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Access Report 01 - Development Application Report - Final

PNRL Kellyville Park Community Facility and Centre of Excellence (11619)

Access Consulting

Contents

PNRL Kellyville Park Community Facility and Centre of Excellence

Project Number

11619

Date

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Revision History

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01	A	Access Report 01 Rev A - Development Application	Sarah McCarthy	Cathryn Grant	01.10.2021
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Executive Summary

The PNRL Kellyville Park Community Facility and Centre of Excellence is a State Significant Development for sports and recreation activities. The Community Facility and Centre of Excellence is described as a high performance, specialised Centre of Excellence (COE) with purpose built male and female specific facilities, new recreational Community Facility, including a grandstand accommodating approximately 1,500 seats with additional spectator viewing areas. Car parking with associated landscaping are located to the east of the proposed facility.

The proposed works are located in Kellyville, which falls within the Hills Shire Council and must address the items set out in the NSW Department of Planning and Environment - 'Critical State Significant Infrastructure Standard Secretary's Environmental Assessment Requirements' (SEARs) - December 2015. The SEARs references the Disability (Access to Premises – Buildings) Standards 2010 which the documentation has been referenced against to ensure compliance has been achieved.

This report aims to reinforce that this State Significant Development has been assessed to ensure the project will be designed in accordance with the SEARs and any relevant Government legislation, policies and guidelines. This report has considered the expected user groups of the project who will include; the Eels players and support staff; general facility staff members; and local sporting organisations.

The report seeks to reveal that the project displays a high level of technical compliance and shows that the concepts of Universal Design have been addressed at this stage. As the design develops Architecture & Access will ensure that the all elements of accessibility and inclusiveness benchmarks are met including the DDA, Building Codes of Australia (BCA), the Disability Access to Premises Standards and the AS1428 series.

Introduction

The proposed development will provide state of the art facilities which enable physical recreation opportunities in conjunction with improved facilities for staff, players and existing users of the site. The proposed development will be integrated with the existing recreational landscape of the site and complement the upgrades to the existing playing fields being undertaken by Council. The proposed development is defined as a Recreation facility (major), and includes the following components:

- Construction of high-performance Centre of Excellence in the north east of the site adjacent to Training Field 2:
  - Elite level gymnasium.
  - Medical and rehabilitation facilities.
  - Aquatic recovery and rehabilitation pools.
  - Lecture theatre and meeting rooms.
  - Player education and study areas.
  - Administration offices for the Parramatta Eels.
  - New female facilities including a dedicated female change room, cubicle toilets and showers.
  - Balcony and terrace area.
  - End of Trip Facilities and bicycle parking.
  - Refuse Area.
- Construction of a Community Facility, including a grandstand with approximately 1,500 seats in the centre of the site adjacent to the Main Playing Field 3:
  - Unisex changerooms and amenities.
  - Referee changeroom and amenities.
  - First Aid/Medical room.
  - Community gymnasium.

  - Kiosk.
  - Concourse terrace.
  - Multipurpose community function room with kitchen and amenities.
  - Refuse Area.
  - Bicycle parking.
- Solar arrays will be included on the roof of both the Centre of Excellence and Community Facility.
- Additional 40 car parking spaces for the proposed facility to operate in conjunction with existing at grade car parking already constructed by Council.
- Additional landscaping throughout the development footprint.
- Removal of a small number of trees internal to the site, however noting perimeter trees will be retained where not affected by the proposed building footprints.
- Hours of operation for the Centre of Excellence and Community Facility are 5:00am to 12:00am, however the following key times are likely:
  - Centre of Excellence: 7.00am - 7.00pm
  - Community Facility: 7.00am - 10.00pm

Architecture & Access has been commissioned to provide access consulting services for the Development Application stage of the PNRL Kellyville Park Community Facility and Centre of Excellence at Memorial Ave, Kellyville NSW.

