

Job No: IAC-732

Friday, 29 September 2017

**BLACKETT MAGUIRE + GOLDSMITH
PO BOX 167,
BROADWAY NSW 2007**Reference: Restaurant Area
**HARBOUR ROCKS HOTEL
34 HARRINGTON STREET THE ROCKS**

Attention: Mr Tony Heaslip

Dear Tony,

We have prepared this Access Report to accompany the Development Application for the proposed modifications to the existing restaurant located within the Hotel.

This access report has been prepared in based on the architectural documentation issued on 26 September 2017.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010 and Australian Standards AS1428.

Detailed documentation addressing the specific details and requirements of the access legislation, codes and standards will need to be incorporated into the Construction Certificate documentation.

Please do not hesitate to contact the writer should you wish to discuss any aspect of this Access Report.

Yours sincerely,

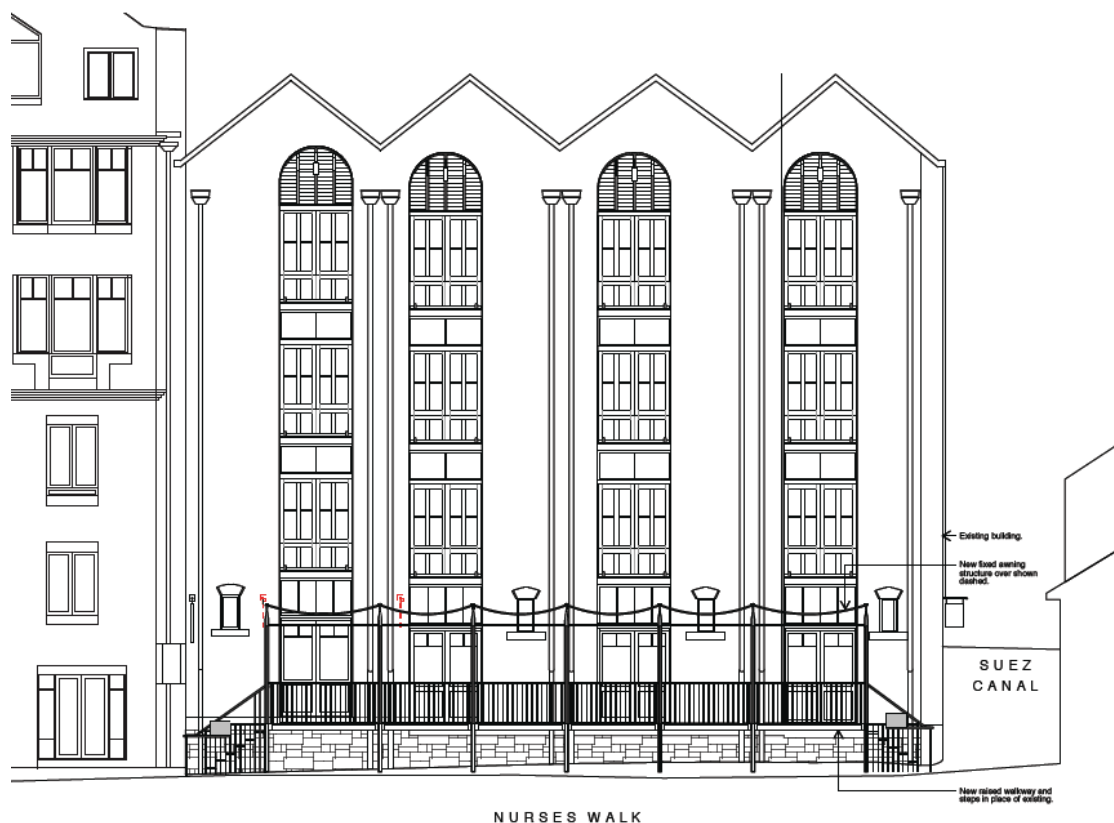
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ACCESS REPORT DEVELOPMENT APPLICATION

RESTAURANT MODIFICATIONS HARBOUR ROCKS HOTEL 34 HARRINGTON ROAD THE ROCKS NSW 2000



Prepared by
iAccess Consultants

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615

29 September 2017
Revision [-]

DOCUMENT CONTROL

Project: **Restaurant Modifications
Harbour Rocks Hotel
34 Harrington Road
The Rocks NSW 2000**

Document Type: Access Report

Report Number: IAC-732

The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

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Revision History:

Revision	Remarks	Issue Date
-	Access Report prepared and issued to client	29 September 2017

Authorisation and Review Provided By:



Richard Seidman
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ABBREVIATIONS

The following abbreviations are employed in this report:

ACAA	Association of Consultants in Access Australia
AS	Australian Standard
BCA	Building Code of Australia
NCC	National Construction Code
TGSI	Tactile Ground Surface Indicators
USAT	Unisex Accessible Toilet
SOU	Sole Occupancy Unit

1. EXECUTIVE SUMMARY

This access report has been prepared to accompany the Development Application for the proposed modifications to the existing restaurant located on the lowest level of the Harbour Rocks Hotel

The purpose of this access report is to highlight and review key accessible topics as they relate to design elements of the proposed development.

The key accessible areas that have been reviewed are mainly in relation to the requirements of the NCC Section D, Access and Egress and AS1428.1:2009 Design for access and mobility.

The proposed works to the restaurant include the renewal of the terrace fronting Nurses Walk, creation of new openings to link the various dining areas, renewal of kitchen areas and the creation of a new accessible entry to the restaurant directly from Suez Canal.

In preparing this Access Report we have relied upon the data contained in *The Rocks Accessibility Map* prepared by the **Sydney Harbour Foreshore Authority** to identify the accessible paths of travel through the historic precincts of The Rocks.

1.1. Location Plan

The site is located at 34 Harrington Road, The Rocks. The restaurant includes 2 frontages to Nurses walk as well as Suez Canal:

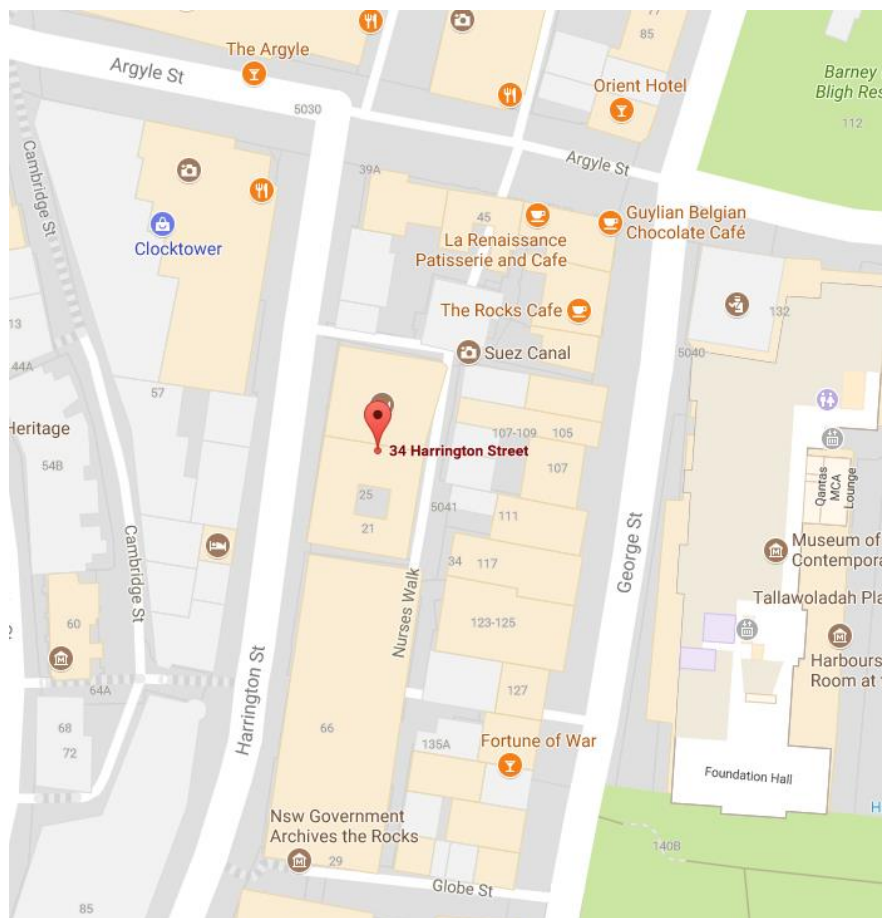


Figure 1 Site Plan (Source Google Maps)

1.2. Building Classification

The following Access Report has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis when coupled with the technical provisions of the National Construction Code and the provisions of Australian Standards AS1428

The NCC classification for this Development is NCC Class 6 – *a shop or other building for the sale of goods by retail or the supply of services direct to the public, including an eating room, café, restaurant, milk or soft-drink bar*

1.3. Declaration

The content in the access report following demonstrates compliance with the statutory requirements of the Disability (Access to Premises – Buildings) Standard and provides a checklist of compliance for the architects when documenting these works.

If the works are constructed in accordance with this proposal and the requirements identified in this access report then accessibility compliance will have been achieved.

1.4. NCC Clause D3.4 Exemptions

The concessional provisions of NCC Clause D3.4 will be applied to the kitchen and storage areas associated with this kitchen as the activities undertaken are likely to pose a safety risk to persons with disabilities.

1.5. Equitable Egress Strategy - NCC Clauses DP4 & DP6

The strategies for equitable egress to address compliance with the provisions of NCC Clauses DP4 & DP6 will need to be developed as part of an equitable egress strategy. This report would be best prepared by the fire engineers for this project.

The creation of the new entry directly off Suez Canal provides improved compliance with these egress Performance Requirements.

1.6. Performance Solutions Relied Upon

This access report relies on the preparation of Performance Solutions addressing:

- the number of accessible entrances provided to the restaurant; and
- the use of portable folding accessible ramps to address the various changes in level within the restaurant.
- the use of the accessible WC facilities located within the Harbour Rocks Hotel.
- The use of dome buttons to stair handrails to replace TGSIs (NCC Clause D3.8(c))

1.7. Documents Relied Upon

At the completion of the delivery of this project the access statement required for the issue of the Construction Certificate will be reliant on the following documents:

- Slip resistance certification issued by the respective floor finishes manufacturers indicating compliance with NCC Table D2.14 and Australian Standard HB198.
- Documentation provided by the sign supplier indicating Braille Tactile signage is compliant with the provisions of NCC Specification D3.6

2. STATUTORY FRAMEWORK

2.1. Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 1992 states:

It is unlawful for a person to discriminate against another person on the ground of the other person's disability:

- a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
- b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
- c) in relation to the provision of means of access to such premises; or*
- d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*
- e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*
- f) by requiring the other person to leave such premises or cease to use such facilities.*

The Disability Discrimination Act 1992 is complaints based legislation and the Commissioner once having heard and assessed the level of discrimination may issue orders to rectify.

2.2. Legislative Framework

The legislation addressing accessibility is documented in the following Act, Code and Standards:

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (NCC 2016)
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces

2.3. Architectural Documentation

The following documents prepared by Welsh + Major Architects:

Dwg No	Title	Revision
SSDA02	Site Plan	-
SSDA03	Proposed Lower Ground Floor Plan	-
SSDA04	Lower Ground Floor Demolition Plan	-
SSDA06	East Elevation Nurses Walk	-
SSDA07	North Elevation – Suez Canal	-
SSDA08	East Elevation Detail	-
SSDA09	Section A	-
SSDA10	Section B	-
SSDA11	Section C	-
SSDA12	Section D	-
SSDA20	Nurses Walk Decking Detail	-

3. ACCESS REPORT

The following access report has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis and when coupled with the technical provisions of the National Construction Code of Australia and the provisions of Australian Standards AS1428

Australian Standards provide certainty and direction to address accessibility compliance.

The accessibility requirements to be achieved are been detailed in sub-sections following:

3.1. Paths of Travel, Circulation and Doorways

NCC Reference:	D3.2 Access to buildings D3.3 Parts of buildings to be accessible
Australian Standard Reference:	Clause 6 (Continuous Accessible Paths of Travel) of AS1428.1 2009 Clause 13 (Doorways, Doors and Circulation Spaces at Doorways) of AS1428.1 2009 AS 1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment

3.1.1. Accessible Path of Travel

A continuous accessible path of travel to accessible facilities has been provided to enable people to *'approach the building from the road boundary'* so that they can *'access work and public spaces, accommodation and facilities for personal hygiene'* in accordance with the requirements of **DP1** of the National Construction Code 2016.

3.1.2. Pedestrian Access

This restaurant is located on the lowest level of the Harbour Rocks Hotel. The restaurant front both Nurses Walk and Suez Canal with the floor of the terrace and restaurant approximately 1.5m above the street level of Nurses Walk.

Suez Canal connects George Street to Harrington Street. The roadway is inclined.

In determining the accessible path of travel to the Principle Pedestrian Entrance of the restaurant we have relied upon the data contained in The Rocks Accessibility Map prepared by the Sydney Harbour Foreshore Authority to identify the accessible paths of travel through the historic precincts of The Rocks.

The Rocks Accessibility Map nominates that Accessible access is possible along Suez Canal with assistance. (refer to extract from the plan. A copy of the plan is appended to this access report.)

