

ACCESS REPORT

DEVELOPMENT APPLICATION

CONGO & SAVANNAH REDEVELOPMENT TARONGA ZOO

22ND MAY 2017



INTRODUCTION

This report has been prepared following an accessibility review of the plans for the redevelopment and refurbishment of the Savannah and Congo areas of Taronga Park Zoo.

The new works encompasses a range of building works to front-of-house areas accessed by the public and back-of-house staff-only areas and the animal enclosures.

This accessibility assessment is limited to the publicly accessible areas. In particular, the walkways and viewing areas for the following exhibits;

1. Savannah : Giraffes and Lions
2. Cliff Village : Zebras and Meerkat
3. African Waterhole : Fennec Foxes and Giraffes
4. Congo : Okapi and Gorilla

The review also considers the sanitary facilities adjacent to the African Waterhole.



The accessibility review has had regard to the following legislation and standards pertaining to access for people with disabilities:

- DDA Premises Standard (2010) which incorporates the DDA Access Code.
- Building Code of Australia (BCA 2016) Parts D3 and F2.4.
- AS1428.1 (2009) – Design for Access and Mobility: General Requirements.
- AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- Mosman DCP – Accessibility

The plans relied upon for this review include DA drawings prepared by TZG Architects & GDA Landscape Architects.

Dwg No.	Title	Revision
A 000 GENERAL INFORMATION		
A-000	COVER PAGE	-
A-001	PROPOSED SITE PLAN	-
A-002	PROPOSED SITE ROOF PLAN	-
A-003	SITE SECTIONS	-
A-004	SITE SECTIONS	-
A-005	SITE PHOTOMONTAGE	-
A-006	SITE ANALYSIS	-
A 050 DEMOLITION PLANS		-
A-050	EXISTING AND DEMOLITION PLAN	-
A-051	PROPOSED STAGING PLAN	-
A 100 GIR / ZEB / MEERKAT / FENNEC		-
A-100	GIRAFFE / ZEBRA BOH LOWER GROUND PLAN	-
A-101	GIRAFFE / ZEBRA BOH UPPER GROUND PLAN	-
A-102	GIRAFFE ZEBRA BOH ROOF PLAN	-
A-103	GIRAFFE / ZEBRA SECTIONS AND ELEVATIONS 1	-
A-104	GIRAFFE / ZEBRA SECTIONS AND ELEVATIONS 2	-
A-105	MEERKAT BOH	-
A-106	FENNEC FOX BOH	-
A-107	CLIFF VILLAGE PLAN	-
A-108	CLIFF VILLAGE SECTION AND ELEVATIONS	-
A 110 LION		-
A-110	LION BOH AND VIEWING LOWER GROUND PLAN	-
A-111	LION BOH AND VIEWING UPPER GROUND PLAN	-
A-112	LION BOH AND VIEWING ROOF PLAN	-
A-113	LION BOH AND VIEWING ENCLOSURE ELEVATIONS & SECTIONS	-
A-114	LION BOH AND VIEWING ENCLOSURE SECTIONS	-
A 120 AFRICAN WATERHOLE		-
A-120	AFRICAN WATERHOLE AMENITIES PLAN	-
A-121	AFRICAN WATERHOLE AMENITIES ROOF PLAN	-
A-122	AFRICAN WATERHOLE SECTIONS 1	-
A 130 CONGO		-
A-130	GORILLA BOH PLANS	-
A-131	GORILLA BOH SECTIONS AND ELEVATIONS 1	-
A-132	OKAPI BOH PLANS	-
A-133	CONGO EXHIBIT VIEWING SHELTERS	-
A-134	CONGO EXHIBIT VIEWING SHELTERS	-
A 600 LANDSCAPE		-
A-600	TREE REMOVAL & TRANSPLANT PLAN	05
A-601	PROPOSED LANDSCAPE PLAN	-
A-603	GRADING PLAN 01	-
A-604	GRADING PLAN 02	-
A-605	GRADING PLAN 03	-
A-606	GRADING PLAN 04	-
A-607	VEGETATION ZONES PLAN	-
A-608	SITE RESTRAINTS PLAN	-
A-609	SURFACE TREATMENT PLAN	-



Mark Relf, Access Consultant (ACAA)

Accessibility Assessment

BCA /DDA Premises Standards Review

Complies

SAVANNAH : GIRAFFES & LIONS



Savannah & Congo Exhibit Areas

- Precinct Access Overview** – The Savannah and Congo displays are generally located on the upper level of the Zoo and facilitate public access to the western side of the overall Zoo. The project involves a mix of refurbishment of existing walkways and construction of new walkways that will facilitate continuous accessible paths of travel through the Savannah and Congo precinct to the various viewing areas and amenities. The public accessways will comply with ASI428.1 consistent with clause D3.2 of the BCA and DDA Premises Standards.
- The Savannah precinct commences at the Giraffes enclosure directly adjacent to the new Theatre and upgraded accessway to the principal entrance to the Zoo.
- The Congo precinct abuts the recently upgraded Lemur exhibit to the east and will facilitate an end of journey loop to enable people to use a continuous accessible path of travel to exit the area or use a lift to access a lower level of the Zoo to ensure equitable access for people with disabilities.
- This project forms part of a masterplan that proposes to upgrade all public accessways and amenities to enable equitable and inclusive access consistent with the DDA Premises Standards.

