



A Jensen Hughes Company

Arup

Riverside Theatre Parramatta

Access Review v2

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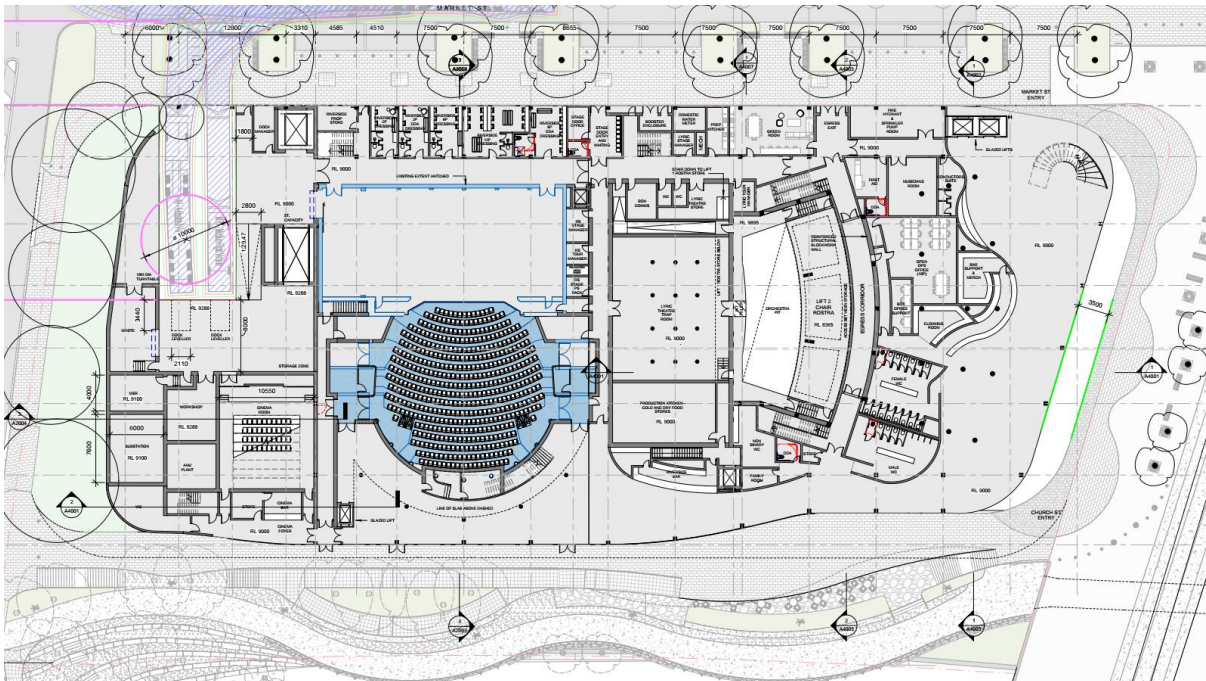
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1. Executive Summary

The Access Review Report is a key element in the design development of Riverside Theatre, Parramatta and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Accessibility Consulting (MGAC) has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.



2. Background

2.1 Introduction

This report has been prepared on behalf of City of Parramatta Council (CoPC) to support a State Significant Development (SSD) Development Application (DA) for redevelopment of Riverside Theatres at 351-353 Church Street Parramatta.

The Riverside Theatres redevelopment project is Development for the purposes of an Entertainment Facility with an estimated development cost of more than \$30 million. Such development is state significant development in accordance with Schedule 1, clause 13 of State Environmental Planning Policy (Planning Systems)2021. The development is considered state significant as the proposed works are estimated to have a development cost exceeding \$30 million.

2.2 Site Description

Riverside Theatres is situated upon the lands of the Dharug people. It is located within the City of Parramatta Council Local Government Area within Sydney's Central River City (refer to figure 1).

