



**APP CORPORATION PTY LTD**

# **NSWRL CENTRE OF EXCELLANCE**

## **ACCESSIBILITY IMPACT STATEMENT**

**Morris Goding Accessibility Consulting**

**Final**

9<sup>th</sup> September 2016

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# 1. BACKGROUND

## 1.1. Introduction

Morris Goding Access Consulting has been engaged by NSW Rugby League to prepare an Accessibility Impact Statement of the new NSW Rugby League Centre of Excellence project.

The initial design of the project has been developed by Populous in conjunction with Place Design Group.

This report will analyse the concept design with regards to accessibility under the objectives of the DDA and the requirements of the DDA Premises Standards 2010 and provide a statement of accessibility commitments that the project will work towards.

## 1.2. Project Location

The site is located along Dawn Fraser Avenue, Olympic Park, NSW.

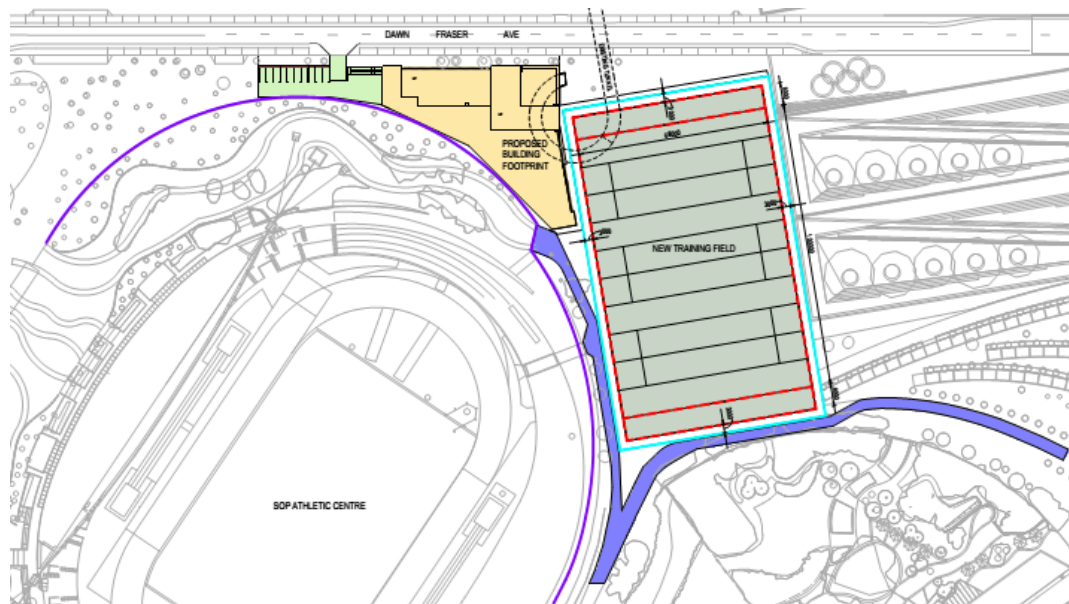


Figure 1: NSWRL Centre of Excellence

## 1.3. Project Description

Building envelopes and proposed uses for the following development on the site as follows:

- One mixed use building comprising of a public facilities which include a café, museum and retail facilities on the ground floor.

The upper levels of the building comprise of high level player facilities including a gym, premium change rooms, physio and rehab, medical facilities and hydrotherapy pools.

Administration offices and open work area can be found on level 3 of the building.

- A new car park is also proposed adjacent the Centre of Excellence building which includes one accessible car bay.

#### **1.4. Objectives**

This Accessibility Report proposes a Statement of Commitments that considers operational modes and user groups in relation to the NSWRL Centre of Excellence project. The user groups will include players, public, visitors and staff members.

The Statement of Commitments attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment;
2. People with mobility impairments; and
3. People with dexterity impairments.

The Statement of Commitments seeks to provide compliance with the DDA. In doing so, it attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

## **2. ACCESSIBILITY IMPACT STATEMENT**

### **2.1. 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, AS 1428 Series and the SOPA Access 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.

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 premises, 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 AS1428.1-2009. The developed design will consider all user groups, who include members of the public, visitors, and staff members.

### **2.2. Standards & Regulations**

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 (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.2:1992 – (Enhanced Access Requirements);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 1735.12:1999 - (Lift facilities for persons with disabilities); and
- AS 2890.6:2009 – (Parking Facilities)
- Sydney Olympic Park Authority Access Guidelines 2015

### 3. PROPOSED SCHEME ANALYSIS

#### 3.1. General

The proposal as mentioned consists of a multi-use NSW Rugby League Centre of Excellence building adjoining a training field located along Dawn Fraser Avenue, Olympic Park.

The Centre of Excellence building provides access into and throughout the building via the use of expansive paths of travel and lifts, in line with the DDA Premises Standards and AS1428.1:2009. The building provides an adjacent staff car park which includes an accessible car bay with adjacent shared zone, compliant with AS2890.6 and the DDA Premises Standards.