Adopting this data, a new accessible entrance has been designed to satisfy the requirements of NCC Clause D3.2(a)(i). This new entry fronts Suez Canal.



Figure 2 Site accessibility (Source: The Rocks Accessibility Plan – Sydney Harbour Foreshore Authority)

3.1.3. Path of Travel - Internal

The building design provides locations on the ground floor where a wheelchair can make a 180deg turn (1540 x 2070mm) at corridor ends in accordance with the provisions of fig. 5, clause 6 of AS1428.1 2009

1500x1500mm circulation zones is provided where the path of travel changes direction.

FIGURE 3 EXAMPLES FOR PASSING SPACE FOR WHEELCHAIRS	FIGURE 5 SPACE REQUIRED FOR A >90° TO 180° TURN
Figure 3 – Fig.3 Section 6 AS1428.1 2009	Figure 4 – Fig.5 Section 6 AS1428.1 2009

3.1.4. Doors – Internal & External

3.1.4.1. Doors – Accessible Entries

NCC Clause D3.2(b)(i) requires that accessible access must be provided through the Principle Pedestrian Entrance and through not less than 50% of all pedestrian entrances including the Principal Pedestrian Entrance.

There are four entry points to this restaurant where only the entry from Suez Canal is proposed to be the accessible entry.

This topic is to be addressed by the Performance Solution prepared for this project.

3.1.4.2. Doors – Clear Door Width

The minimum clear width of doorways to rooms required to be accessible is to be not less than 850mm clear.

3.1.4.3. Doors – Luminance Contrast

The luminance contrast provisions of Clause 13.1 of AS1428.1:2009 will need to be addressed as part of the Construction Certificate Documentation prepared for this project.

The following extract from the Standard indicates the luminance contrast requirements to be achieved:

All doorways shall have a minimum luminance contrast of 30% provided between—

- (a) door leaf and door jamb;*
- (b) door leaf and adjacent wall;*
- (c) architrave and wall;*
- (d) door leaf and architrave; or*
- (e) door jamb and adjacent wall.*

The minimum width of the area of luminance contrast shall be 50 mm.

3.1.4.4. Doors – Circulation at Doorways

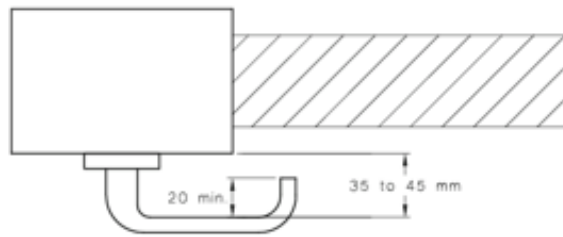
The circulation associated with all doorways will need to comply with the provisions of Clause 13.3 of AS1428.1:2009. The design will need to ensure compliance with doorway clearance requirements.

A level threshold is required for all doorways. Where level thresholds are not able to be achieved then a portable ramp system is proposed. A performance Solution has been prepared to address this condition.

3.1.4.5. Doors – Hardware

The Australian Standard requires that door hardware is generally located within 900-1100mm AFFL.

If lever hardware is proposed to be utilised it will be necessary for the design of the lever to comply with the provisions of Clause 13.5 of AS1428.1:2009.



(b) Plan view

FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

Figure 5 – Fig. 35 Section 13 AS1428.1:2009

3.1.4.6. Doors – Door Closers

Where door closers are fitted to doors, other than fire doors associated with the fire stairs, the maximum force required to be applied to the door to open the door is not to be greater than 20N force. (Clause 13.5.2(e) AS1428.1:2009).

3.2. Switches and Access Control

NCC Reference: D3.2 Access to buildings

D3.3 Parts of buildings to be accessible

Australian Standard Reference: Clause 14 (Switches and General-Purpose Outlets) of AS1428.1 2009

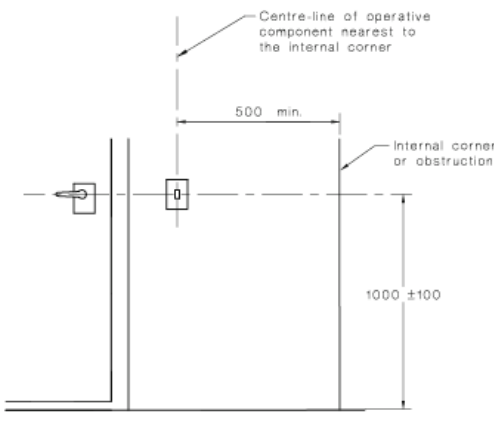
3.2.1. Switches to accessible rooms

Switches in all rooms where there is the individual control of lighting, will need to be installed between 900-1100mm AFFL and not closer than 500mm to an internal corner.

NOTE: Rocker action, toggle or push pad switches with a recommended width of 35 mm are preferred. For people with severe finger or hand disabilities, these allow convenient operation by arm or elbow.

3.2.2. Switches located in public areas

Switch associated with the public accessible WC facilities are to be sensor type or large form rocker type. (35mm x 35mm plate).

 FIGURE 37 HEIGHTS FOR SWITCHES AND DOOR HANDLES	
Figure 6– Fig.37 Section 14 of AS1428.1 2009	Figure 7 – photographs (top: large room switches

3.3. Lighting Levels

Australian Standard Reference: Clause 19 of AS1428.2:1992
Appendix D of AS1680.2.1:2008

It will be necessary that the Construction Certificate documentation confirm that the minimum lighting levels nominated by the Australian Standards are achieved.

In addition to the minimum lighting levels identified at Clause 19 of AS1428.2:1992 the provisions of Table D1 of AS1680.2.1:2008 which nominates interior light levels to be achieved must be considered.

The following table schedules the lighting levels nominated within the Australian Standards for accessibility:

LOCATION	CLAUSE 19 AS1428.2:1992	APPENDIX D AS1680.2.1:2008
Entrances, passages & walkways	150lx	160lx
Corridors Passageways	-	40lx
Ramps	150lx	40lx
Counter tops	250lx	320lx

The electrical documentation will need to indicate compliance with these minimum lighting levels.

3.4. Seating and Tables

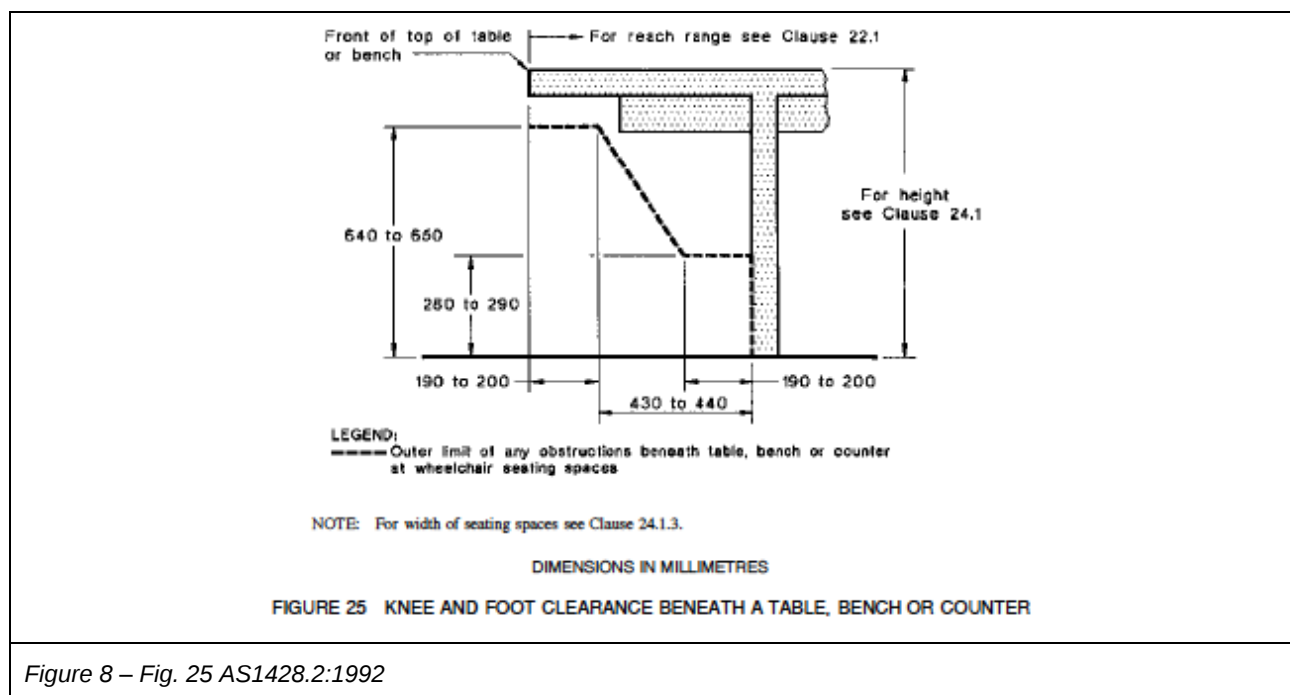
NCC Reference: D3.3 Parts of buildings to be accessible
 Australian Standard Reference: 24 (Furniture and Fixtures) of AS1428.2 1992

3.4.1. Counters

Where tables are provided, they will need to incorporate a section that is suitable for wheelchair users.

The detailing of this section of counter/table will need to comply with Clause 24 – Furniture and Fixtures of AS1428.2.

Note: where possible, furniture shall be not built in to allow for accommodation of different seating opportunities and spatial allowances for any users who may require enhanced circulation space.



The height of clearance beneath the unit from the finished floor should be 820 ± 20 mm.

Where there are two tables/counters provided, the following dimensions apply:

- (a) Height from the finished floor to the top of the unit:
 - (i) 1st unit: 750 ± 20 mm.
 - (ii) 2nd unit: 850 ± 20 mm.
- (b) Height of clearance beneath unit, from the finished floor:
 - (i) 1st unit: 730 ± 20 mm.
 - (ii) 2nd unit: 820 ± 20 mm.

3.5. Floor Finishes

NCC Reference:

Table D2.14

Australian Standard Reference:

Clause 7 (Floor or Ground Surfaces on Continuous Accessible Paths of Travel and Circulation Spaces) of AS1428.1:2009

HB198:2014 (slip resistance)

3.5.1. Slip Resistance

The slip resistance of internal and external floor finishes will need to satisfy the slip resistance requirements of Table 3B of HB198:2014.

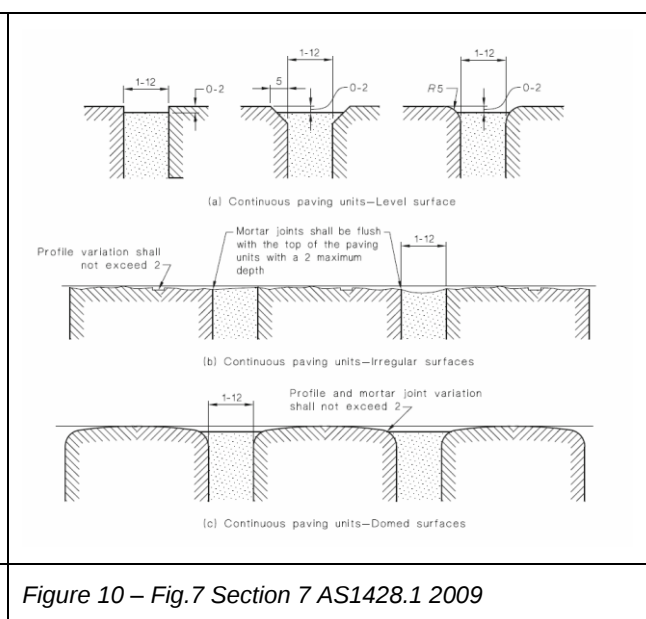
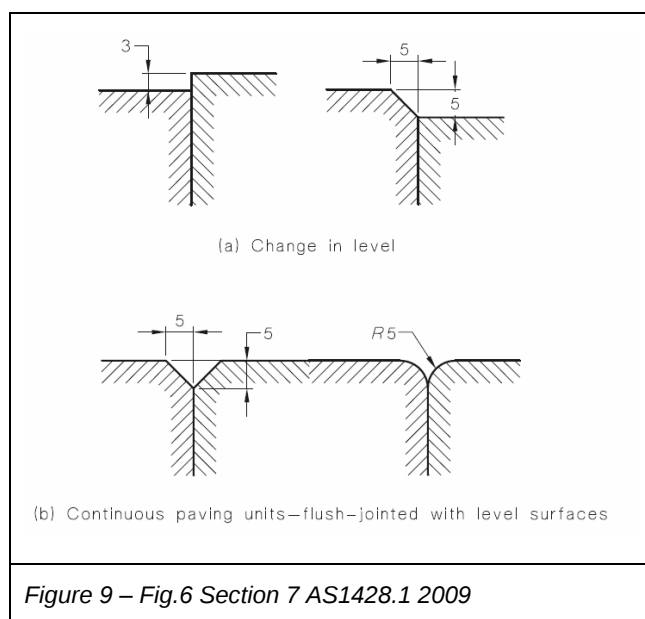
Floor finish types have not been specified. The following table is a summary from Table 3B of HB198 2014:

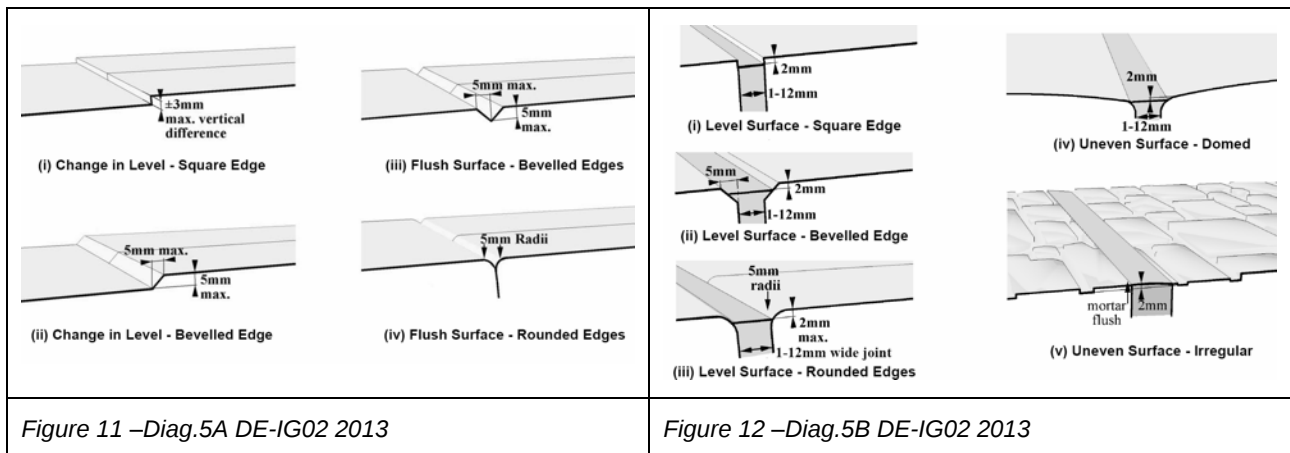
LOCATION	FINISH TYPE	SLIP RESISTANCE
• Under cover parking	information to be provided	P3/R10
• Ground Floor Foyer	information to be provided	P3/R10
• Transition Areas	information to be provided	P2/R9
• wet areas	information to be provided	P3/R10
• Tread or landing	information to be provided	Dry P3/R10 – Wet P4/R11

3.5.2. Floor Transitions

Transitions between floor finishes will need to comply with Clause 7.2 of AS1428.1:2009.

In addition, it will be necessary to detail the junctions between differing materials in accordance with the provisions of AS 1428.1.





3.5.3. Floor Transitions - Ramps

The building is a heritage building where there are transitions and small changes in level across the tenancy.

Accessible access across these transitions are proposed to be provided by the use of a portable ramp system to be made available should the need arise. A performance Solution has been prepared to address this approach.

3.6. Circulation Stairs

NCC Reference:	Table D2.14 Slip Resistance Classification
	D3.3 Parts of buildings to be accessible
	(a)(ii) for a stairway
	D3.8 Tactile Indicators
Australian Standard Reference:	Clause 11 Stairways AS1428.1:2009

3.6.1. Stairs - General

The design proposes as part of the external terrace renewal to replace the 2 stairs connecting to Nurses Walk



3.6.2. Circulation Stairs

The detailing of circulation stair will need to satisfy the requirements of Clauses 11 & 12 of AS1428.1:2009.

Specific attention is directed to the following:

- Compliant handrail designs
- Compliant handrail extensions to the top and bottom of each flight
- Non-slip finish to going (Refer to NCC Table D2.14)
- Non-slip 50-75 nosing fixed to each going
- Opaque risers
- Minimum lighting level of 150 lx to be achieved

3.6.3. Tactile Ground Surface Indicators - TGSIs

The location of the external stairways associated with the external terrace renewal would necessitate the placement of TGSIs within the public domain. The pavement finishes within the public domain are uneven and are outside the responsibility of the restaurant owners.

It is proposed that TGSIs not applied to stair locations within this facility and that dome head buttons be fixed to the handrails. This approach appropriates the concessional provisions noted at NCC Clause D3.8(c) – Tactile Indicators.

The following sketches highlight the main features of compliant stair design.

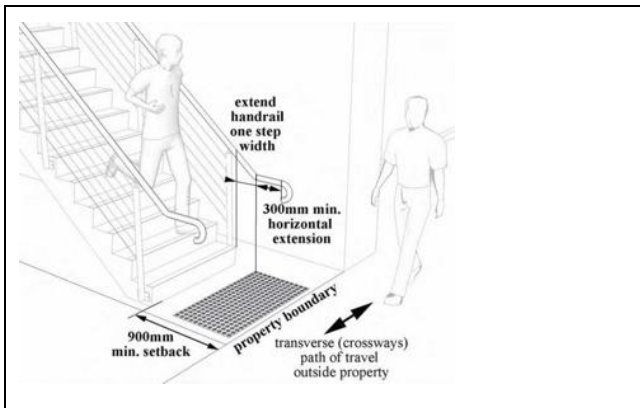


Figure 14 –Diag.25A DE-IG02 2013

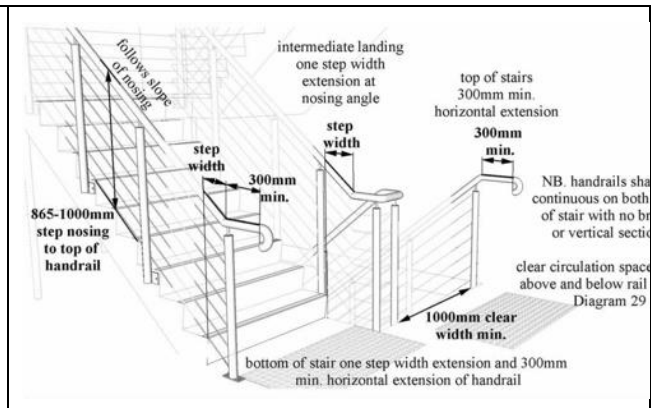


Figure 15 –Diag.25C DE-IG02 2013

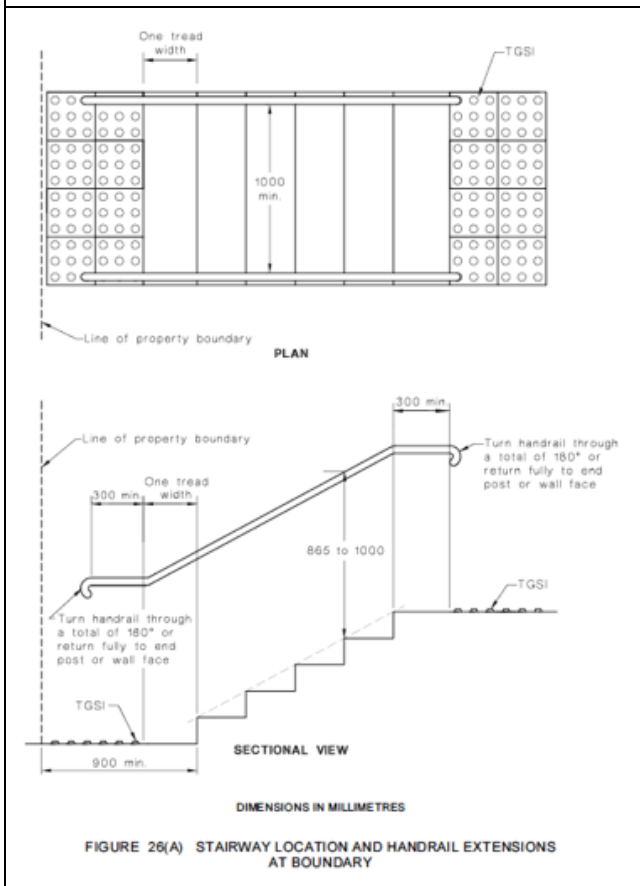


Figure 16 – Fig.26A Section 11 AS1428.1 2009

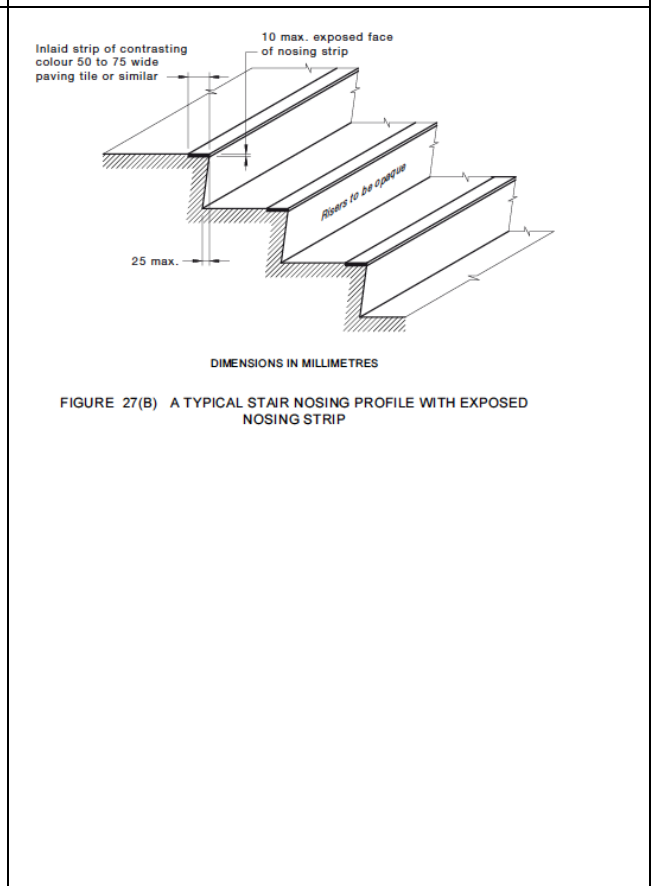


Figure 17 – Fig.27B Section 11 AS1428.1 2009

3.7. Signage

NCC Reference:	D2.23 Signs on Doors D3.2 Access to buildings D3.3 Parts of buildings to be accessible D3.6 Signage E4.5 Exit Signs
Australian Standards Reference:	Clause 8 Signage of AS1428.1 2009 Clause 17 of AS1428.2:1992

3.7.1. Directional and Wayfinding

Directional and wayfinding signage will need to comply with the signage provisions of AS1428.2 1992:

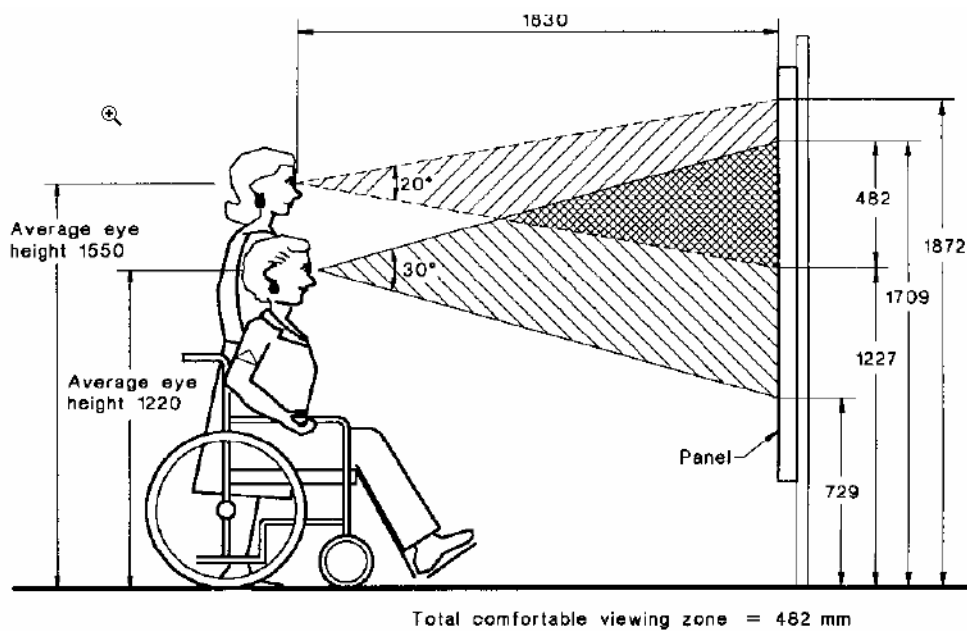
- (a) The height of lettering is to be proportional to the viewing distance noted at Table 2 of Clause 17 of AS1428.2:1992*
- (b) Be of sanserif type—upper face case preferred—light colour (e.g. white/yellow) against a dark background.*
- (c) Be positioned 1500–1650 mm from ground height.*
- (d) Be placed on the latchside of the door or if that is not possible then be centrally located on the door*
- (e) Be well lit with matt or non-reflecting finish.*
- (f) Be illuminated in accordance with Clause 19 for general displays*
- (g) Be installed at changes of direction and at sites where directional decisions are made, to enable the appropriate decision to be made before changing direction*

Signage details are to be provided as part of the Construction Certificate documentation.

As part of these works, directional signage as required by NCC Clause D3.6(e) will need to be provided as part of these stairs nominating the location of the accessible entry location in Suez Canal. This directional sign will need to incorporate the following features:

- International symbol of access
- Directional Arrow
- Wording equal to – “*Entry located in Suez Canal – XXXm*”
- Braille lettering indicating above text
- Braille location button

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992. The zoned for signage is identified as being between 729 – 1709 mm AFFL.



