifying Authority.

The requirements for the building are based on the scale of the building, the number of occupants and the usage of the building.

3.2 BUILDING HEIGHT, RISE IN STOREYS & EFFECTIVE HEIGHT

The proposed main building is of 4 storeys in height.

3.3 PART D – ACCESS AND EGRESS

The requirements for access to and egress from a building are dependent upon the number and characteristics of occupants within the building and their characteristics.

3.4 OCCUPANT GROUPS

The following Occupant groups are considered within the proposed upgraded Sutherland Entertainment Centre:

- General Public and Patrons to the building functions
- Participants & stage Performers
- Building Management Staff
- Maintenance Staff

3.4.1 PART D1- PROVISION OF EXITS

Part D1 of the BCA sets out the requirements for the provision of exits from all occupied areas of the building, based on the occupant numbers and activities.

Within the proposed design it is expected that compliant exit provisions will be included to meet either the Deemed to Satisfy Provisions of part D1 or the associated Performance Requirements.

It is noted that the Deemed to Satisfy Provision of part D1 permits the use of stairs as an exit from the upper levels of buildings, however this does not always take into consideration the needs of mobility impaired persons, therefore the larger proportion of accessible seating positions within the main theatre auditorium is recommended to be on a level where an at grade exit can be provided.

3.4.2 CONSTRUCTION OF ACCESS EXITS PART D2

The stairs and exit paths are to be designed to meet the requirements of Part D2 of the BCA, which will include, the following;

- Going lengths and riser heights for the new stair are to meet the following requirements.
 - Riser – Max 190mm high, - Min 115mm high.
 - Going – Max 355mm long, - Min 250mm long
 - 2 x R + G – Max 700mm – Min 550mm.
- Continuous conspicuous nosing (min 30% contract) to each of the stair treads.
- The threshold height at any external door is to be a maximum of 3mm to enable accessible path to be provided through the doors. These may include threshold ramps to prevent water ingress or the like.
- Handrails to be provided to both sides of the new stairs and ramps, with extensions at the ends to comply with AS1428.1. The exception to this is the new fire isolated enclosed stairs.
- Door locks and latches are to be located between 900mm and 1100mm above the floor and offer single action exit function at all times.

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- Balustrades to edges of landings, stairs etc to be at least 1m high with no footholds between 150mm and 760mm, where there is a potential for a fall of 4m or more.
- Tactile ground surface indicators are to be provided at the top and bottom of all stairs except enclosed fire stairs.
- Landings ramps and stairs to have the following slip resistant characteristics.

Table D2.14 SLIP-RESISTANCE CLASSIFICATION

| APPLICATION | SURFACE CONDITIONS | |
|--|--------------------|-----------|
| | DRY | WET |
| Ramp steeper than 1:14 | P4 or R11 | P5 or R12 |
| Ramp steeper than 1:20 but not steeper than 1:14 | P3 or R10 | P4 or R11 |
| Tread or landing surface | P3 or R10 | P4 or R11 |
| Nosing or landing edge strip | P3 | P4 |

3.4.2.1 EXISTING UPGRADES

As the proposed works are a refurbishment to an existing building, the existing open stairways (Stair 1, 2, 3, 4) are to be upgraded with compliant nosings, handrails, balustrades and tactile indicators.

3.4.3 PART D3.1 – GENERAL ACCESS REQUIREMENTS

Under the BCA requirements in Part D3.1, an access pathway is required to areas depending upon the usage of the area as indicated in the table below, except as permitted by Clause D3.4.

Applying this requirement to the proposed works, access is required to all areas as indicated in the following table.

Table 2 Access Requirements

| USAGE TYPE | BCA REQUIREMENTS (D3.1) | APPLICATION TO DESIGN |
|--|--|---|
| Class 9b Assembly building | 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 | Access is provided through the main entry to all spaces of each area normally used by the occupants |
| Plant Areas, Catwalks & Rigging Loft over stage | Based on Clause D3.4 accessible paths to these spaces is not provided as they are not suitable for general occupants | Access is not provided to the mechanical plant rooms and the like as these are areas not normally used by the general occupants |

3.4.4 PART D3.2 GENERAL BUILDING ACCESS REQUIREMENTS

Part D3.2 of the BCA requires an accessible pathway to be provided from the main street frontage, at least 50% of all entries and the accessible parking space to the building.