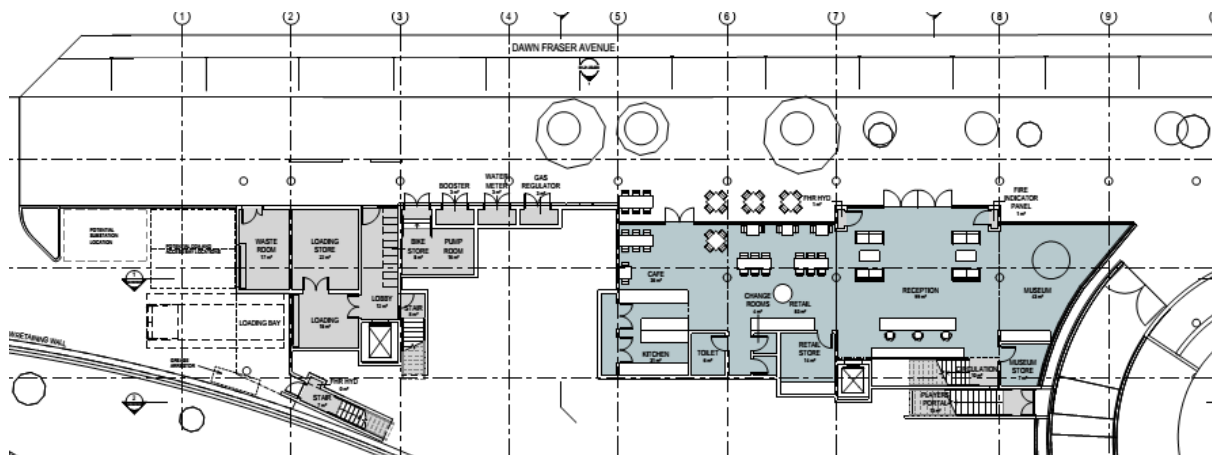


Figure 2: Ground Floor Plan

#### 3.2. Public Domain Design

The current design proposes the publically accessible access into the Centre of Excellence building from Dawn Frasier Avenue pedestrian foot path.

The design will address the overall precinct connectivity by the creation of an accessible site link from Dawn Frasier Ave to the existing pedestrian footpath for the proposed Centre of Excellence Building.

The new paths of travel will be universally accessible for all members of the public.

The developed design of the new public domain areas will provide a consistent accessible environment through detailed design and planning of integrated accessible network of paths of travel.

This will include the provision of appropriate continuous accessible paths of travel, circulation areas, way finding signage, lighting, seating, handrails, stair, ramps, and accessible pedestrian linkages.

#### **4. CONCLUSION**

MGAC has assessed the proposed scheme of the NSW Rugby League Centre of Excellence project. The proposed drawings indicate that accessibility requirements, pertaining to site access, common area access, 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.

## 5. APPENDIX - PROFESSIONAL CV

### DAVID GODING

**Director**  
**Morris Goding Access**  
**Consulting**



**Access Consultant (B Civ Eng, GDip Man, ACAA)**

#### QUALIFICATIONS

Bachelor of Civil Engineering  
 Graduate Diploma Business Management

#### SPECIAL EXPERTISE

- Strategic Advice
- Schematic/Concept Design,
- Development Design
- Detailed Design & Documentation
- Construction Inspection
- Expert Reports

#### SELECTED PROJECT EXPERIENCE

- Ivy Nightclub, 320 George Street
- Mean Fiddler Hotel
- Bondi Junction Hotel
- Zeta Bar, Hilton Hotel
- Viridian Resort, Noosa
- Sydney Boulevard Hotel
- The Cross Potts Point
- Ayers Rock Resort – Luxury Tents
- Lost Camel Hotel Redevelopment
- Radisson Hotel Access Review
- Pier Cairns Hotel Access Review
- Headland Hotel Access Review
- Intercontinental Hotel Sydney
- Sydney Hilton Hotel – Access Review and Advice
- Ayers Rock Resort Access Audit

#### EXPERIENCE

David Goding is director of Morris Goding Accessibility Consulting. David is an expert in accessibility of the built environment and is regarded as one of the pre-eminent access consultants in Australia.

David has provided specialist service to clients throughout Australia, New Zealand, Pacific Countries, Dubai and China. He is a qualified Civil Engineer with over 15 years experience in the building industry and a full member of the ACAA.

David's skill and expertise in complex projects has been integral part in hundreds of successful developments such as commercial, residential, retirement villages, sports stadiums, hospitals, industrial, airports, educational, heritage, hotels, cultural facilities and shopping centres.

The core of David's philosophy rests with logical, practical solutions to progress projects in the most effective way whilst maintaining the seamless integration of access and the demystification of disability.