Source: National Endowment for the Arts, Needs Assessment Survey Instrument, produced by National Access Centre, USA

DIMENSIONS IN MILLIMETRES

FIGURE 30 ZONES FOR VIEWING AND FOR COMMON VIEWING

Figure 18 – Fig.30 Section 25 AS1428.2

Extract from Australian Standard indicating acceptable view range for signage

3.7.2. Braille Tactile Signage – (Statutory)

Braille tactile Exit signage will need to be provided at each level of the building associated with the fire egress door.

The braille tactile signage will need to satisfy the requirements of NCC Clause D3.6 and NCC Specification D3.6.

Examples of Braille Tactile Signage include:



Figure 19 - Figures from <http://www.brailletactilesigns.com.au>

3.8. Vertical Transport

NCC Reference: D3.3 Parts of buildings to be accessible
E3.6 Passenger Lifts

Australian Standard Reference: AS1735.12 1999 Lifts, Escalators and Moving Walks

There are no lifts or other vertical transport provisions as part of this proposed development.

3.9. Sanitary Facilities

NCC Reference: FP2.1

F2.4 Accessible Sanitary Facilities

Australian Standard Reference:

Clause 15 (Sanitary Facilities)

Clause 16 (Sanitary Compartments for People with Ambulant Disabilities) of AS1428.1 2009

3.9.1. General Requirements

The design does not provide WC facilities at the restaurant level of this building. WC facilities are provided as part of the Harbour Rocks Hotel.

The accessible path of travel from the restaurant to the Hotel lobby where accessible facilities is provided is via the Principle Pedestrian Entry to Suez Canal and then the entry to the hotel located in Harrington Street.

4. DISABILITY (ACCESS TO PREMISES) STANDARDS 2010- COMPLIANT REPORT

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
A4.1	Classifications Class 6 - Restaurant	Note	
DP1	Performance requirement Access must be provided, to the degree necessary, to enable: a) people to: i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and	Satisfied	
	ii. approach the building from any accessible associated building; and	Satisfied	
	iii. access work and public spaces, accommodation and facilities for personal hygiene; and	Satisfied	
	b) Identification of accessways at appropriate locations which are easy to find.	Satisfied	
DP4	Performance requirement <i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to: a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the <i>exit</i> is from above or below ground level.	Satisfied	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways</i> to <i>exits</i> must have dimensions appropriate to: - the number, mobility and other characteristics of occupants; and - the function or use of the building.	Satisfied	
DP8	Performance requirement Carparking spaces for use by people with a disability must be: - provided, to the degree necessary, to give equitable access for carparking; and - designated and easy to find.	Not Applicable	
DP9	Performance requirement An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Not Applicable	
D3.1	General Building Access Requirements Class 6 -Restaurant,		
Table D3.1	To and within all areas normally used by the occupants	Satisfied	
D3.2	Access to Buildings		
	(1) An <i>accessway</i> must be provided:	Satisfied	
	(a) to a building <i>required</i> to be <i>accessible</i> ;		
	(b) from the main points of a pedestrian entry at the allotment boundary; and	Satisfied	
	I. from another <i>accessible</i> building connected by a pedestrian link; and	Not Applicable	
	II. from any required accessible carparking space on the allotment.	Not Applicable	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
	(2) In a building <i>required</i> to be <i>accessible</i>, an <i>accessway</i> must be provided through the principal pedestrian entrance, and: a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; Except for pedestrian entrances serving only areas exempted by clause D3.4.	Not Satisfied	This topic is addressed by way of a performance Solution developed for this project.
D3.3	Parts of buildings to be accessible		
	In a building <i>required</i> to be <i>accessible</i> :		
	a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:		
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Not Applicable	
	ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	Satisfied	
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	Not Applicable	
	b) every passenger lift must comply with clause E3.6;	Not Applicable	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
	c) accessways must have: i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and ii. turning spaces complying with AS 1428.1: A. within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and B. at maximum 20 m intervals along the accessway;	Not Applicable	
	d) an intersection of accessways satisfies the spatial requirements for a passing and turning space;	Not Applicable	
	e) a passing space may serve as a turning space;	Not Applicable	
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building- (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200sqm.	Not Applicable	
D3.5	Carparking	Not Applicable	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT										
D3.6	Signage	Additional Information to be provided	The signage documentation has yet to be prepared. The detail of the Braille Tactile signage to be installed will need to be documented as part of the detailed documentation associated with the Construction Documentation phase / stage. The signage detailing will need to comply with the provisions of Clause D3.6 and Specification D3.6 of the BCA as well as Clauses 16.3 and 17 of AS1428.2 which addresses the size of the pictogram as well as the height of lettering. 16.3 Size of international symbols for access and deafness access The size of the international symbols for access and deafness access shall be not less than that given in Table 1. <table><caption>TABLE 1 SIZE OF INTERNATIONAL SYMBOLS FOR ACCESS AND DEAFNESS FOR VARYING VIEWING DISTANCES</caption><tr><th>Required viewing distance m</th><th>Minimum size of symbol mm</th></tr><tr><td>≤7</td><td>≥ (60 x 60)</td></tr><tr><td>>7 ≤18</td><td>≥ (110 x 110)</td></tr><tr><td>>18</td><td>≥ (200 x 200)</td></tr><tr><td></td><td>≥ (450 x 450)</td></tr></table>	Required viewing distance m	Minimum size of symbol mm	≤7	≥ (60 x 60)	>7 ≤18	≥ (110 x 110)	>18	≥ (200 x 200)		≥ (450 x 450)
Required viewing distance m	Minimum size of symbol mm												
≤7	≥ (60 x 60)												
>7 ≤18	≥ (110 x 110)												
>18	≥ (200 x 200)												
	≥ (450 x 450)												
D3.6	Signage (WC)	Not Applicable											
D3.6	Signage (Exits)	Additional Information to be provided	Specific attention is directed to the requirements of Clause D3.6(a)(ii) of the BCA <table><tr><td>(ii)</td><td>identify each door <i>required</i> by E4.5 to be provided with an <i>exit</i> sign and state—</td></tr><tr><td>(A)</td><td>"Exit"; and</td></tr><tr><td>(B)</td><td>"Level" followed by the floor level number; and</td></tr></table> The image below is an example of the type of Braille Tactile signage to be installed.	(ii)	identify each door <i>required</i> by E4.5 to be provided with an <i>exit</i> sign and state—	(A)	"Exit"; and	(B)	"Level" followed by the floor level number; and				
(ii)	identify each door <i>required</i> by E4.5 to be provided with an <i>exit</i> sign and state—												
(A)	"Exit"; and												
(B)	"Level" followed by the floor level number; and												

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
			  
D3.7	Hearing Augmentation	Not Applicable	
D3.8	Tactile Indicators	Not Applicable	A Performance Solution has been prepared to address this requirement
D3.9	Wheelchair seating	Not Applicable	
D3.10	Swimming pool	Not Applicable	
D3.11	Ramps (Connecting Ramps)	Not Applicable	
D3.12	Glazing on an accessway On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with Clause 6.6 of AS 1428.1.	Not Applicable	
Part D4	Braille & Tactile Signs	Additional Information to be provided	The detail of the Braille Tactile signage to be installed will need to be documented as part of the detailed documentation associated with the Construction Documentation phase / stage. The signage detailing will need to comply with the provisions of Clause D3.6 and Specification D3.6 of the BCA as well as Clauses 16.3 and 17 of AS1428.2 which addresses the size of the pictogram as well as the height of lettering.
Part E3	Lift Installation	Not Applicable	
Part F2	Sanitary and other facilities	Not Applicable	

Services

-  Sydney Visitors Centre at The Rocks
-  Police
-  Mail Box
-  ATM
-  Telephone
-  Telephone Typewriter

Transport

-  Ferry Terminal
-  Train Station
-  Taxis
-  Bus Stop
-  Wheelchair Accessible Parking

The Rocks

ACCESSIBILITY MAP

The Rocks and Circular Quay Accessibility Map

This map provides information to access The Rocks and Circular Quay. It shows non-accessible pathways limited by stairs and steep grades and pathways that have some limitations but are accessible with assistance. By default all other pathways are generally accessible. The map also shows where to find parking, toilets, lifts and services such as ATMs, TTY telephones, taxis and bus stops.

The Place

Heritage conservation is central to Sydney Harbour Foreshore Authority’s role as manager of The Rocks and Circular Quay – the living window on Australia’s colonial past.

However, the natural features and unique built environment of The Rocks make it a challenging landscape to navigate for people with disabilities.

Restrictions are created by the design of heritage buildings, paving irregularities, narrow paths, steep ramp grades, stairs and the natural elevated ridgeline between Millers Point and The Rocks.

Access Routes

North-south routes

- Circular Quay waterfront promenade, George Street, Harrington Street and Cumberland Street are generally on gentle grades with few limitations.

East-west routes

- Naturally occurring steep grades on Grosvenor Street, Essex Street and Argyle Street linking Circular Quay to Millers Point and Observatory Hill present significant access limitations.
- Numerous pedestrian access ways between and through buildings are often complicated by ramps and steps.

Details of toilet and lift operational times are included so that our visitors can plan their visits.

While every effort has been made to reflect the current operational times, these may change at short notice for reasons beyond our control. Sydney Harbour Foreshore Authority apologises for any inconvenience should any of these facilities not be available as indicated.

Enquiries

For more information and enquiries please contact Sydney Harbour Foreshore Authority:

TTY: (+61 2) 9240 8580
Customer Response
Management System: 1300 655 995
Fax: (+61 2) 9240 8899
Email: info@shfa.nsw.gov.au
Website: www.shfa.nsw.gov.au

Further Sources of Disability Information

Physical Disability Council of NSW

Phone: 9211 2866
Freecall: 1800044848

Disability Services Australia

Phone: 9791 6599
Website: www.dsa.org.au

Physical Disability Council of NSW

Phone: (02) 9552 1606 - within the Sydney Metropolitan area
1800 688 831(freecall) - outside the Sydney Metropolitan area
Freecall: 1800 688 831
Website: www.pdcnsw.org.au

Emergency Services

All emergency services: 000
TTY emergency calls: 1800 067 167 then ask for 000

Telstra telephone assistance

Voice: 1800 068 424
TTY: 1800 808 981

Disclaimer

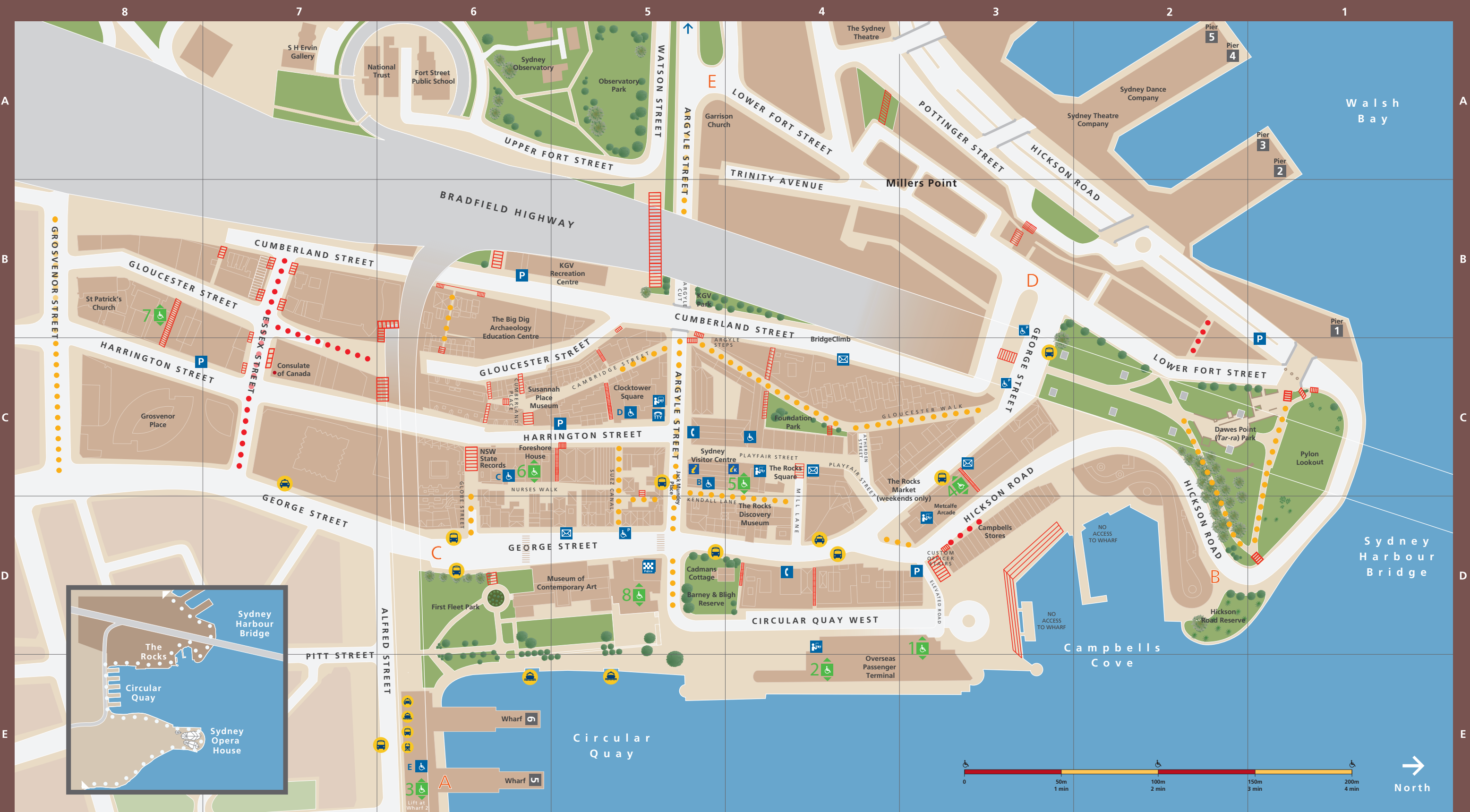
Sydney Harbour Foreshore Authority has prepared this access map with the assistance of specialist accessibility consultants. The Authority does not accept any liability for damage arising as a result of the reliance on the information, including inconvenience, damage to property and personal injury.