The new development consists of two separate buildings: the Centre of Excellence for the Paramatta Eels and the Community Facility. The Centre of Excellence will house the Eels headquarters, administration and work-zones, training rooms and medical areas, gym and Football Department. The Community Facility will include grandstand seating for over 1500 people, community change rooms, community gym, function space, cafe and tenancy. Vertical transport is provided through lifts, ramps and stairs. Other features include:

- Open work area
- Meeting Rooms
- Board Rooms
- Shared Kitchen
- Dining Hall
- Theatre
- Gymnasium
- Social / Lounge Areas
- Treatment Room
- Change Rooms
- Sanitary Facilities

Under the National Construction Code 2019 - Volume One (NCC/BCA) this building is designated as a Class 9b - Assembly Building and therefore under Clause D3.1 Access for people with disabilities is required: "to and within all area normally used by the occupants".

Documentation Reviewed

The report is based on drawings, received on Thursday 10th March, 2022 via email from HB Architects. Please find the SSDA Rev C documentation in the Attachments section of this report.

Document	Title	Rev
Drawings	Kellyville Park PNRL Eels Centre of Excellence & Community Facility - SSDA	C

Compliance Statement

After review of the planning documentation, Architecture & Access hereby state in principle that, to the best of knowledge, compliance can be achieved with the intent of the Disability Discrimination Act can be met. In addition, compliance can be achieved against the requirements of the Disability (Access to Premises – Buildings) Standards and the National Construction Code, including its referenced Australian Standards for disability access within areas of the site and buildings required to be accessible.

This advice shall not be considered as relieving any other party of their responsibilities, liabilities or contractual obligations, inclusive of identified defects and client acceptances.

The building is required to be built in accordance with the drawings and the notes on the drawings to achieve compliance with the requirements of the Disability (Access to Premises – Buildings) Standards and the National Construction Code and its referenced Australian Standards for disability access. Any amendments to the drawings or the notes on the reviewed drawing set may lead to non-compliances and this report may no longer be valid.

The SSDA has been assessed in accordance with the relevant regulatory documents including the NCC/BCA, State Building Legislation, Australian Standards, the Disability (Access to Premises – Buildings) Standards, relevant Australian Standards (relating to access for people with disabilities) 2010 and the spirit and intent of the Disability Discrimination Act 1992 (DDA).
It is Architecture & Access' opinion that in principle the current Development Application Plan documentation is being developed in line with the Legislative benchmarks specifically regarding access for people with disabilities.

Legislative Requirements

The Disability Discrimination Act. (DDA) 1992

The DDA is Commonwealth legislation which was enacted in 1993. It aims to eliminate discrimination against people on the grounds of disability in many areas, including the following:

- Work;
- Accommodation;
- Education;
- The provision of goods and services; and
- Access to premises.

Whilst Section 23 of the DDA stipulates that it is unlawful to discriminate, it does not provide information on how to design, construct or manage buildings in a way that is not discriminatory.

The Disability (Access to Premises - Buildings) Standard. (DAPS) 2010

The DAPS purpose is to define how to provide dignified and equitable access for people with disabilities which meets the intent of the DDA. This provides greater access for people with disabilities

as well as greater certainty for building owners and developers that their obligations under the DDA have been met.

Access is required to be provided to all levels of buildings and all facilities and services operating from them, unless to do so would impose an unjustifiable hardship or the purpose of an area is unsuitable for a person with a disability or poses a health and safety risk for that person.

National Construction Code/Building Code of Australia (NCC/BCA)

The requirements of the DAPS were included in the National Construction Code/Building Code of Australia (NCC/BCA) in 2011 and apply to all new buildings and those undergoing building works which require a building permit.

Australian Standards for Disability Access

The Australian Standards referenced by the NCC/BCA provide many of the technical details on the construction of accessible buildings.

Reference Documents

The following reference documents have been used in the preparation of this report:

- NSW Planning & Environment - 'Critical State Significant Infrastructure Standard Secretary's Environmental Assessment Requirements' (SEARs) - December 2015.
- Disability Discrimination Act 1992 (Cth.) (DDA)
- Disability (Access to Premises - Buildings) Standard 2010 (Cth.) (DAPS)
- National Construction Code (NCC) 2019 Volume One - Building Code of Australia 2019 Sections D3, E3.6, F2.4. F2.9
- AS 1428.1:2009 Design for access and mobility - General Requirements for Access - New Building Work
- AS/NZS 1428.4.1:2009 Tactile Ground Surface indicators for the Orientation of People with Vision Impairment
- AS 1288:2006 Glass in Buildings – Selection and installation
- AS/NZS 2890.6:2009 Off street parking for people with disabilities
- AS 1428.2:1992 Design for access and mobility - Enhanced and Additional Requirements - Buildings and Facilities

Universal Design

Universal design comes from a premise that we are not all the same: some of us are elderly, children, some are pregnant or use a walking stick, some are short or tall, some have use of only one arm or are just trying to complete daily living activities i.e. completing the grocery shopping, hanging out the washing. All of these factors contribute to how we can function and use a space or product at any one time.