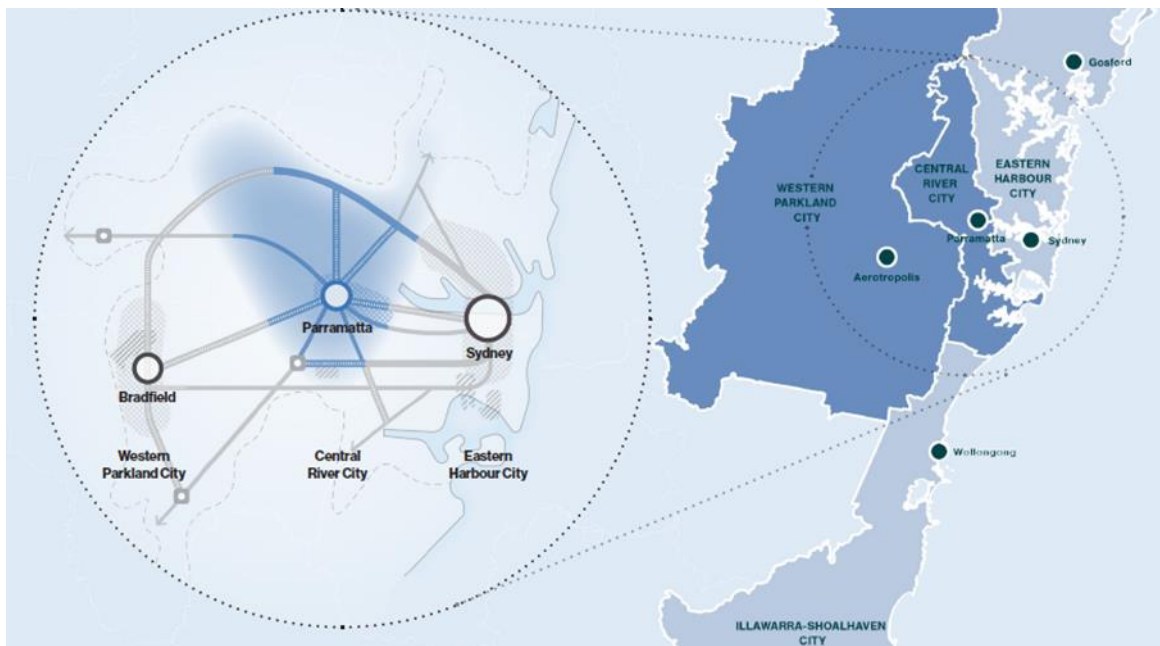


Figure 1: Context Plan

Located at 351-353 Church Street, Parramatta, the site comprises Lots 1 and 2 DP 740382. The site contains the existing Riverside Theatres, originally constructed in 1988 and modified since. The site also contains a small at-grade car park to the west adjacent to Marsden Street and accessed from Market Street.

The site is bordered by Church Street in the east, the Parramatta River in the south, Marsden Street to the west and Market Street to the north (refer to figure 2).