Sydney Harbour Foreshore Authority

Level 6
66 Harrington Street
The Rocks NSW 2000

Mailing Address:
PO Box N408
Grosvenor Place NSW 1220





Destination Guide

- A to B:** (15-20 min)
- B to C:** (20-25 min)
- C to D:** (20-25 min)
- D to E:** (10-15 min)
- E to C:** (15-20 min)
- D to G:** (15-20 min)

Accessible Paths

- All paths accessible unless indicated below.
- Accessible with Assistance
 - Not Accessible
 - STEPS ONLY - No Wheelchair Access

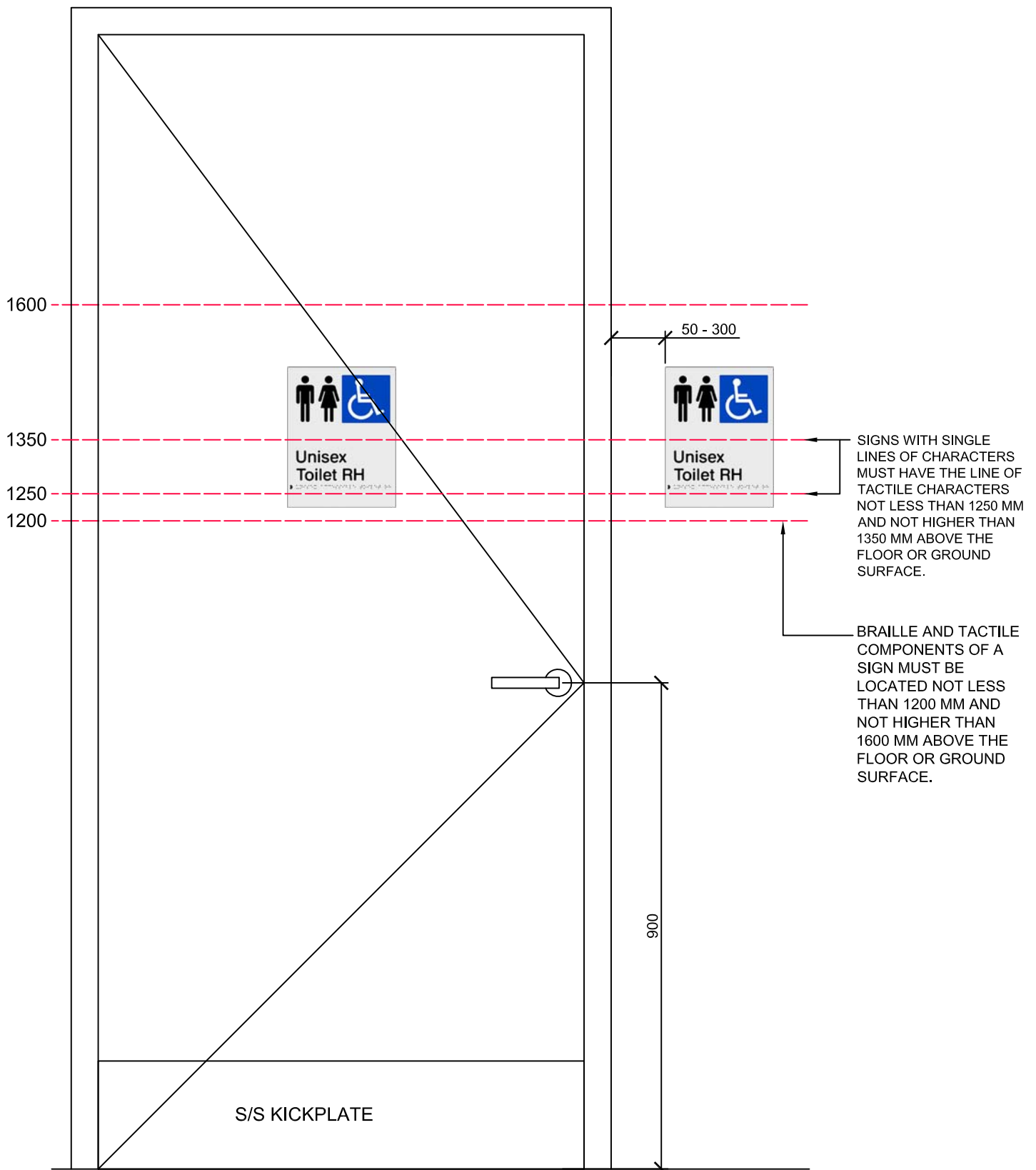
Accessible Toilets

- A** The Rocks Centre: access from The Rocks Square (Retail hours only).
- B** ForeShore House: access off Nurses Walk (Office hours only).
- C** Clocktower: access from Harrington and Argyle Street (Retail hours only).
- D** Circular Quay Railway Station (Open 24 hours 7 days).
- E** Alfred Street West, JC Decaux coin-operated toilet

Accessible Lifts

- 1** Overseas Passenger Terminal waterfront to upper level: (24 hours).
- 2** Overseas Passenger Terminal waterfront to upper level: (24 hours).
- 3** Circular Quay East to the elevated Cahill Expressway walkway: (8am to 7pm).
- 4** Hickson Road to Metcalfe Arcade & George Street: (6am to 8pm).
- 5** The Rocks Centre to The Rocks Square & Sydney Visitor Centre: (Retail hours only).

- 6** Nurses Walk at George Street level to Harrington Street: (Note - low rise lift to Harrington Street 9am to 5pm, Mon to Fri).
- 7** Harrington Street to Gloucester Street (6am - 10pm closed ANZAC day)
- 8** Circular Quay West to George Street (MCA opening hours)



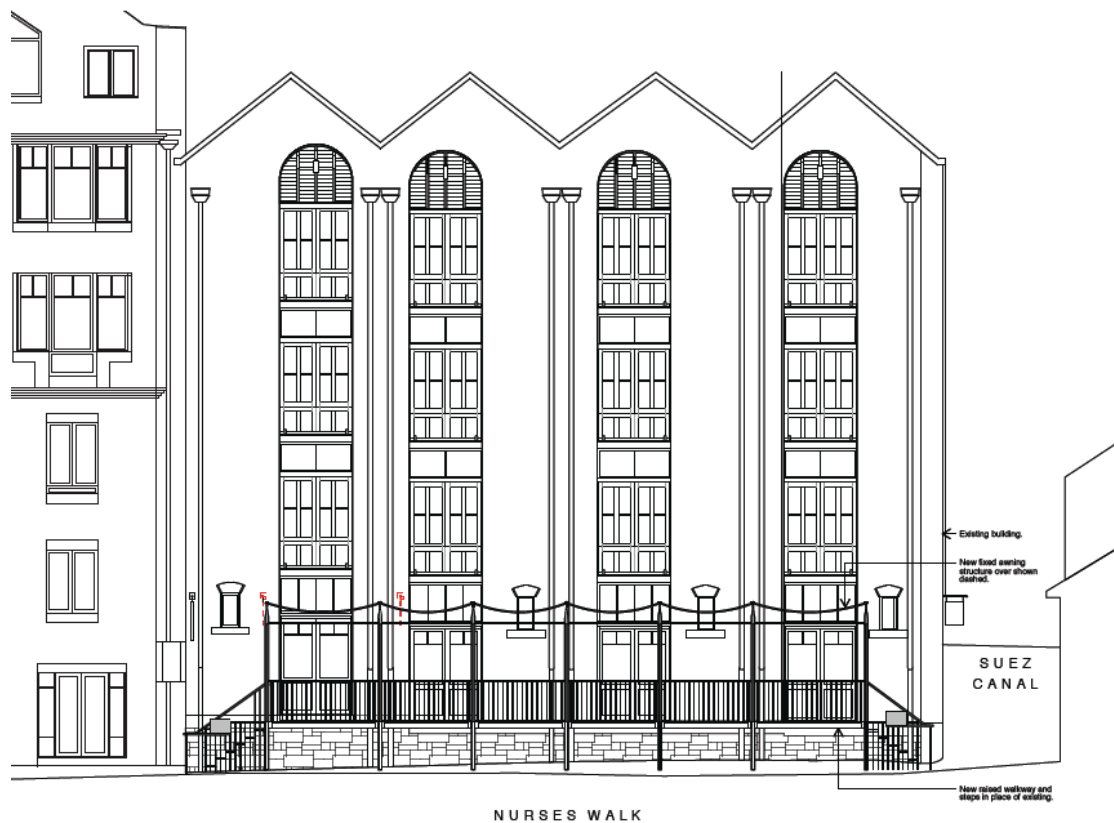
1 ACCESSIBLE DOOR SIGN

Scale: 1:10@A4

THE LOCATION OF THE SIGN IS PREFERRED TO BE LOCATED ON THE LATCH SIDE OF THE DOOR. WHERE THIS IS **NOT POSSIBLE** THE SIGN MAY BE LOCATED ON THE DOOR.

PERFORMANCE SOLUTION REPORT

RESTAURANT MODIFICATIONS HARBOUR ROCKS HOTEL 34 HARRINGTON STREET THE ROCKS NSW 2000



Prepared by

iAccess Consultants

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615

29 September 2017

Revision [-]

DOCUMENT CONTROL

Project: **Restaurant Modifications**
Harbour Rocks Hotel
34 Harrington Street
The Rocks NSW 2000

Document Type: Access Report

Report Number: IAC-732

The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

The technical and intellectual content contained herein remain the property of iAccess Consultants and have been prepared and may only be used for the development / buildings being the subject of this report.

Revision History:

Revision	Remarks	Issue Date
-	Performance Solution report prepared and issued to client	29 September 2017

Authorisation and Review Provided By:



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ABBREVIATIONS

The following abbreviations are employed in this Performance Solution

ACAA Association of Consultants in Access Australia

AS Australian Standard

BCA Building Code of Australia

DAPS Disability (Access to Premises - Buildings) standards 2010

NCC National Construction Code

Dts Deemed to Satisfy

1. INTRODUCTION

1.1. General

This NCC Performance Solution has been prepared for The Harbour Rocks Hotel for the proposed modifications to the existing restaurant located on the lower ground floor of the Hotel located at 34 Harrington Street, the Rocks.

This Performance Solution address four (4) accessibility topics where a Dts approach is not able to be achieved and they are summarised below.

Topic 1: The number of accessible entrances provided to the restaurant

The restaurant is located on the lower ground floor of the existing Harbour Rocks Hotel. Presently access to the restaurant is via an internal stair connection with the Hotel and via two stairways connecting to a raised verandah fronting Nurses Walk.

This design proposal incorporates a new accessible entry directly from the Suez Canal frontage. This new entry is to be considered the Principle Pedestrian Entry and is the only accessible entry to the restaurant.

NCC Clause D3.2(b)(i) states the following where there are multiply entries to tenancies:

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

The operation of the restaurant will rely on the new Principle Pedestrian Entrance off Suez Canal as well as the internal connection with the hotel as the main points of accessing the restaurant. The stairways connecting the verandah with the Nurses Walk are to be considered as part of the egress system from the restaurant. This strategy and intent is acknowledged by the restaurant operators as signage is to be installed directing patrons to the main entrance in Suez Canal.

It is also understood that some potential patrons will disregard the signage and will enter the restaurant ascending the stairs located in Nurses Walk

NCC Performance Requirement DP1 requires that accessible access is required to be provided to the degree to access public spaces.

Refer to Section 5.1 for details of this topic.

This Performance Solution adopts the Expert Judgement method of assessment and concludes that the operator has incorporated into the design a new accessible entry in addition to the existing internal stair entry from the Hotel. The provision of this new entry satisfies the requirements of NCC Clause D3.2(b)(i) if the existing stairs fronting Nurses Walk located off the existing verandah are considered as part of the egress arrangements from the tenancy.

Topic 2: The use of portable folding accessible ramps

The restaurant is located over several basement sections of the existing heritage building. The floor levels between each section vary. To level the floors will detract from the heritage fabric of the building.

It is proposed to install removable ramps when and as required by the needs patrons to address the changes in the floor levels. The ramps only be in place when required.

Refer to Section 5.2 for details of this topic.

This Performance Solution employs the Expert Judgement Method of assessment and concludes that the activity of navigating the restaurant requires patrons to be shown to their table where they are generally located for the duration of their meal until they depart. The staff are on hand to provide assistance within this environment when and as required.

There is no need for significant traffic movements as part of the meal experience.