Within the design, an accessible path is to be provided from the main street frontage on Eton Street through the main foyer and to the theatre amenities and facilities.

As there is a second entry from Peace park, this entry is also an accessible entry to the foyer.

3.4.5 PART D3.3 PARTS OF BUILDING TO BE ACCESSIBLE.

Under part D3.3 of the BCA, access is required to all areas normally used by the occupants and includes areas such as toilet facilities, meeting rooms and kitchens etc. Access paths, door widths and door clearances are to comply with AS1428.1 – 2009

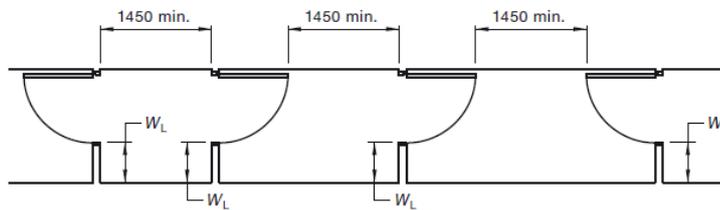
Within the proposed design the following would be required, based on the initial concept design:

- Accessible seating positions are required in the main theatre and are included in the current design.

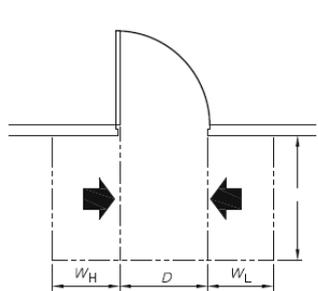
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The following criteria from As1428.1 sets out the requirements for providing access, that should be included within the detailed design:

- All doorways are to be a minimum 850mm clear (requires min. 920mm leaf doors) this would also apply to the active leaf of a double door where one leaf is inactive.
- General use doors are to have a colour contrast of at least 30% to the colour of the adjacent wall, to identify their location. The contrast can be between the door and the frame or the frame and the wall or the door and the wall. (refer to AS 1428.1 Clause 13.)
- Provide side clearances to doors as per Figure 31 of AS1428.1 (refer below.)
- Provide lobbies with min 1450mm clear lengths to enable usability. (refer below)
- A turning bay (1540mm x 2070mm) is to be provided within 2m of the end of a corridor where a person cannot continue along the path.
- Passing Bays are required (2m x 1.8m) at 20m intervals along a pathway.
- Glazing on Accessways that could be mistaken as a doorway are to have visual indicators on the glazing in line with AS1428.1 section 6.6, which is a minimum 75mm high 30% contrasting solid line with the lower edge between 900mm and 1000mm.

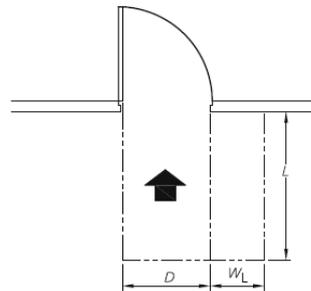


(a) Continuous accessible path of travel



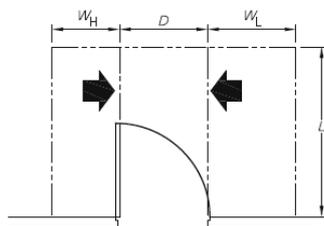
| Dimension D | Dimension L | Dimension WH | Dimension WL |
|-------------|-------------|--------------|--------------|
| 850 | 1240 | 560 | 660 |
| 900 | 1210 | 510 | 660 |
| 950 | 1175 | 460 | 660 |
| 1000 | 1155 | 410 | 660 |

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



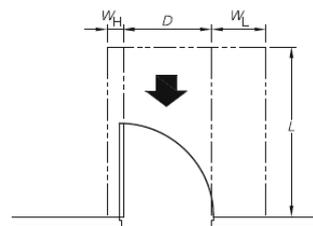
| Dimension D | Dimension L | Dimension WH | Dimension WL |
|-------------|-------------|--------------|--------------|
| 850 | 1450 | 0 | 510 |
| 900 | 1450 | 0 | 510 |
| 950 | 1450 | 0 | 510 |
| 1000 | 1450 | 0 | 510 |