YES

YES

YES

LIONS



11. **Accessways & Viewing Areas** - The plans show the entry to the Lions exhibit commencing @RL56.11 with 1:14 gradient ramps that continue west and descending to RL52.36 to enter the main viewing area. The accessways propose at least 2400mm width and incorporate several rest landings, turning and passing areas consistent with ASI428.1.

YES

12. The 1:20 gradient walkway continues through the main viewing area to the no 2 Lions area and a medium sized viewing deck RL49.50 followed by a more gradual 1:40 slope to a second viewing deck RL49.25.

YES

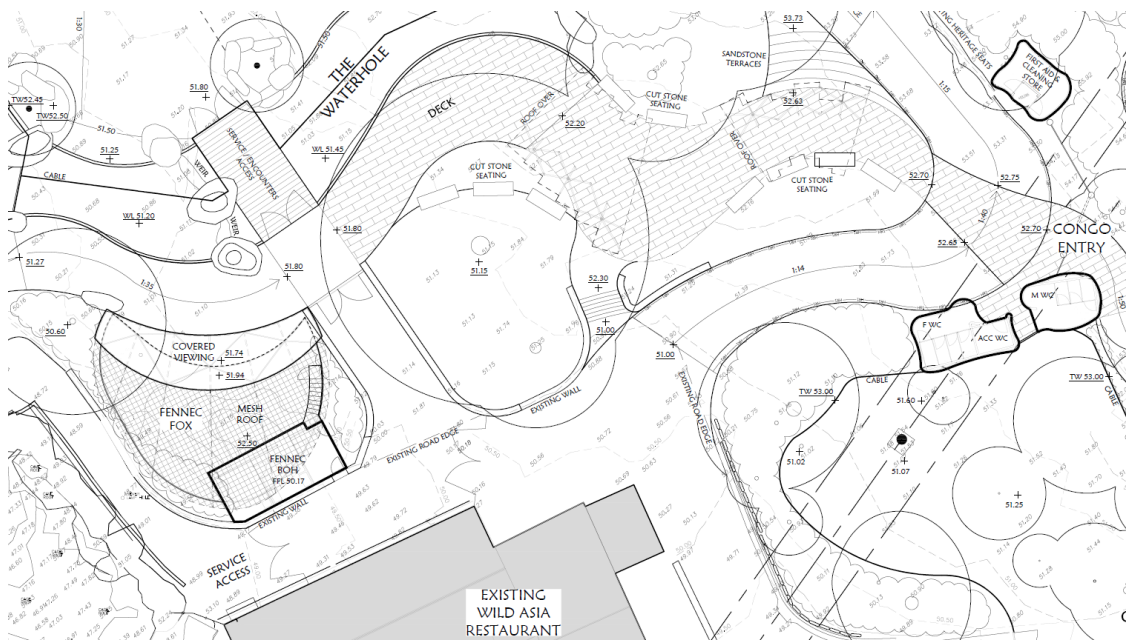
13. The existing path shall be upgraded to provide an even surface in concrete material that will comply with ASI428.1 while several elevated deck areas will also be constructed providing a flush transition to adjacent concrete pathways. The elevated boardwalk section shall provide shall also be upgraded consistent with ASI428.1 requirements.

YES at CC stage

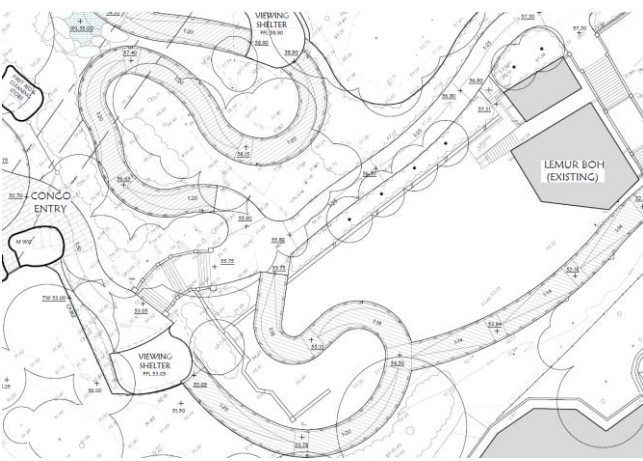
14. The balustrading along the 1:20 sections and elevated decks and walkways will be detailed in accordance with ASI428.1 to satisfy the BCA and DDA Premises Standards.