In addition, it is not uncommon for obstacles such as chairs and portable stations to be located within the path of travel from time to time which generate obstacles to independent movement. Assistance within the restaurant is provided for the safety of all.

Topic 3: Use of the accessible WC facilities located within the Harbour Rocks Hotel

WC facilities are not provided within the restaurant area.

WC facilities are located within the accommodation section of the Hotel with accessible WC facilities only provided as part of the Hotel Lobby.

The only path of travel between the restaurant and the public WC facilities requires patrons to exit the tenancy via the Suez Canal and make their way to the Hotel lobby.

Refer to Section 5.3 for details of this topic.

This Performance Solution employs the Expert Judgement Method of assessment and concludes that having regard to the historical nature of the building, together with the internal arrangement of the building, that the management approach to directing all patrons wishing to access the WC facilities to the hotel lobby via the Suez Canal provides equitable accessible access to the degree necessary to WC facilities.

Topic 4: Use of dome buttons to stair handrails to replace TGSIs (NCC Clause D3.8(c))

The restaurant incorporates several stairway arrangements within the restaurant and associated with the external verandah structure.

The external stairs connect with ground level within the public domain. This fact together with the fact that the pavement within the public domain is modular and uneven precludes the installation of TGSIs at the base of the stairs as required by NCC Clause D3.8(a).

For consistency in approach and message it is proposed to appropriate the concessional provisions of NCC Clause D3.8(c) which permit the use of Dome Head Buttons fixed to the top of handrails where TGSIs are omitted.

Refer to Section 5.4 for details of this topic.

This Performance Solution employs the Expert Judgement Method of assessment and concludes that the appropriation of the concessional provisions of NCC Clause D3.8(c) to all stairs associated with this restaurant provides a consistent, safe and appropriate approach to providing a safe environment for persons with vision impairment.

1.2. Basis of Report

The assessment contained within this report reflects –

- I. The NCC Building Code of Australia (NCC), Volume 1, Edition 2016, inclusive of NSW variations,
- II. Architectural plans provided by Welsh + Major Architects

III. AS1428.1:2009 Design for access and mobility - General Requirements for Access

1.3. Compliance with the NCC

The requirement for access within a building, relating to the topics in this report are identified at NCC Clause D3.1 as stipulated in Section 5.1 and Section 5.2 of this report.

The NCC at Clause **A0.5** nominates the possible assessment methods to determine whether Performance Solutions satisfy the provisions of the NCC, as identified in section 4.2 of this report.

The method of assessment adopted to assess this performance Solution is **A0.5(c) Expert Judgment**.

This report has been prepared to identify and analyse the proposed Performance Solution and demonstrate the suitability of this design to ensure it satisfies the Performance Requirements of the NCC.

The following table provides a summary of the proposed Performance Solutions relating to the affected parts of the building:

TOPIC NO.	NCC DTS PROVISION	NCC PERFORMANCE REQUIREMENT	ASSESSMENT METHODOLOGY	NCC DTS CRITERIA AND PROPOSED PERFORMANCE STATEMENT
1	D3.2(b)(i) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and though not less than 50% of all pedestrian entrances	DP1(a)(i)	NCC CL A0.5(c)	NCC Clause DP1(a)(i) states: Access must be provided, approach the building from the Street boundary
2	D3.1 General Building Access Requirements	DP1(a)(iii)	NCC CL A0.5(c)	NCC Clause DP1(a)(iii) states: Access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene;
3	Table D3.1 Accessible Access is to be provided to and within all areas normally used by the occupants.	DP1(a)(iii)	NCC CL A0.5(c)	NCC Clause DP1(a)(iii) states: Access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene;

TOPIC NO.	NCC DTS PROVISION	NCC PERFORMANCE REQUIREMENT	ASSESSMENT METHODOLOGY	NCC DTS CRITERIA AND PROPOSED PERFORMANCE STATEMENT
4	D3.8(a) Tactile Indicators	DP2(c)(ii)	NCC CL A0.5(c)	NCC Clause DP2(c)(ii) states: So that people can move safely to and within a building, it must have suitable handrails where necessary to assist and provide stability to people using the stairway or ramp;

1.4. Limitations of Report

The content of this report relates only to the non-compliances and subject building identified.

The study will be undertaken on the information made available by the design team. No liability is accepted on the accuracy of the information provided.

Any change in the above information to suit future re-organisation or planning will require further assessment to confirm compliance with the intent of the design objectives.

1.5. Report Exclusions

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

- I. National Construction Code (NCC), with exception of the direct assessments made
- II. Occupational Health & Safety Act and Regulations;
- III. WorkCover Authority requirements

2. DEVELOPMENT DESCRIPTION

2.1. General

The site is located at 34 Harrington Street, The Rocks. The restaurant includes 2 frontages to Nurses walk as well as Suez Canal:

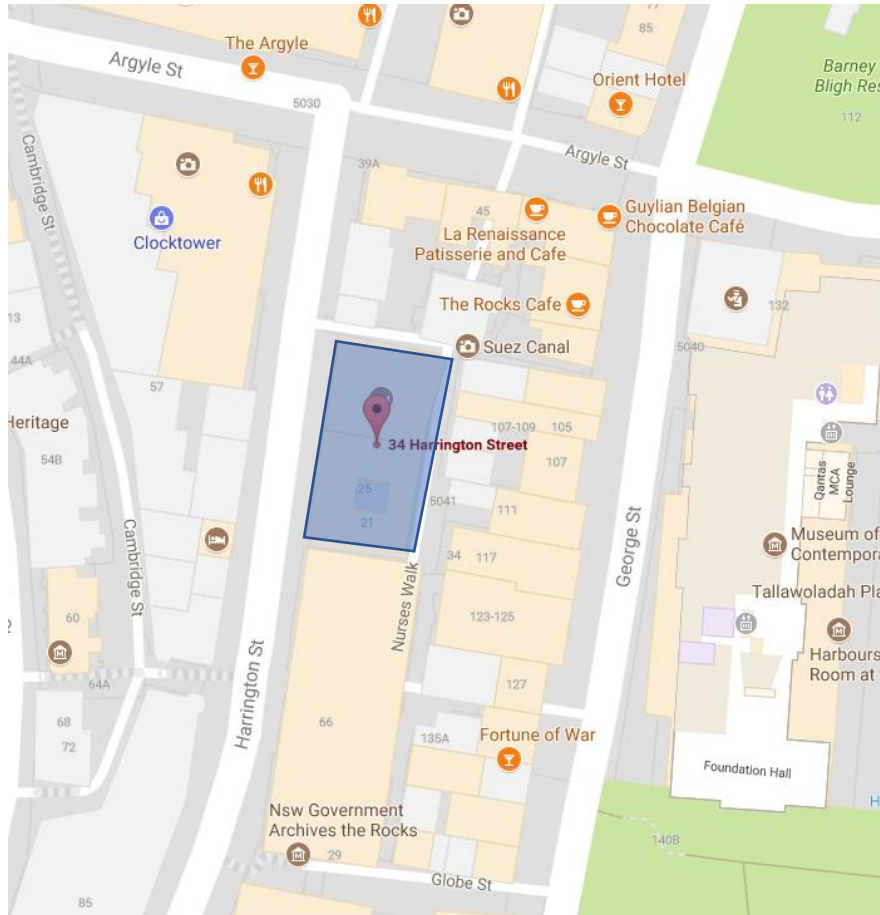


Figure 1 Site Plan (Source Google Maps)

The proposed development proposes modifications to the existing restaurant located on the Lower Ground Floor of the existing Hotel.

This report confirms that the provisions for compliance with the accessible requirements nominated in the Disability (Access to Premises – Building) Standard 2010 have been incorporated into the design proposed. The detail of the requirements of the Standard will need to be demonstrated in the detailed design associated with the Documentation process.

2.2. Building Characteristics and Occupant Characteristics

The characteristics of the employees and future guests of the restaurant are unknown however it is anticipated that the guests may have a range of abilities.

The NCC classification for this Development is BCA Class 6 Restaurant.

3. PERFORMANCE REQUIREMENTS

3.1. General

The acceptance criteria stipulated within Clause 4.3 of this report represents the benchmark for measuring compliance for the proposed Performance Solutions.

3.2. Performance Requirements

NCC Clause **A0.2** address the method of meeting the Performance Requirements as follows:

The Performance Requirements can only be satisfied by a—

- (a) Performance Solution; or
- (b) Deemed-to-Satisfy Solution; or
- (c) combination of (a) and (b).

NCC Clause **A0.3** outlines the requirements for Performance Solutions

- (a) *A Performance Solution must—*
 - (i) *comply with the Performance Requirements; or*
 - (ii) *be at least equivalent to the Deemed-to-Satisfy Provisions, and be assessed according to one or more of the Assessment Methods.*

4. ACCEPTANCE CRITERIA

4.1. General

The acceptance criteria stipulated within clause 4.3 of this report represents the benchmark for measuring compliance for the proposed Performance Statement.

4.2. Method of Analysis

This report relies upon an **Expert Judgement** of the Deemed-to-Satisfy non-compliance/s for the purpose of demonstrating compliance with the applicable performance requirement/s of the NCC.

Refer to the table above, section 3.2, for relevant performance requirements

The NCC at **Clause A0.5** nominates the possible assessment methods to determine whether Performance Solutions satisfy the provisions of the NCC. Acceptable assessment methods include:

- (a) Evidence to support that the use of a material or product, form of construction or design meets a *Performance Requirement* or a *Deemed-to-Satisfy Provision* as described in NCC Clause A2.2.
- (b) *Verification Methods* such as— (i) the *Verification Methods* in the NCC; or (ii) such other *Verification Methods* as the *appropriate authority* accepts for determining compliance with the *Performance Requirements*.
- (c) *Expert Judgement*.
- (d) Comparison with the *Deemed-to-Satisfy Provisions*.

The method of assessment adopted to assess the various topics for each Performance Solution is detailed in the table of section 1.3 above.

4.3. Acceptance Criteria

For the Performance Statement, with recognition of the nature of the prescriptive non-compliance/s, the following acceptance criteria is established –

The Performance Statement is considered acceptable if it is shown to be at least equivalent or better than the NCC DtS provisions.

5. PERFORMANCE SOLUTIONS

5.1 Topic 1 – The number of accessible entrances provided to the restaurant

5.1.1 Preamble

In accordance with Clause **A0.7** of the NCC, any Performance Solution must consider all relevant Performance Requirements.

The following table summarises the nature of this Performance Solution topic:

TOPIC NO.	NCC DTS PROVISION	NATURE OF NON – COMPLIANCE	NCC DTS CRITERIA AND PROPOSED PERFORMANCE STATEMENT
1	D3.2(b)(i) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and though not less than 50% of all pedestrian entrances	The restaurant has four locations to access the restaurant however only the new entry from Suez Canal is able to be designated as the accessible entry point. The entries via the stairs fronting Nurses Walk and the internal connection to the Hotel guest rooms are not accessible for wheelchair users. The detailing of the stairs at these entry locations satisfy the requirements of Clause 11 & 12 of AS1428.1:2009.	NCC Clause DP1(a)(i) states: Access must be provided, approach the building from the Street boundary

5.1.2 NCC Dts Compliant Benchmark Design

The design of this restaurant could be considered to have 4 entry locations. A compliant Dts design would have provided two of the access points as accessible entries.

5.1.3 Assessment – A0.5(c) Expert Judgement

The design of the restaurant and the provision of the new accessible entry has significantly improved accessibility to the restaurant.

The nature of the function of this restaurant together with the intended level of service relies on a *maître-d* station to greet and seat patrons. This very fact requires a minimisation of entry points to the restaurant.

The retention of the existing stairs fronting Nurses Walk provides additional but secondary access to the restaurant. Signage has been included as part of the scope of works directing patrons to the accessible entrance located in Suez Canal. These stairs address egress requirements from the restaurant.

It is concluded that the operator has incorporated into the design a new accessible entry in addition to the existing internal stair entry from the Hotel. The provision of this new entry satisfies the requirements of NCC Clause D3.2(b)(i). The existing stairs fronting Nurses Walk located off the existing verandah are considered in this Performance Solution as part of the egress strategy from the tenancy.

5.2 Topic 2 – The use of portable folding accessible ramps

5.2.1 Preamble

In accordance with Clause **A0.7** of the NCC, any Performance Solution must consider all relevant Performance Requirements.

The following table summarises the nature of this Performance Solution topic:

TOPIC NO.	NCC DTS PROVISION	NATURE OF NON – COMPLIANCE	NCC DTS CRITERIA AND PROPOSED PERFORMANCE STATEMENT
2	D3.1 General Building Access Requirements	The restaurant is located over several basement sections of the existing heritage building. The floor levels between each section vary. To level the floors will detract from the heritage fabric of the building. It is proposed to install removable ramps when and as required by the needs patrons to address the changes in the floor levels. The ramps only be in place when required.	NCC Clause DP1(a)(iii) states: Access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene;

5.2.2 NCC DtS Compliant Benchmark Design

A compliant benchmark design would have provided the dining areas at a single level within the restaurant without steps.