(d) Front approach, door opens away from user



| Dimension D | Dimension L | Dimension WH | Dimension WL |
|-------------|-------------|--------------|--------------|
| 850 | 1670 | 660 | 900 |
| 900 | 1670 | 610 | 900 |
| 950 | 1670 | 560 | 900 |
| 1000 | 1670 | 510 | 900 |

(g) Either side approach, door opens towards user



| Dimension D | Dimension L | Dimension WH | Dimension WL |
|-------------|-------------|--------------|--------------|
| 850 | 1450 | 110 | 530 |
| 900 | 1450 | 110 | 530 |
| 950 | 1450 | 110 | 530 |
| 1000 | 1450 | 110 | 530 |

(h) Front approach, door opens towards user

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3.4.6 LIFT

Lifts are usually installed where there is a requirement to provide an accessible path between levels and ramp access can not be provided.

The Proposed design includes the following lifts;

- three lifts to provide access between the main foyer level and the first and second floors.
- two low rise platform lifts to provide access between the main theatre floor levels and the stage level.

The minimum lift car floor dimensions are to be as set out in the following table, based on the lift car travel being less than 12m as the lift to the backstage area connects the basement level (FFL 109.560) to Level 3 (FFL 121.200) giving a rise of 11.64m.

| Lift Requirements | | | | | | |
|----------------------|---------------|---------------------|--------|--------|----------------------|--------------|
| Lift Travel distance | Less than 12m | | Depth | Width | Emergency Lift | Not Required |
| | Lift Required | Lift Car dimensions | 1400mm | 1100mm | Stretcher Facilities | Not Required |

3.4.7 ACCESSIBLE TOILET FACILITIES

The design includes new accessible facilities provided adjacent to the location of other toilet facilities on each level and the documented detailed design of the facilities are to meet the planning requirements of AS1428.1-2009.

Refer to Section 2.7.2 of this report for details.

3.4.8 PART D3.5 CAR PARKING

Where car parking is provided part D3.5 of the BCA requires a minimum of 1 accessible space per 50 car parking spaces is to be provided.

The current design does not include any carparking on the site as part of the development therefore accessible parking spaces are not required.

It is noted that there are a limited number of accessible parking spaces(Three) in Eton Street parking bays as indicated in the figure below.



Figure 13- Eton Street Car Parking

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3.4.9 PART D3.6 IDENTIFICATION OF ACCESSIBLE FACILITIES, SERVICE AND FEATURES

Part D3.6 requires signage complying with Specification D3.6 to be included within the building in, a number of locations to identify the following:

- All sanitary facilities
 - Identification of exit (where exit signage is included.)
 - The path of travel from the main entry foyer to the southern side Lift.
- Signage is included in the specification as part of the detailed design.

3.4.10 PART D3.7 HEARING AUGMENTATION

Part D3.7 requires that where an amplification system is installed within any of the rooms a hearing augmentation system is to be installed. This will apply to any amplification systems included in meeting rooms as well as within the main theatre.

3.4.11 PART D 3.8 TACTILE GROUND SURFACE INDICATORS

Part D3.8 of the BCA requires that tactile ground surface indicators (TGSi's) be installed at the top and bottom of open stairs and ramps to warn occupants of the associated hazard, where the area is to be accessible.

The detailed documented design is to include tactile indicators to the top and bottom of all stairs and ramps to meet the DTS requirements.

3.4.1 PART D 3.9 WHEELCHAIR SEATING SPACES IN CLASS 9B ASSEMBLY BUILDINGS

Part D3.9 of the BCA sets out the requirements for wheelchair seating positions within an assembly building, which there fore applies to the proposed Entertainment Centre.

The number of wheelchair seating positions is based on the total number of occupants in the theatre. The current design includes the following seating:

- Approximately 279 in the lower stalls
- Approximately 167 in the upper stalls
- Approximately 184 in the gallery

Assuming the total number of seat is approximately 630, BCA Table D3.9 requires the following

BCA Table D3.9

| Number of fixed seats in a room or space | Number of wheelchair seating spaces | Grouping and location |
|--|---|---|
| Up to 150 | 3 spaces | 1 single space; and 1 group of 2 spaces. |
| 151 to 800 | 3 spaces; plus 1 additional space for each additional 50 seats or part thereof in excess of 150 seats | Not less than 1 single space; and not less than 1 group of 2 spaces; and not more than 5 spaces in any other group. |

The Proposed design includes the following seating positions

- 4 pairs of two seats positions on Ground Floor level (8)
- 2 pairs of two seats positions in Level 1(4)
- Potentially 2 single seat positions on Level 2

Giving a total of 14 seating positions which is more than the 13 required for the 630 occupants.