The term universal design was first documented in the US by architect Ronald Mace in 1985 (Vavik & Gheerawo 2009). Mace presented his definition of universal design as a consumer market driven issue, noting that the focus should not be on people with disabilities but on all people, as we all have differing abilities and that none of us are immune from ageing, frailty or disability (Center for Universal Design 2008). He believed that no environment is ever fully universally designed as we can always make everything more useable (Center for Universal Design 2008).

The seven principles of universal design were developed by the North Carolina State University in 1997. These have facilitated discussion and promotion of the concept of universal design. However,

there have been criticisms of these principles stating that they are not linked to scientific bodies of evidence and are not clearly measurable (Steinfeld & Maisel, 2012). In response, eight goals of universal design have been developed that align with the original principles of universal design but draw from recognised bodies of knowledge and directly link with recognisable outcomes, such as social participation (Steinfeld & Maisel, 2012). The goals of universal design are:

1. Body fit
2. Comfort
3. Awareness
4. Understanding
5. Health and wellness
6. Social integration
7. Personalisation
8. Cultural appropriateness (Steinfeld & Maisel 2012)

Architecture & Access are committed to the implementation of universal design within projects. Our advice will include specific recommendations that encompass the philosophy and goals of universal design so this development can promote health, wellness and social participation for a wide range of people.

1.0 Parking & Drop Off Zones

A new car park is proposed for the Centre of Excellence building with 40 spaces and 2 x accessible car spaces. An existing carpark which is associated with the Community Facility building has approximately 213 car spaces provided and includes five existing accessible car spaces.

Designated accessible parking spaces and shared areas will be provided in accordance with AS/NZS 2890.6:2009 and AS/NZS 2890.5:2020, as close as practical to the building entries and site entrances.

Compliance can be achieved if constructed as per the recommendations.

2.0 External Paths of Travel

Accessible paths of travel are provided from the site boundary on Stone Mason Drive and Memorial Avenue and from the new and existing car parks to the buildings within the site.

A path of travel to the south side of the building will be provided in accordance with AS1428.1:2009.

Design development will occur during documentation stage to ensure all of the access requirements are constructed inclusive of gradients, cross-fall and landings to the external paths of travel.

Compliance can be achieved for the external paths of travel within this project.

3.0 Entrances

The buildings and grandstand have multiple entry points to provide access to features within the buildings, change rooms and sanitary facilities.

All entry doors will be on-grade or have a threshold ramp that complies with AS1428.1: 2009. Doors will have a clear opening width of not less than 850mm, compliant circulation spaces and an operating force of not greater than 20N.

As the design develops it will be ensured that all accessible doors may be independently operated by people with disabilities.

- The doors will provide a minimum clear opening width of 850mm single leaf.
- The doors will have a luminance contrast of minimum 30% between door, wall and/or frame. If the frame is the only contrasting element, it is to be minimum 50mm wide. [AS 1428.1:2009 Clause 13.1]
- The doors will possess D shaped door handles at a height between 900mm - 1100mm [AS1428.1:2009 Clause 13.5.3 (a)]
- Handles will have a clearance of 35-45mm between the handle and the door. [AS1428.1:2009 Clause 13.5.2 (b) / Figure 35(A)(B)]
- Force to operate doors with a door closer fitted will not exceed 20N. [AS1428.1:2009 Clause 13.5.2 (e)]
- Visual indicators will be provided to glazed door leaves, sidelights and other glazing capable of being mistaken for an opening. A solid, non-transparent band of minimum 75mm wide with the lower edge of the contrasting band at 900-1000mm AFFL will be provided. It will achieve a minimum 30% luminance contrast against the background floor surface within 2000mm on opposite side of the glazing. [AS1428.1:2009 Clause 6.6]

Compliance can be achieved if constructed as per the above requirements.