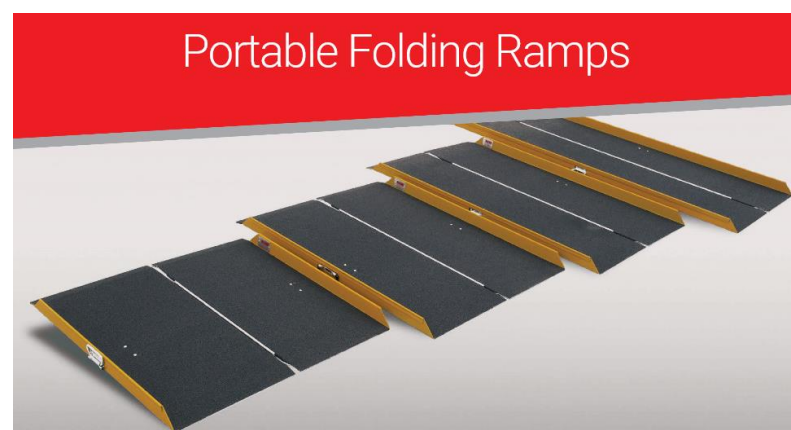
Alternatively, the designers would have documented a series of 1:14 ramps together with the required handrails to transition the changes in level. If this approach were to have been implemented a significant part of the restaurant would have been ramps and handrails.

5.2.3 Assessment – A0.5(c) Expert Judgement

DP1(a)(iii) states the performance requirement of providing Access. The performance requirement is qualified by the words *“to the degree necessary”*.

The use of portable ramps that can be located by arrangement with the restaurant management provides a suitable method to address the changes in levels within the restaurant.

It is proposed that a series of ramps be sourced and stored in readiness for use. The ramps could be equal to Australian Ramps and Access Solutions Pty Ltd.



It is concluded that the activity of navigating the restaurant requires patrons to be shown to their table where they are generally located for the duration of their meal until they depart. The staff are on hand to provide assistance within this environment when and as required.

There is no need for significant traffic movements by patrons as part of the meal experience.

In addition, it is not uncommon for obstacles such as chairs and portable stations to be located within the path of travel from time to time which generate obstacles to independent movement. Assistance within the restaurant is provided for the safety of all.

The use of the portable foldable ramps provides accessible access to the degree necessary to areas of the restaurant normally used by the patrons in accordance with the requirements of NCC Performance Requirements DP1(a)(iii).

5.3 Topic 3 – Use of the accessible WC facilities located within the Harbour Rocks Hotel

5.3.1 Preamble

In accordance with Clause **A0.7** of the NCC, any Performance Solution must consider all relevant Performance Requirements.

The following table summarises the nature of this Performance Solution topic:

TOPIC NO.	NCC DTS PROVISION	NATURE OF NON – COMPLIANCE	NCC DTS CRITERIA AND PROPOSED PERFORMANCE STATEMENT
3	Table D3.1 Accessible Access is to be provided to and within all areas normally used by the occupants.	WC facilities are not provided within the restaurant area. WC facilities are located within the accommodation section of the Hotel with accessible WC facilities only provided as part of the Hotel lobby. The only path of travel between the restaurant and the public WC facilities requires patrons to exit the tenancy via the Suez Canal and make their way to the Hotel lobby.	NCC Clause DP1(a)(iii) states: Access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene;

5.3.2 NCC DTS Compliant Benchmark Design

A compliant benchmark design would have provided an accessible WC as part of the restaurant design.

5.3.3 Assessment – A0.5(c) Expert Judgement

DP1(a)(iii) states the performance requirement of providing Access. The performance requirement is qualified by the words *“to the degree necessary”*.

The Hotel itself has been located in a number of co-joined buildings fronting Harrington Street and Nurses Walk. This restaurant is located at the Lower Ground Floor Level of the Harbour Rocks Hotel.

Access to public WC facilities is located within the lobby zone and other levels of the building.

No WC facilities are provided at the restaurant level.

Public WC Facilities are located at the main lobby level of the Hotel.

The accessible path of travel from the restaurant to the lobby is by exiting the restaurant and travelling to the Hotel lobby in Harrington Street.

The need to travel to the hotel lobby WC facilities must be undertaken by all patrons.

An internal stair connects the lower ground floor with the Hotel lobby however these stairs are for hotel guest only.

All non-hotel guest must exit the tenancy and travel externally to the Hotel Lobby.

It is concluded that having regard to the historical nature of the building, together with the internal arrangement of the building, that the management approach to directing all patrons wishing to access the WC facilities to the hotel lobby via the Suez Canal provides equitable accessible access to the degree necessary to WC facilities In accordance with the requirements of DP1(a)(iii).

5.4 Topic 4 – Use of dome buttons to stair handrails to replace TGSIs (NCC Clause D3.8(c))

5.4.1 Preamble

In accordance with Clause **A0.7** of the NCC, any Performance Solution must consider all relevant Performance Requirements.

The following table summarises the nature of this Performance Solution topic:

TOPIC NO.	NCC DTS PROVISION	NATURE OF NON – COMPLIANCE	NCC DTS CRITERIA AND PROPOSED PERFORMANCE STATEMENT
4	D3.8(a) Tactile Indicators	The non-provision of TGSIs to any of the stairs associated with this restaurant	NCC Clause DP2(c)(ii) states: So that people can move safely to and within a building, it must have suitable handrails where necessary to assist and provide stability to people using the stairway or ramp;

5.4.2 NCC DtS Compliant Benchmark Design

A compliant benchmark design would have included TGSIs located at the top and bottom of the internal and external Stairs.

The TGSIs would need to have been installed in accordance with the provisions of AS1428.4.1:2009.

The stairs located off the external verandah would require the placement of TGSIs within the public domain of Nurses Walk. The images following indicate the external arrangements where TGSIs will need to be applied.



5.4.3 Assessment – A0.5(c) Expert Judgement

DP1(a)(iii) states the performance requirement of providing Access. The performance requirement is qualified by the words *“to the degree necessary”*.

It is observed on site and in the images above that the base to which TGSIs would need to be applied is uneven and could in fact prove to be a hazard rather than an aide.

NCC Clause D3.8(c) provides a concession for NCC Class 9a and 9c facilities where the application of a dome head button to the top of the handrail associated with a stair or ramp removes the need for the installation of TGSIs at the top and base of the ramp or flights.

This concession is provided to remove the risk of trips and falls in these classes of buildings.

It is proposed to appropriate this concession to this instance where the dome head button will provide suitable warning for a person with vision impairment that they are approaching the end of the flight.

It can be concluded that accessible access is provided to the degree necessary in that a warning system has been applied to the stair handrail which provides assistance to persons with vision impairment in accordance with the provisions of DP2(c)(ii).

6. CONCLUSION

This Performance Solution has been prepared using **A0.5(c)** Expert Judgement as a method of assessment.

This Performance Solution has been prepared to address four topics where a deemed to satisfy solution cannot be achieved.

Summary of Conclusions

Topic	Conclusion
1	<i>The number of accessible entrances provided to the restaurant</i> It is concluded that the operator has incorporated into the design a new accessible entry in addition to the existing internal stair entry from the Hotel. The provision of this new entry satisfies the requirements of NCC Clause D3.2(b)(i). The existing stairs fronting Nurses Walk located off the existing verandah are considered in this Performance Solution as part of the egress strategy from the tenancy.
2	<i>Use of portable folding accessible ramps to address the various changes in level within the restaurant.</i> The use of the portable foldable ramps provides accessible access to the degree necessary to areas of the restaurant normally used by the patrons in accordance with the requirements of NCC Performance Requirements DP1(a)(iii).
3	<i>Use of the accessible WC facilities located within the Harbour Rocks Hotel</i> It is concluded that having regard to the historical nature of the building, together with the internal arrangement of the building, that the management approach to directing all patrons wishing to access the WC facilities to the hotel lobby via the Suez Canal provides equitable accessible access to the degree necessary to WC facilities in accordance with the requirements of DP1(a)(iii).
4	<i>Use of dome buttons to stair handrails to replace TGSIs (NCC Clause D3.8(c))</i> It can be concluded that accessible access is provided to the degree necessary in that a warning system has been applied to the stair handrail which provides assistance to persons with vision impairment in accordance with the provisions of DP2(c)(ii).

It can be seen from this discussion that the approach suggested by these Performance Solutions satisfy the intent of:

- **DP1(a)(iii)** in that accessible access is provided to the degree necessary to access public places and places for personal hygiene and
- **DP2(c)(ii)** that suitable identification is provided on the handrails are provided to assist to the degree necessary within this building.

The solution provided is therefore considered in line with the intent of the **DDA** and satisfies the requirements of Performance Requirement **DP1(a)(iii)** and **DP2(c)(ii)** of the **NCC**.

7. STATEMENT OF EXPERTISE



Name	Richard Seidman
Qualifications	• 2014 Accredited assessor Livable Housing Australia • 2011 Certificate IV Access Consulting (IATA) • 2008 – Accredited Green Star Professional (GBCA) • 2007 – Graduate Diploma in Building Surveying (Fire Engineering) University of Western Sydney • 2005 – Masters in Property Development University of Technology (Graduating 1st in year) • 2000 – Masters in Environmental Law (not completed) University of Sydney • 1999 – Graduate Diploma in Architectural Design Science (Facilities Management) University of Sydney • 1983 – Bachelor of Architecture (Hons) University of NSW
Memberships	• Royal Australian Institute of Architects (No. 4700) • NSW Architects Registration Board (No. 4829) • Association of Consultants in Access Australia (Associate 330) • Livable Housing Australia (10041)
Experience	Richard Seidman has practised for more than 30 years in the built environment and has developed extensive skills and expertise in the residential, commercial, industrial, health, retail, education and transport industries. Richard has extensive expertise in all aspects of AS1428, AS4299 and AS2890.6 which has been honed as part of the plan check role undertaken as part of the NBESP Social Housing Initiative undertaken for the Department of Human Services – Housing NSW and 10 years' experience with Westfield Design and Construction in the capacity of Project Design Manager. In 2010 Richard established iAccess Consultants a division of Seidman & Associates Pty Ltd. Since 2010 Richard has undertaken a wide range of consultancies

PERFORMANCE SOLUTION REPORT

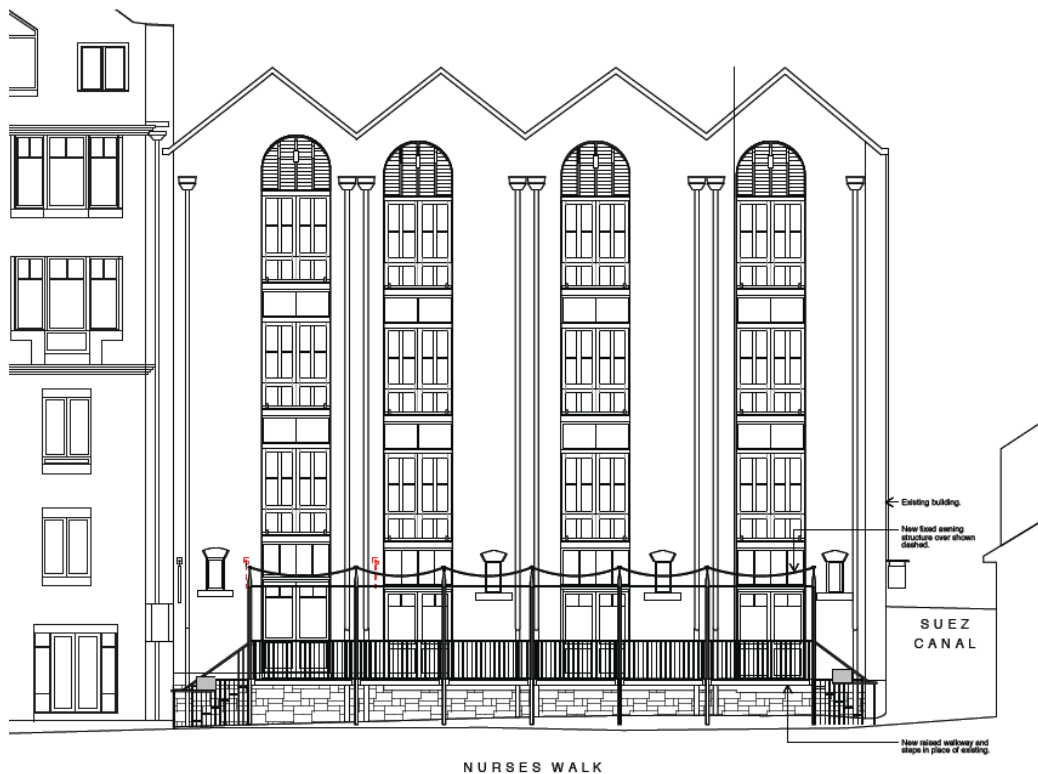
NON-PROVISION OF OPAQUE RISERS

RESTAURANT MODIFICATIONS

HARBOUR ROCKS HOTEL

34 HARRINGTON STREET

THE ROCKS NSW 2000



Prepared by

iAccess Consultants

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615

24 October 2017

Revision [-]

DOCUMENT CONTROL

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Harbour Rocks Hotel
34 Harrington Street
The Rocks NSW 2000

Document Type: Access Report

Report Number: IAC-732

The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

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Revision History:

Revision	Remarks	Issue Date
-	Performance Solution report prepared and issued to client ADS Opaque Risers	24 October 2017

Authorisation and Review Provided By:



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ABBREVIATIONS

The following abbreviations are employed in this Performance Solution

ACAA Association of Consultants in Access Australia

AS Australian Standard

BCA Building Code of Australia

DAPS Disability (Access to Premises - Buildings) standards 2010

NCC National Construction Code

Dts Deemed to Satisfy

1. INTRODUCTION

1.1. General

This NCC Performance Solution has been prepared for The Harbour Rocks Hotel for the proposed modifications to the existing restaurant located on the lower ground floor of the Hotel located at 34 Harrington Street, the Rocks.