YES

AFRICAN WATERHOLE & FENNEC FOXES



21. Accessways & Viewing Areas - The transition to the Fennec Fox exhibit provides a gradual 1:35 gradient walkway and continues into the Waterhole @RL51.80 to RL52.20. The Waterhole entry point @RL51.80 also proposes a VIP encounter opportunity with the giraffes, which incorporates level access.	YES
22. The Waterhole area will incorporate several informal seating rest opportunities which will be detailed at a future design stage in a manner consistent with ASI428.2 in terms of variable heights and arm rests.	YES
23. The Waterhole area then provides a 1:20 walkway towards the Congo precinct and intersecting accessways @RL52.70 which propose the public toilets and the Congo entry at the same RL52.70 level. The abovementioned accessways comply with ASI428.1 to satisfy the BCA and DDA Premises Standards.	YES
24. In addition to these accessways the plans also show a stairway link for direct access, which can be detailed with handrails, stair nosings and tactiles as specified by ASI428.1.	YES at CC stage
25. The plans indicate a 1:14 ramp to the existing Wild Asia restaurant and while the length of the ramp may exceed 9 metres between rest landings I am satisfied that the accessway meets the intent of ASI428.1 in the terms of a "safe gradient" for pedestrians and people using mobility aids.	YES
26. The 1:14 ramped accessway shall be detailed with handrails on both sides and tactile ground surface indicators in accordance with ASI428 at the construction documentation stage.	YES at CC stage
27. Public Toilets – The sanitary facilities adjoining African Place propose a unisex wheelchair accessible toilet, male and female toilets including ambulant accessible cubicles and a Changing Places facility for adults and youths with severe physical disabilities who require an adult change table and hoist to use a sanitary facility. The facilities will comply with ASI428.1 to satisfy the BCA and DDA Premises Standards and the Changing Places Guidelines.	YES

BCA /DDA Premises Standards Review	Complies
CONGO : OKAPI, GORILLAS & LEMUR	
28. Accessways & Viewing Areas - The transition from African Place @RL52.70 into the Congo exhibit provides an almost level accessway to the Okapi Viewing Shelter at RL53.05 which then continues a with 1:20 walkway to an intersection @RL54.50 whereby the plans show a 1:14 gradient series of ramps to the Lemur exhibit at the lower level and a 1:18 and 1:25 gradient pathways into the Gorilla section of the Congo exhibit and the upper level of the Lemur exhibit.	
29. The accessway at the top of the Lemur exhibit also provides access to Viewing Shelters and Windows for the Gorilla exhibits with pathways looping around to facilitate continuous access with no dead-end point. 30. The abovementioned accessways comply with ASI428.1 to satisfy the BCA and DDA Premises Standards. 31. In addition to these accessways the plans also show a stairway link for direct access, which can be detailed with handrails, stair nosings and tactiles as specified by ASI428.1.	YES YES YES at CC Stage
	
32. At the RL55.80 junction of the stairway and Lemur accessway links the plans advise 1:20 walkway access into the Gorilla exhibits to a Viewing Shelter @RL58.90 which splits to a stairway or a 1:20 accessway to the Congo Sanctuary @RL60.18 followed by more gradual 1:40 accessways to the Congo Rainforest Viewing @RL59.40, which achieves continuous accessible pathways in an equitable and inclusive manner.	YES

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA /DDA Premises Standards Review	Complies
38. Details concerning the provision of raised tactile and Braille signage for sanitary facilities as required by Parts D3.6/D4 and Specification D3.6 of the BCA will be provided at construction certificate stage.	YES at CC stage
39. Consideration of providing raised tactile and Braille signage for general identification and wayfinding signage shall be confirmed at a future design stage to ensure independent and equitable access for people who are blind and vision impaired.	YES at CC stage

Tactile ground surface indicators (Part D3.8 of the BCA)

BCA /DDA Premises Standards Review	Complies
40. Tactile Ground Surface Indicators – In accordance with Part D3.8 of the BCA all stairways landings and overhead hazards are required to provide hazard warning TGSIs to comply with AS1428.4.1 with a 30% minimum luminance contrast (45% required if using single colour studs and 60% if using two colour studs as required by AS1428.4.1 (2009).	YES at CC stage

In summary, it is my opinion that the development will provide equitable and inclusive access for people with disabilities to comply with the accessibility requirements of the Building Code of Australia and DDA Premises Standards.



Mark Relf,
Access Consultant (ACAA)

Appendix A – Statement Of Expertise



Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