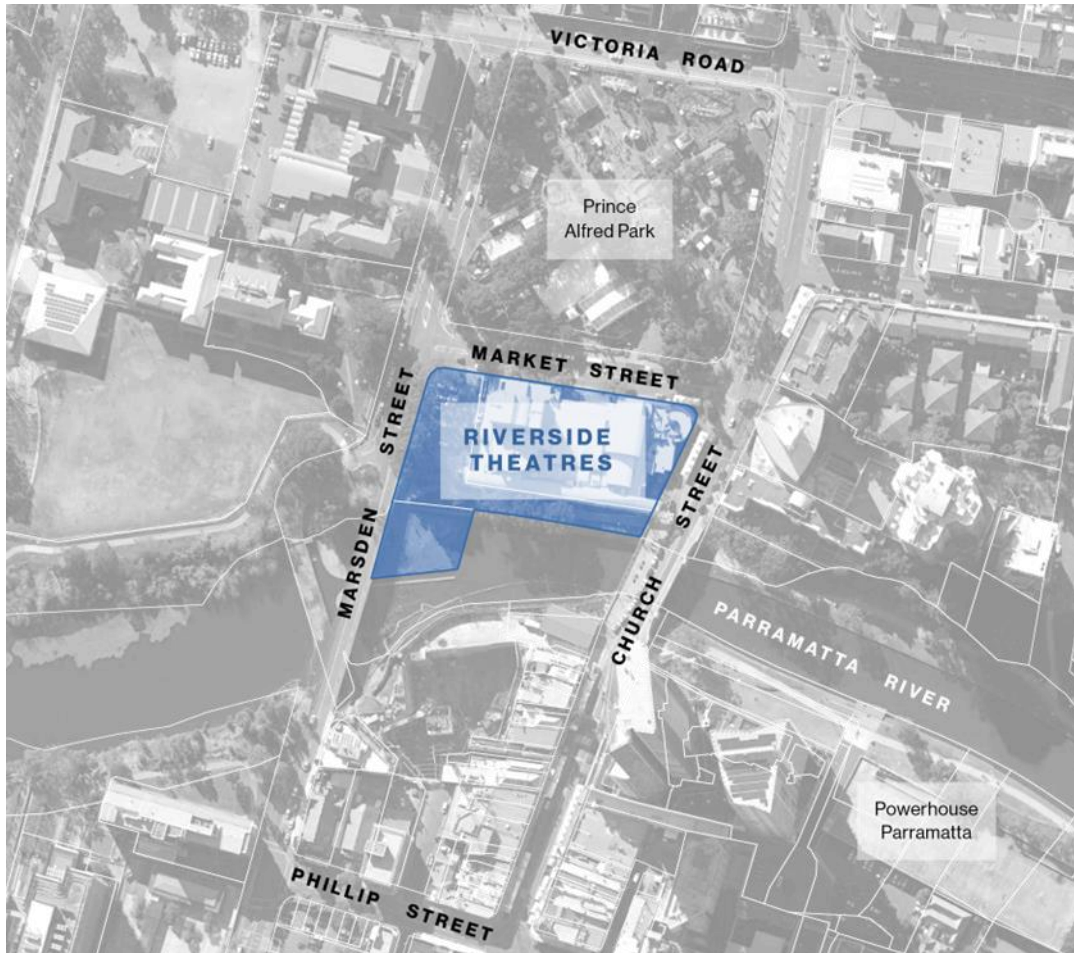


Figure 2: Riverside Theatres redevelopment site boundary (source: Arup)

2.3 Overview of Proposed Development

This SSD DA seeks consent for the design, construction and operation of the redeveloped Riverside Theatres. Specifically, approval is sought for the following:

- Site preparation works, including site services and infrastructure works, earthworks and the erection of site protection hoardings and fencing.
- Retention of the existing 761-seat Drama (Riverside) Theatre and demolition of all remaining buildings on the site.
- Construction of new front of house foyer spaces including:
 - New public entries facing Parramatta River and Church Street;
 - Food and beverage ‘theatre’ bars;
 - Arrival and gathering space;
 - Function spaces; and
 - Amenities.
- Construction of new theatre spaces including:

- A 1,500 seat Lyric Theatre;
- A 324 seat Studio Theatre with retractable seating; and
- A 100 seat Cinema/Rehearsal space with dedicated entry from the public domain.
- Refurbishment of interiors to the 761 seat Drama (Riverside) Theatre.
- Construction of a new loading dock with access from Market Street.
- Construction of back of house spaces including:
 - Staff offices and amenities;
 - Central kitchen;
 - Dressing rooms;
 - Technical production spaces; and
 - Storage, cleaning and support spaces.
- Landscaping and public domain works including:
 - A new landscape between Riverside Theatres and the river foreshore;
 - An enhanced upper level pedestrian connection between Church and Marsden Streets;
 - An enhanced landscape treatment to the Marsden street interface;
 - A new lower level pedestrian and cycle connection connecting to existing paths east and west; and
 - A riverfront café integrated within the landscape terraces.

Full details of the proposed development are set out in the Architectural Drawings and Landscape and Public Domain Drawings accompanying the DA.

2.4 Assessment Requirements

The Department of Planning, Housing and Infrastructure (DPHI) has issued Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement (EIS) for the proposed development. This report has been prepared having regard to the SEARs as follows:

Environmental Assessment Requirement	Where addressed in this report
4. Built form and urban design	
Assess how the development complies with the relevant accessibility requirements.	Sections 4-7

2.5 Purpose

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 of the development, and

- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include students, staff, and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.6 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.7 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The Project Architect and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, students and staff members.