4.0 Doors & Door Controls

The proposed internal doors will achieve a clear opening of no less than 850mm wide (920mm door leaf) and will be provided with appropriate circulation space for their operation. Currently some doors in the development need clarification of the circulation spaces and that they reflect appropriate circulation requirements, these will be amended during design development in accordance with AS1428.1 2009, where necessary.

All doors and door controls required to be accessible will be of an appropriate operating forces as per AS1428.1:2009, have appropriate door hardware, appropriately located security and access controls, and visual indication in accordance with AS 1428.1, 2009.

Compliance can be achieved.

5.0 Internal Paths of Travel

Internal paths of travel are typically provided to achieve compliance in accordance with AS1428.1:2009.

- Internal paths of travel to be accessible and will have a minimum width of 1000mm.
- Landings will be provided changes of direction, including a minimum 1500 x 1500mm for a 60-90 degree turn.
- Turning spaces of minimum 1540 x 2070mm long will be provided within 2m of the end of a corridor.

Compliance can be achieved.

6.0 Ramps

There are several proposed ramps within the development. Ramps have proposed gradients of 1:14 or 1:16 with landings provided within the 9m permitted spacing. Handrails, kerb-rails and tactile ground surface indicators have been indicated on the documentation.

The ramps will be constructed in compliance with AS 1428.1 2009 Clauses 10 & 12 regarding handrail and kerb-rail provisions and AS1428.4.1 2009 Clause 2.3 in line with the following:

- Handrails will be provided to be 865-1000mm above the plane of the finished floor and be a consistent height. [AS1428.1:2009 Clause 12 (d) & (e) / Figure 14 (b)]
- Handrails will be provided on both sides of the ramp, extending 300mm horizontally from the end of the ramp and turn down 180 degrees. [AS1428.1:2009 Clause 10.3 (e) / Figure 14 & Clause 12 (g) / Figure 15 (A) & (B)]
- Handrails will be circular or elliptical with 30-50mm diameter. The handrail will allow free passage of the hand and have no obstructions or fixings in the uppermost 270^{o}. [AS1428.1:2009 Clause 12 (b) / Figure 29]
- Kerbs or kerb rails will be provided both sides of the ramp and are to be 65-75mm or more than 150mm high with no gaps or slots more than 20mm wide between 75-150mm high. [AS1428.1:2009 Clause 10.3 (i) / Figure 18]
- Kerbs & kerb-rails will be aligned with the ramp side of the handrail OR they are to be no more than 100mm away from the ramp side of the handrail.
  Where handrails are supported on a vertical post, the kerb or kerb rail shall be no less than 150mm AFFL and mounted on the ramp side face of the vertical post. Where the kerb or kerb rail is less than 150mm in height, the support posts must be set back minimum 200mm from the face of the kerb rail. [AS1428.1:2009 Clause 10.3 (j) / Figure 19]
- TGSIs will be set back 300mm from the top and base of a ramps for a depth of 600-800mm across the full width of the ramp between the handrails of the ramp. [AS1428.4.1:2009 Clause 2.3.3(a) & 2.4 / Figure 2.3 (B)]
- TGSIs are not required to intermediate landings of a ramp when the handrails are continuous and the landing is less than 3000mm deep. [AS1428.4.1:2009. Clause 2.4 / Figure 2.3 (B)]
- TGSIs will provide a luminance contrast of minimum 30% for integrated units, 45% for discrete indicators and 60% for composite indicators. [AS1428.4.1:2009 Clause 2.2]. The selection and type will be confirmed.

Compliance can be achieved.