It is noted however that the current design for the seats in the gallery, does not meet the circulation requirements along a accessible pathway, which may result in the wheel chair seating positions not being able to meet the requirements for the layout set out in AS1428.1, in which case only 12 positions would be provided.

3.5 PART F – HEALTH AND AMENITY

3.5.1 PART F2 – SANITARY AND OTHER FACILITIES

Part F2 of the BCA sets out the required number of toilets to be provided based on the number of people that will be catered for within the building and the use of the building.

With respect to accessibility requirements BCA Clause F2.4 requires the following:

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F2.4 Accessible sanitary facilities

In a building required to be accessible –

- (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and*
- (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and*
- (c) 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; and*
- (d) an accessible sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and*
- (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and*
- (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and*
- (g) 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; and*
- (h) Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and*
- (i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS1428.1.*

Additionally Table F2.4(a & B) requires for a Class 9b building:

1 accessible toilet on every level of the building than contains toilets and where there are multiple banks of toilets are included an accessible facility is to be provided at 50% of the locations.

Where shower are required one accessible shower is to be provided for each 10 showers provided.

Within the design the following accessible facilities are included:

| Location | Accessible Facilities | Other facilities | |
|----------------|----------------------------------|-------------------------|------------------|
| | | Female | Male |
| Basement Level | - | -- | -- |
| Ground Level | 1 Toilet/ basin (RH) | 11 wc's 5 HB's | 3 wc's 6 U 3HB's |
| | 1 Shower/toilet/ basin (RH) | 1 Dressing Room Ensuite | + 1 WC/HB |
| Level 1(front) | 1 Toilet/ basin (LH) | 5 WC's, 4HB's | 5 WC's, 4HB's |
| Level 1 (Back) | 1 Shower/toilet/ basin (RH LH) | 1 Dressing Room Ensuite | + 1 WC/HB |
| Level 2 (Back) | 2 Shower/toilet/ basin (LH & RH) | 4 Dressing Room Ensuite | |
| Level 3 | - | - | |

The table above indicates that:

- Within the building in the current design there are a total of 2 left handed and 4 right handed toilet facilities. The existing right hand accessible facility in the back of house area on level one is to be changed to be Left handed so as to approximate 50% of each handing.
- Accessible facilities are provided at each location where other facilities are included except for Ground floor level front of house area where there are general toilet facilities to the northern side and the southern side but only the southern side has an accessible facility. Table F2.4 requires that where there are two or more banks of toilets only 50% of the banks require accessible facilities.
- At least one accessible facility is provided on each level where facilities are included.
- More than 10% of Showers are accessible.

Additionally one Ambulant wc toilet and cubicles layouts are to be included in each of the male and female facilities, in line with AS1428.1, figure 53(a & b) included in the following pages.