2.8 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia 2022 (BCA) Part D4, F4, E3;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (EREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance)

3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

A UD approach has numerous benefits for the client as an education provider, for businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAP.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information

- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use

4. Ingress & Egress

4.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009.
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are continuous accessible paths of travel leading the building entrance doors from the public domain. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (ie. when they have a separate function and/or use eg. external retail tenancy). Note it is preferred that all entrances are accessible.
- A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m²).
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not accessible, if maintained an alternate accessible door is required adjacent.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. The main entrances have automatic sliding doors, and the entrance foyers have expansive circulation areas. On the basis of the current level of detail all access requirements

appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.3 Emergency Egress

BCA 2022 Part D3D22 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

Waiting spaces within fire-stairs have been considered for people with mobility impairment. The current configuration of stairs suggests the spatial requirements would not be incorporated without layout amendments, but if provided with future design development these would generally require:

- 850mm min. clear width egress door and 510mm min. external door circulation area, compliant with AS1428.1:2009;
- Wheelchair space (800mm W x 1300mm L min. dimensions) within fire-isolated stair, outside of the required egress path, that can be accessed on a continuous path of travel.
- Alternative evacuation means eg. emergency passenger lift/s could be provided instead of/or only in addition to 'waiting spaces' in line with ABCB Handbook and/or consideration of stair evacuation devices (with appropriate storage and staff training) within fire stairs.

5. Paths of Travel

5.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
- Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
- All common-use doors (ie. not excluded under Part D4D5) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction. Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. The paths of travel for patrons are continuous and accessible throughout. There are suitable circulation areas that will allow persons in wheelchair to pass each other and to perform 180 degree turns.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.2 Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Passenger lifts to have min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA 2022 Part E3D7, E3D8, DDA Access Code and AS1735.12.
- All lift lobbies and main corridors on each level to have 1800mm min. clear width to allow two wheelchairs ability to space pass each other.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are 3 passenger lifts of suitable platform dimensions that provide accessibility to all common use levels of the Theatre. There is a small vertical platform lift that provides access to upper level of the Lyric Theatre seating. On the basis of the current level

of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.3 Stairs & Ramps

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps are to have maximum 1:14 gradient with landings at no more than 9 metre intervals
- Ramps are to have handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1
- Landings are to have 1200mm length with 1500mm length at 90 degree turns
- Stairs are to have handrails on both sides in accordance with AS1428.1
- Stairs and ramps are to be offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp

Assessment

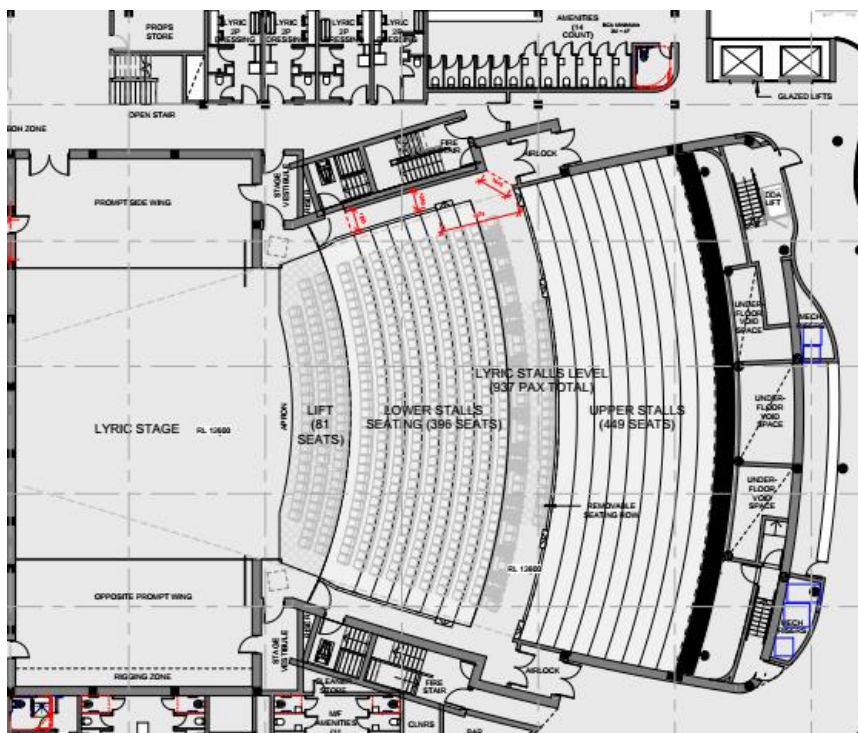
MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6. Seating

6.1 Lyric Theatre

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities.

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided and the number and grouping of wheelchair seating spaces must be in accordance with NCC



Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are groups of accessible seating and companion seating between upper and lower stalls. It is noted that the removable seating should not be located behind the accessible seating.