7.0 Stairs

Several stairs are proposed as part of the works. The stair details will be designed in accordance with AS 1428.1 and AS 1428.4; provision of handrails to both sides with appropriate extensions, tactile ground surface indicators (TGSIs), visual indication at the nosings will be provided ion compliance with the following:

- Handrails will be provided on both sides of the stairs extending a stair tread following the angle of the stair past the last riser at the base and 300mm horizontally past the last riser at the top of the stair. [AS1428.1:2009 Clause 11.2 (b), (d) & (e) / Figure 28]
- Handrails will be located at a height 865-1000mm above the nosing and be a consistent height through the stairs. [AS1428.1:2009 Clause 12 (d) / Figure 26(A) & (B)]
- The handrails will turn down 180 degrees top and bottom of the stair. [AS1428.1:2009 Clause 12 (g) / Figure 26(C) & (D)]
- Handrails will be circular or elliptical with 30-50mm diameter. The handrail will allow free passage of the hand and have no obstructions or fixings in the uppermost 270^{o}. [AS1428.1:2009 Clause 12 (b) / Figure 29]
- Handrails will have a minimum clearance of 50mm between the handrail and the balustrade and to have a vertical clearance of not less than 600mm above the handrail. [AS1428.1:2009 Clause 12(h) / Figure 29]
- Risers will be opaque. [AS1428.1:2009 Clause 11.1 (c)]

- Stair treads and nosings will not project beyond the face of the riser. An angled riser with a maximum set back of 25mm may be provided. [AS1428.1:2009 Clause 11.1(d) / Figure 27(A) & (B)]
- Contrast nosing strip will be provided on each stair tread of 50-75mm depth across the full width of each step, set back maximum 15mm from nosing and will achieve a minimum 30% luminance contrast against the background surface. The luminance contrasting strip will not extend down the riser by more than 10mm maximum, and not to project beyond the face of the riser. [AS1428.1:2009 Clause 11.1 (e) (f) (g)]
- Stair nosings will have a slip resistance rating of a minimum of P4 in the external environment. [NCC/BCA Clause D2.14(a)(ii)(B) / Table D2.14]
- TGSIs will be set back 300mm from the top and base of the stairs for a depth of 600-800mm across the full width of the stair between the handrails of the stair. [AS1428.4.1:2009 Clause 2.3.3(a) & 2.4 / Figure 2.2 & 2.3 (b)]
- TGSIs will provide a luminance contrast of minimum 30% for integrated units, 45% for discrete indicators and 60% for composite indicators. [AS1428.4.1:2009 Clause 2.2]. The selection and type will be confirmed.

Compliance can be achieved.

8.0 Lifts

Two lifts are proposed in the development, one in the COE building and one in the Sports Hub building. The type of lift and dimensions have not been determined at this stage of the building.Circulation spaces to access the lifts are currently suitable and allow for a 90 degree turn into the lift.

- Lift car size will be minimum 1100 x 1400mm for lifts which travel less than 12mtrs. [NCC/BCA Table E3.6(b)]
- Lift car size to be 1400 x 1600mm for lifts which travel 12mtrs or more. [NCC/BCA Table E3.6(b)]
- Lift cars will comply with the requirements of AS1735.12:1999.

Compliance can be achieved.

9.0 Accessible Sanitary Facilities

There are several unisex accessible sanitary facilities (UAWC) and showers proposed within the development across the two buildings. An accessible facility will be associated with all gender facilities:

- one accessible sanitary facility and one accessible toilet/shower are provided in the COE building
- no accessible facilities have been provided within the Eels Change Rooms as they have been deemed as not necessary based on the proposed user group
- showers suitable for people with ambulant disabilities (or people on crutches) have been provided in the Eels Change Rooms
- two accessible toilets/showers are provided in the Community Facility Change Rooms
- one accessible toilet has been provided for each of the following; the Cafe, Multi-Purpose Room and the Game Day Gender Sanitary facilities

The location and circulation space external to the facilities is of an appropriate size allowing 1540mm X 2070mm for 180 degree turning to occur for a person using a mobility aid. The unisex accessible sanitary facilities will be provided with appropriate internal dimensions and appropriate fixture placement and will be designed in compliance with AS 1428.1 2009 Clause 15 and the following:

- Grabrails will be installed adjacent to the toilet pan with the horizontal rails located at a height of 800mm-810mm AFFL. The grabrail on the side wall of the toilet pan is to begin within 50mm of the back wall. The grabrail is to be either:
  - An L-shaped grabrail with a vertical section 200-250mm in front of the pan which extends up to a height of minimum 1400mm AFFL OR
  - For an external cistern as indicated on the drawing a grabrail will be located a minimum 300mm long and start no more than 50mm from cistern. The grabrails will be installed so as to withstand 1100N of force in any direction. [AS1428.1:2009 Clause 15.2.7 / Figure 42]
- Toilet paper holder outlet will be located no more than 300mm from the front of the pan, no more than 700mm AFFL and no less than the WC seat height of 460-480mm[AS1428.1:2009 Clause 15.2.6 / Figure 41]
- Basin circulation space of 1500x850mm will be provided. The basin will be installed at a height of 800-830mm AFFL with open knee clearance under. [AS1428.1:2009 Clause 15.3 / Figure 44 (A) & (B).
- Basin taps will be lever or sensor taps or similar. The operable parts will be no more than 300mm from the front of the basin. [AS1428.1:2009 Clause 15.2.1 / Figure 44 (A) & (B)]
- Shelf will be provided adjacent to the basin. [AS1428.1:2009 Clause 15.4.2] As a separate fixture within any circulation space, it is to have a width of 120-150mm and length of 300-400mm and is to be provided at 900-1000mm AFFL. [AS1428.1:2009 Clause 15.4.2 (b)(i)]
- Soap dispensers, towel dispensers and hand dryers will have their operative components at 900-1100mm AFFL, be operable with one hand and be no less than 500mm from an internal corner. [AS1428.1:2009 Clause 15.4.3]
- Mirror will be provided a minimum of 350mm wide and extend from maximum 900mm to minimum 1850mm AFFL. The mirror will be located above the basin. [AS1428.1:2009: Clause 15.4.1]
- Baby change tables, will be mounted at maximum 820mm AFFL with minimum 720mm AFFL clearance under the table when in the open position. [AS1428.1:2009 Clause 15.2.8.2]
- Braille and tactile signage will be provided to identify the accessible sanitary facility. [NCC Clause D3.6(a)(i)(A)]
- Sign will include raised, tactile international symbol of access and Male & Female symbols and the baby change symbol. [AS1428.1:2009 Clause 8.1 (a)(i) / Figure 9(a)]
- Raised tactile text is to state "Unisex Toilet" and "RH" to indicate right handed transfer is provided. Braille stating "Unisex Accessible Toilet" "RH" is required. [AS1428.1:2009 Clause 8.1 (a)(ii) / Figure 9(a)]

The number of left and right handed configurations will be provided equally.

All UAWCs, when scaled off the drawings, appear to achieve the required circulation spaces, with construction tolerance also provided.

As the design progresses these will be assessed to ensure that all access requirements as per AS1428.1: 2009 are met in regard to the internal dimensions and fixture placement.

Compliance can be achieved.

10.0 Ambulant Sanitary Facilities

Ambulant toilet and shower cubicles are proposed within all gender toilets in the both buildings, these will be designed and installed to comply with AS 1428.1 2009.

Compliance can be achieved.

11.0 Auditorium & Assembly Areas

The auditorium in the COE building will be provided with wheelchair seating spaces as per the requirements of NCC/BCA Table D3.9. The spatial requirements of 800 x 1250mm for a single space or 1700 x 1250mm for one group of two spaces will be provided. Three wheelchair seating spaces in total are required within the Auditorium.

The Grandstand is proposed to have 1504 seats. Twenty-four wheelchair seating spaces are provided to the rear row of the Grandstand on concourse level. The wheelchair spaces will be provided with a companion/carer seat adjacent. In addition, the spaces are allocated in groups of one and two wheelchair spaces as per the requirements of NCC/BCA Table D3.9.

Compliance can be achieved.

12.0 Hearing Augmentation

It is unknown at this stage if in-built amplification systems are proposed within the auditorium, meeting rooms, scoreboards, multi-purpose room or the board room. Should an in-built amplification system be installed, hearing augmentation systems will be required.

Compliance can be achieved.

13.0 Signage

Signage will be provided in compliance with the requirements set out in AS 1428.1, 2009, no details have been provided.

Compliance can be achieved.

14.0 Surface Finishes

No detail has been provided at this stage of the type of floor surface finishes, however, compliance can be achieved if floor surface finishes are in accordance with the requirements as per the BCA and AS 1428.1:2009.