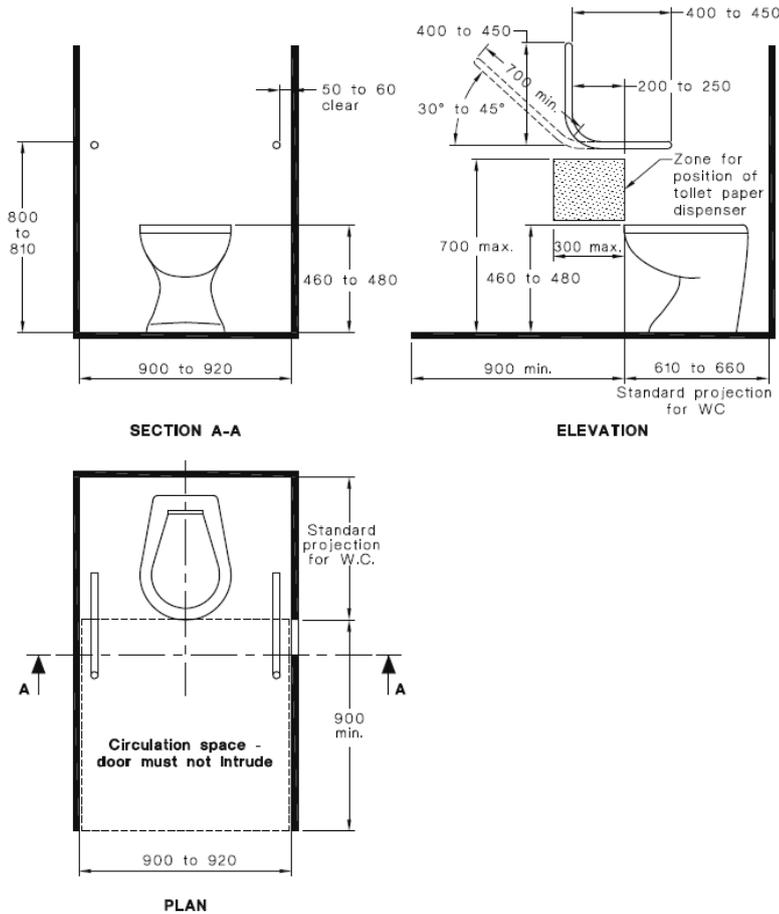
The layouts of the accessible facilities are to be documented to align with the details of AS1428.1 requirements.

4.0 CONCLUSION & RECOMENDATIONS

As outlined in the strategy and assessment above, it is considered that the proposed design as indicated on the drawings generally will be able to meet the relevant Deemed to Satisfy Provisions of the Building Code of Australia 2019 subject to detailed design.



Trevor Eveleigh
 Studio Principal – Advisory
 NBRSARCHITECTURE



DIMENSIONS IN MILLIMETRES

FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

Figure 14- Ambulant Cubicle Requirements

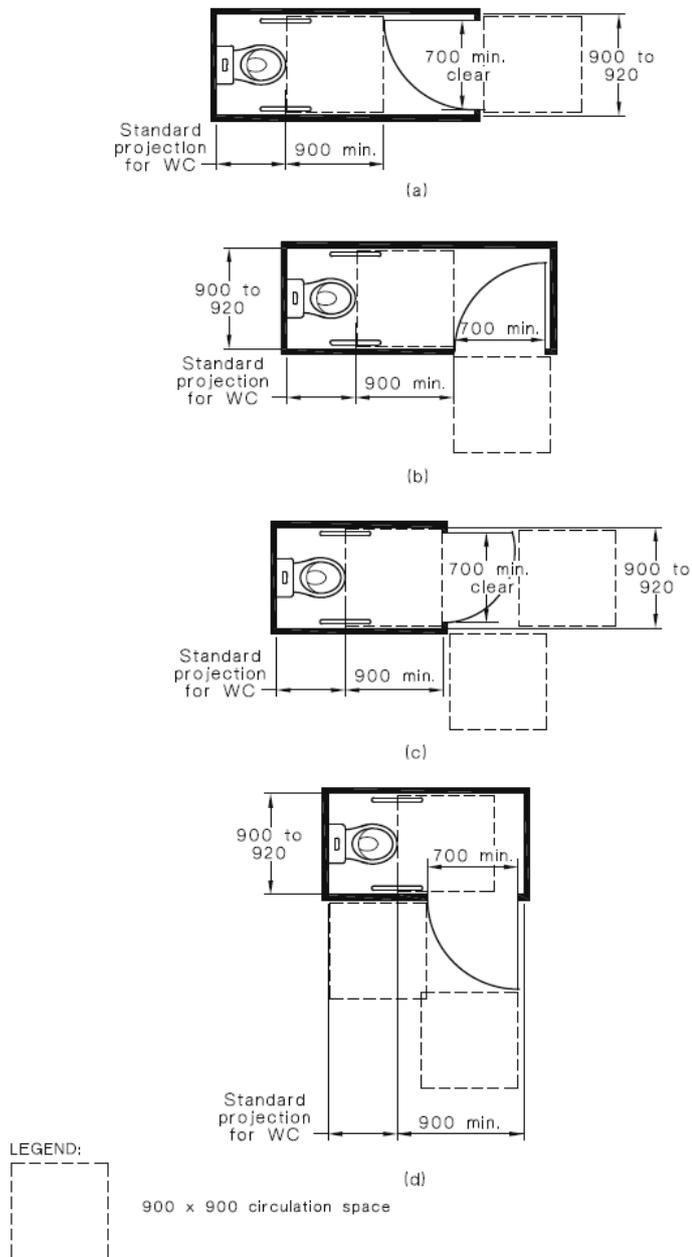
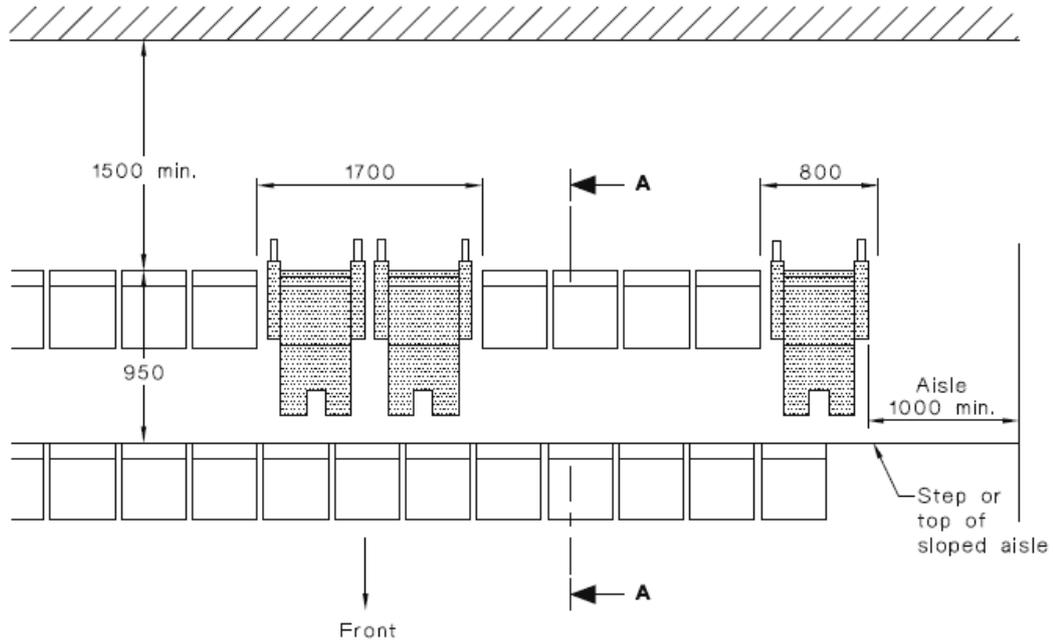