There is accessible seating above the upper stalls adjacent the VIP room. The total numbers of accessible seating is suitable under NCC.

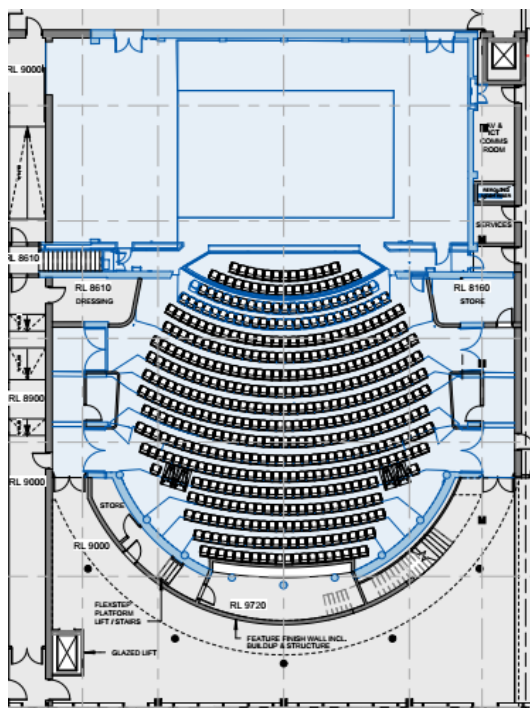
There is suitable accessibility to the stage area within BOH.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6.2 Playhouse Theatre

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities.

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided and the number and grouping of wheelchair seating spaces must be in accordance with NCC



Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are groups of accessible seating and companion seating on all levels with accessible paths of travel leading to them. There is suitable accessibility to the stage area within BOH.

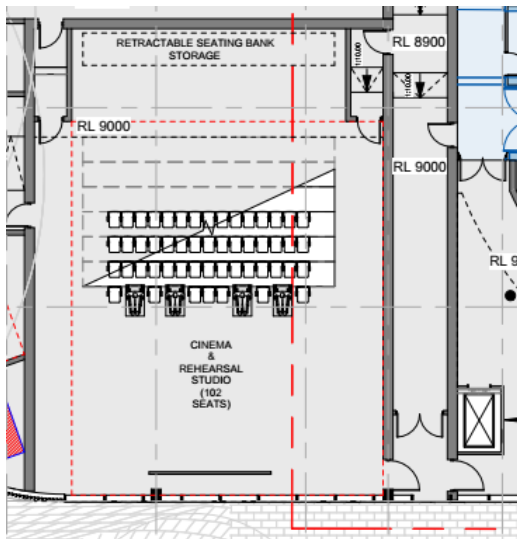
On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6.3 Cinema

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities.

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided for a cinema as follows:

- (i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and
- (ii) with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats



Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are groups of accessible seating and companion seating between upper and lower stalls. It is noted that the removable seating should not be located behind the accessible seating.

There is accessible seating at the top tier of the seating area. Adjustment will need to be made to increase the entrance airlock, which is achievable.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7 Facilities & Amenities

7.1 Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For Class 9b: Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under DDA Access BCA 2022 F4D5, F4D6, F4D7. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level.
- For Class 9b: If common-use change facilities provided (ie. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4.
- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) is required within the building. Alternating LH/RH layouts on each subsequent level is the most appropriate and inclusive approach.
- Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- Adult change facility will be required
- An ambulant cubicle is required within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 (BCA 2022 F4D5, F4D6, F4D7) compliant with AS1428.1:2009.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Ambulant cubicles have been provided in all male and female bank of toilets. Common use accessible WCs have been provided at all banks of toilets including BOH accessible WC.

An adult change facility has also been provided on ground floor, suitably positioned adjacent the passenger lifts.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- Accessibility is required to common use internal and external areas
- Wheelchair access is required to any external and outdoor terrace areas including roof terraces compliant with AS1428.1.

- Accessibility is required to all external areas including the external café.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.3 BOH Dressing Room

An accessible dressing room has been provided on ground floor within the back of house area. This room has suitable circulation areas and contains an accessible WC/shower ensuite.

8. Conclusion

MGAC has assessed the proposed scheme for Riverside Theatre Parramatta. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved. It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.