Compliance can be achieved.

Conclusion

Architecture and Access have reviewed the Planning Application Documentation and note that a high level of compliance has been achieved at this stage of the design, with several accessibility features included. Access for people with disabilities will be provided to external paths of travel, the main entrances of the buildings and throughout all areas of the buildings to be accessed by the public and staff members. Lifts are provided from the lower level to the upper level areas of each of the buildings. Accessible wheelchair seating spaces have been provided within the Grandstand Seating area.

An accessible path of travel or circulation spaces are not required to 'back of house' areas (bin store, IT store, cleaners, server, substation and plant areas, etc) which are deemed to be inappropriate for people with disabilities due to the health and safety risk they pose. These areas are exempt under D3.4 of the Disability (Access to Premises- Buildings) Standards 2010.

Amenities (inclusive of accessible and ambulant Sanitary facilities) are provided in strategic locations for specific use of occupants and are of appropriate dimensions and circulation spaces.

The SSDA has been assessed in accordance with the relevant regulatory documents including the NCC/BCA, State Building Legislation, Australian Standards, the Disability (Access to Premises – Buildings) Standards, 2010 and the spirit and intent of the Disability Discrimination Act 1992 (DDA).

It is Architecture & Access' opinion that in principle, the current Development Application Plan documentation is being developed in line with the required legislative benchmarks specifically regarding access for people with disabilities.
Yours sincerely,

Sarah McCarthy, Access Consultant

Abbreviations & Definitions

Accessible	Describes all or part of a site, building or facility that can be used by people with disabilities. The site or building complies with the Disability Discrimination Act, the Disability Access to Premises - Buildings standard, the National Construction Code and the Australian Standards referenced by it for disability access.
Accessible path of travel	A passageway, walkway, ramp, landing or other space used for circulation or movement by a person with a disability.
Action Plan	The policy which outlines the actions that an organisation is prepared to undertakes to accommodate people with disabilities and respond to individual needs.
Affected path of travel	Existing buildings undergoing building works are required to provide a compliant continuous accessible path of travel from the principal pedestrian entrance through the building to the new works. The areas of the existing building which must be upgraded are referred to as the "affected path of travel".
AFFL	Above Finished Floor Level.
AFGL	Above Finished Ground Level.
Ambulant people with disabilities	People who are able to walk but have mobility, sensory or joint impairments
Auditory indicator	An auditory signal that allows auditory recognition by a person with a vision impairment. For example a bell to indicate which teller is available at a bank.
Australian Human Rights Commission	Australian Human Rights Commission is a Federal Government Department that seeks equality in Australia.
Bariatric	The branch of medicine dealing with obesity and people with weight of up to 500kg.
BCA	Building Code of Australia - also known as National Construction Code.
Changing Places	A sanitary facility for people who require the assistance of a carer. The facility includes additional space, a peninsular toilet, adult sized change table, hoist & washbasin. A shower may also be included.

Continuous Accessible Path of Travel	The path of travel from the property boundary, car park into and through a building to all areas required to be accessible.
DAPS	Disability (Access to Premises - Buildings) Standards. A person, designer or building owner who has achieved compliance with these standards is considered to have met the intent of the DDA in the areas the DAPS is applicable to.
DDA	Disability Discrimination Act. The Federal Disability Discrimination Act provides protection for everyone against discrimination based on disability. It can be used to stop someone being treated less fairly than someone without a disability. It includes, but is not limited to access to premises, accommodation, employment and education.
Disability	A physical, sensory, intellectual or psychological state that causes limitations of a person's ability to function.
Discrimination	The practice of less than equitable actions by a person or organisation against people with disabilities.
Elderly	An adult of age greater than sixty-five.
Emergency refuge area.	An accessible area for people with disabilities to seek safe refuge in the case of an emergency whilst they wait for assistance to evacuate.
Hazard	Any object within the environment that may place people at risk.
Hearing augmentation	Systems used to assist people with hearing impairments understand verbal announcements and information. Hearing loops, infra-red systems, FM systems, captioning services and signage are all forms of hearing augmentation systems.
Hearing impairment	The partial or total loss of hearing. Some people with hearing impairments can benefit from the use of hearing aids.
Limited hand function	The lack of strength and control of the hand, for example caused by arthritis or quadriplegia.
Kerb ramp	A ramp, located within a kerb with a maximum gradient of 1:8, length of 1520mm and height of 190mm.
Mandatory	An item that is required by the Disability (Access to Premises - Buildings) Standard and the National Construction Code/ Building Code of Australia.