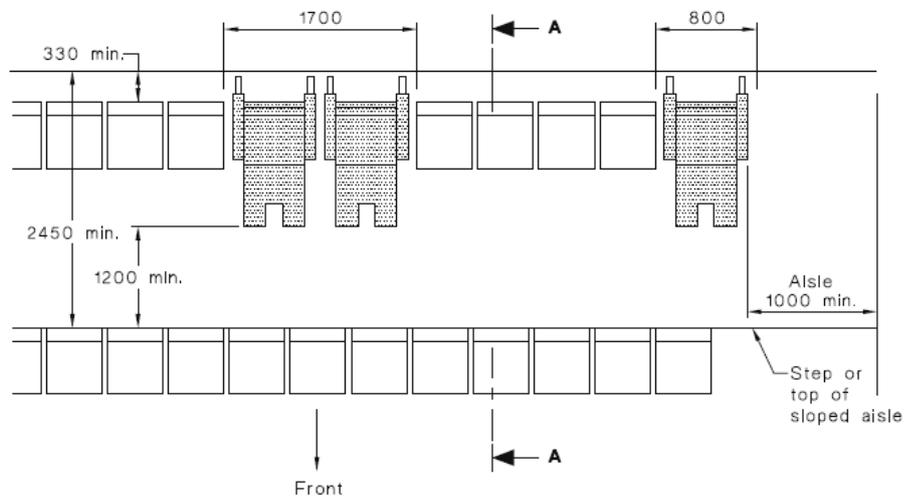
FIGURE 53(B) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—DOORWAY OPTIONS

Figure 15- Ambulant Cubicle Door Requirements



PLAN—APPROACH FROM THE REAR

Figure 16- Wheelchair seating position requirements.



PLAN—APPROACH FROM THE FRONT

Figure 17- Wheelchair seating position Requirements