Mobility aids	Equipment used by people with mobility impairments, for example wheelchairs, crutches or walking frames.
Mobility impairment	The total or partial loss of the ability to walk or maintain balance.
N	Newton force, which is used to measure the amount of force required to open a door or push a button.
NCC/BCA	National Construction Code / Building Code of Australia.
NFA	No further action.
Person who uses a wheelchair	An individual who uses a manual wheelchair or motorized wheelchair for mobility.
Physical access	Usually refers to building features required by a person who uses a wheelchair.
Print disability	A disability which results in a person being unable to use printed text because of a vision impairment or learning disability.
Raised tactile Braille signage	Signage with text which is raised above the surrounding surface so it can be read tactually. Braille information which describes all the information on the sign is included. Braille information is required to be provided according to the requirements of the Australian Braille Authority.
Reasonable adjustment	The extent to which an organisation is required or can be expected to facilitate the adjustment of inaccessible services or facilities for people with disabilities.
Safety decals	Decals, indicators or stripes provided on glazing to alert people so they do not mistake glazing as an opening.
Sensory impairment	Any significant loss of hearing or sight.
Sentence case	Upper case for the first letter of each main word and lower case for all other letters.
Scooter	A motorized scooter has a seat with three or four wheels and a handlebar like a motorbike. They are commonly used by people with limited mobility but their spatial requirements are not currently considered in the NCC/BCA.

Shall	Refers to an action that is mandatory or required.
Shorelining	The way a person with a vision impairment follows along the edge of a building or structure as a guide to navigating along a path.
Short of stature	A person who is less than typical height, often with atypical body proportions.
Should	Refers to an action that is not mandatory but recommended for best practice.
Statutory signage	Signage required to be provided by NCC/BCA D3.6.
Step ramp	A ramp with a maximum gradient of 1:10, length of 1900mm and height of 190mm.
Tactile indicator	An indicator that provides information to people with vision impairment through tactile senses. TGSIs are one example.
Textural contrast	The change in texture and colour of floor surfaces that provides enhanced visual direction and warning for a person with vision impairment.
TGSI	Tactile Ground Surface Indicators. Warning indicators are raised dots placed at road crossings, stairs, ramps and hazards. Directional indicators are raised strips which assist a person navigate through a space. Warning & directional indicators can be one of three types: • Integrated indicators are raised buttons or strips within a tile or paver, usually 300x300mm or 400x400mm. • Discrete indicators are individual buttons or strips usually installed as single units. • Composite indicators are individual buttons or strips made of two different materials or colours.
TPH	Toilet paper holder
TTY	Telephone typewriter that is used by people with hearing impairments.
Unjustifiable hardship	The degree of difficulty associated with completing alterations to provide access for people with disabilities. The physical building as well as the financial capability of the person/organization is considered. What is

	considered unjustifiable hardship to a small business may not be unjustifiable for a large corporation.
Universal Design	The design of products and environments to allow use by the widest range of people regardless of age, size, ability or situation, without special adjustments for individuals with different abilities.
Vision Impairment	The partial or total loss of visual acuity and perception. Some people with vision impairments use visual aids such as spectacles, canes, electronic devices or a guide dog for mobility and daily functioning. The majority of people with vision impairments have some residual vision.
Visual indicators	Decals, indicators or stripes provided on glazing to alert people so they do not mistake glazing as an opening.
Wayfinding	The methods used by all people to approach and navigate through a building or open site.
Wayfinding signage	Signage provided to assist people navigate to and through a building or open site. It is to give a clear and precise indication of how access can be achieved, either physical access or access for a person with a vision impairment.

Attachments

Attachments	Description
220310 KELLYVILLE PARK PNRL EELS _SSDA 'C'.pdf (See Email Attachments)	