This Performance Solution address one (1) accessibility topics where a Dts approach is not able to be achieved and it is summarised below.

Topic 1: Non-provision of opaque risers to balcony stairs

The restaurant is located on the lower ground floor of the existing Harbour Rocks Hotel. Presently access to the restaurant is via an internal stair connection with the Hotel and via two stairways connecting to a raised balcony fronting Nurses Walk.

The two external stairways to the balcony comprise six steps, five of which do not provide opaque risers.

NCC **D3.3** Parts of buildings to be accessible identifies –

In a building required to be accessible—

- (a) *every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with—*
- (ii) *for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;*

- The requirement for opaque risers is identified at Clause 11.1(c) of AS1428.1:2009:

This Performance Solution adopts the Expert Judgement method of assessment and concludes that the use of a 50mm up-stand at each of the five open risers will negate the requirement for opaque risers.

Refer to Section 5.1 for details of this topic.

1.2. Basis of Report

The assessment contained within this report reflects –

- I. The NCC Building Code of Australia (NCC), Volume 1, Edition 2016, inclusive of NSW variations,
- II. Architectural plans provided by Welsh + Major Architects
- III. AS1428.1:2009 Design for access and mobility - General Requirements for Access

1.3. Compliance with the NCC

The requirement for access within a building, relating to the topics in this report are identified at NCC Clause D3.1 as stipulated in Section 5.1 and Section 5.2 of this report.

The NCC at Clause **A0.5** nominates the possible assessment methods to determine whether Performance Solutions satisfy the provisions of the NCC, as identified in section 4.2 of this report.

The method of assessment adopted to assess this performance Solution is **A0.5(c) Expert Judgment**.

This report has been prepared to identify and analyse the proposed Performance Solution and demonstrate the suitability of this design to ensure it satisfies the Performance Requirements of the NCC.

The following table provides a summary of the proposed Performance Solutions relating to the affected parts of the building:

TOPIC NO.	NCC DTS PROVISION	NCC PERFORMANCE REQUIREMENT	ASSESSMENT METHODOLOGY	NCC DTS CRITERIA AND PROPOSED PERFORMANCE STATEMENT
1	D3.3 Parts of buildings to be accessible	DP1(a)(iii)	NCC CL A0.5(c)	NCC Clause DP1(a)(iii) states: <i>Access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene.</i>

1.4. Limitations of Report

The content of this report relates only to the non-compliances and subject building identified.

The study will be undertaken on the information made available by the design team. No liability is accepted on the accuracy of the information provided.

Any change in the above information to suit future re-organisation or planning will require further assessment to confirm compliance with the intent of the design objectives.

1.5. Report Exclusions

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

- I. National Construction Code (NCC), with exception of the direct assessments made
- II. Occupational Health & Safety Act and Regulations;
- III. WorkCover Authority requirements

2. DEVELOPMENT DESCRIPTION

2.1. General

The site is located at 34 Harrington Street, The Rocks. The restaurant includes 2 frontages to Nurses Walk as well as Suez Canal:

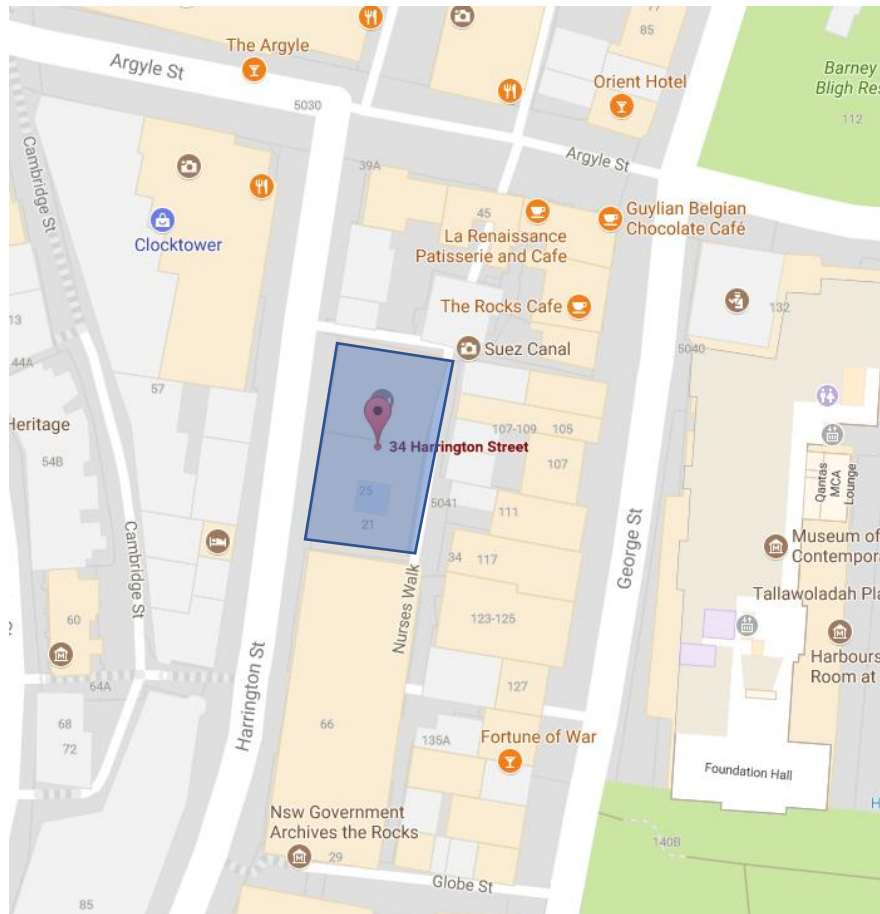


Figure 1 Site Plan (Source Google Maps)

The proposed development proposes modifications to the existing restaurant located on the Lower Ground Floor of the existing Hotel.

2.2. Building Characteristics and Occupant Characteristics

The characteristics of the employees and future guests of the restaurant are unknown however it is anticipated that the guests may have a range of abilities.

The NCC classification for this Development is Class 6 – Restaurant.

3. PERFORMANCE REQUIREMENTS

3.1. General

The acceptance criteria stipulated within Clause 4.3 of this report represents the benchmark for measuring compliance for the proposed Performance Solutions.

3.2. Performance Requirements

NCC Clause **A0.2** address the method of meeting the Performance Requirements as follows:

The Performance Requirements can only be satisfied by a—

- (a) Performance Solution; or
- (b) Deemed-to-Satisfy Solution; or
- (c) combination of (a) and (b).

NCC Clause **A0.3** outlines the requirements for Performance Solutions

- (a) *A Performance Solution must—*
 - (i) *comply with the Performance Requirements; or*
 - (ii) *be at least equivalent to the Deemed-to-Satisfy Provisions, and be assessed according to one or more of the Assessment Methods.*

4. ACCEPTANCE CRITERIA

4.1. General

The acceptance criteria stipulated within clause 4.3 of this report represents the benchmark for measuring compliance for the proposed Performance Statement.

4.2. Method of Analysis

This report relies upon an **Expert Judgement** of the Deemed-to-Satisfy non-compliance/s for the purpose of demonstrating compliance with the applicable performance requirement/s of the NCC.

Refer to the table above, section 3.2, for relevant performance requirements

The NCC at **Clause A0.5** nominates the possible assessment methods to determine whether Performance Solutions satisfy the provisions of the NCC. Acceptable assessment methods include:

- (a) Evidence to support that the use of a material or product, form of construction or design meets a *Performance Requirement* or a *Deemed-to-Satisfy Provision* as described in NCC Clause A2.2.
- (b) *Verification Methods* such as— (i) the *Verification Methods* in the NCC; or (ii) such other *Verification Methods* as the *appropriate authority* accepts for determining compliance with the *Performance Requirements*.
- (c) *Expert Judgement*.
- (d) Comparison with the *Deemed-to-Satisfy Provisions*.

The method of assessment adopted to assess the various topics for each Performance Solution is detailed in the table of section 1.3 above.

4.3. Acceptance Criteria

For the Performance Statement, with recognition of the nature of the prescriptive non-compliance/s, the following acceptance criteria is established –

The Performance Statement is considered acceptable if it is shown to be at least equivalent or better than the NCC DtS provisions.

5. PERFORMANCE SOLUTIONS

5.1 Topic 1 – Non-provision of opaque risers on balcony stairs

5.1.1 Preamble

In accordance with Clause **A0.7** of the NCC, any Performance Solution must consider all relevant Performance Requirements.

The following table summarises the nature of this Performance Solution topic:

TOPIC NO.	NCC DTS PROVISION	NATURE OF NON – COMPLIANCE	NCC DTS CRITERIA AND PROPOSED PERFORMANCE STATEMENT
1	D3.3 Parts of buildings to be accessible	The Harbour Rocks Hotel balcony located on the Lower Ground Floor of the Hotel fronting Nurses Walk includes two stairs that are being renovated. The stairs will not provide opaque risers on five out of the six steps.	NCC DP1(a)(iii) states: <i>Access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene.</i>

5.1.2 NCC DtS Compliant Benchmark Design

DP1(a)(iii) nominates that “*access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene*”.

NCC **D3.3** Parts of buildings to be accessible identifies –

In a building required to be accessible—

- (a) *every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with—*
- (ii) *for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;*

The requirement for opaque risers is identified at Clause 11.1(c) of AS1428.1:2009:

11.1 Stair construction

Where required, stairs shall be constructed as follows:

- (c) *Stairs shall have opaque risers.*

A compliant benchmark design would therefore necessitate the provision of opaque risers for the balcony stairs of the Harbour Rocks Hotel.

5.1.3 Assessment – A0.5(c) Expert Judgement

The requirement for opaque risers addresses two (2) key potential hazards:

1. Opaque risers ensure that people do not place their foot, prosthesis or walking stick too far back, causing their shoe or stick to be trapped under the stair tread, which can lead to a fall.
2. Opaque risers prevent any users with a vision impairment or users who experience difficulty with depth of field to experience a sense of vertigo from any light source coming from behind the stairs as it may create a strobing effect (Backlighting).

The photo following indicates a stairway which includes open risers. The open risers allow the person ascending the stair flight to see through the riser zone and perhaps a light source from beyond the stairs may cause uncertainty for the user.



Source: Photo 2 extracted from the Human Rights Commission publication - 'The good, the bad and the ugly 2008 publication'

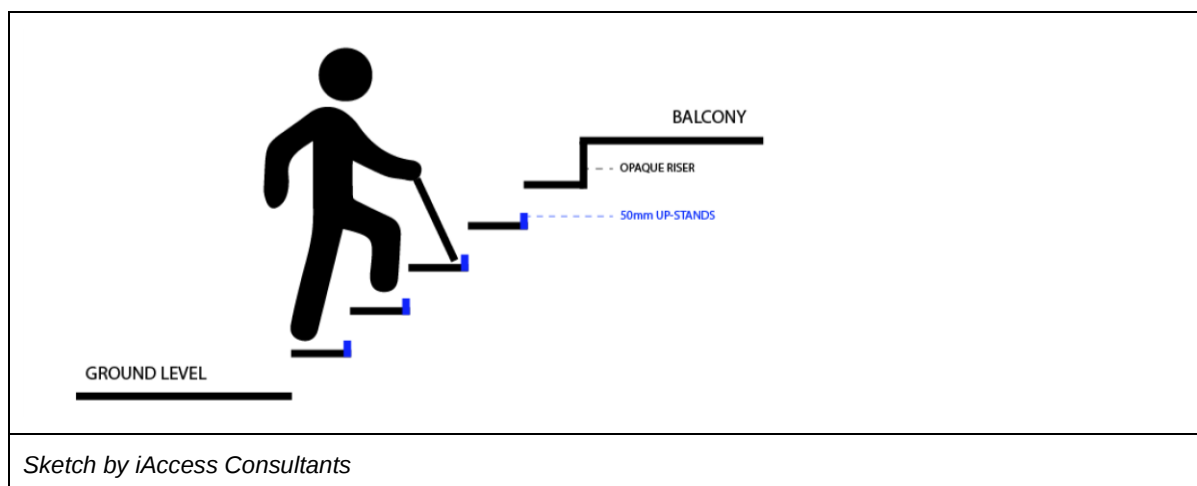
This Performance Solution report relies on an alternative solution and considers the specific environment and functionality in addressing this topic.

The change in level from ground level to the level of the balcony is an average of 1500mm.

In lieu of completely open risers, the first 5 steps of the stair have been provided with an up-stand at the rear of each step tread that extends upwards a 50mm. This up-stand minimises the gap and vision through the stairs when someone is ascending.

The up-stand also ensures that there is no potential for a foot or crutch to accidentally slip through the gap.

The following diagram illustrates the functionality of the up-stand, which prevents the potential hazard of people placing their foot, prosthesis or walking stick too far back.

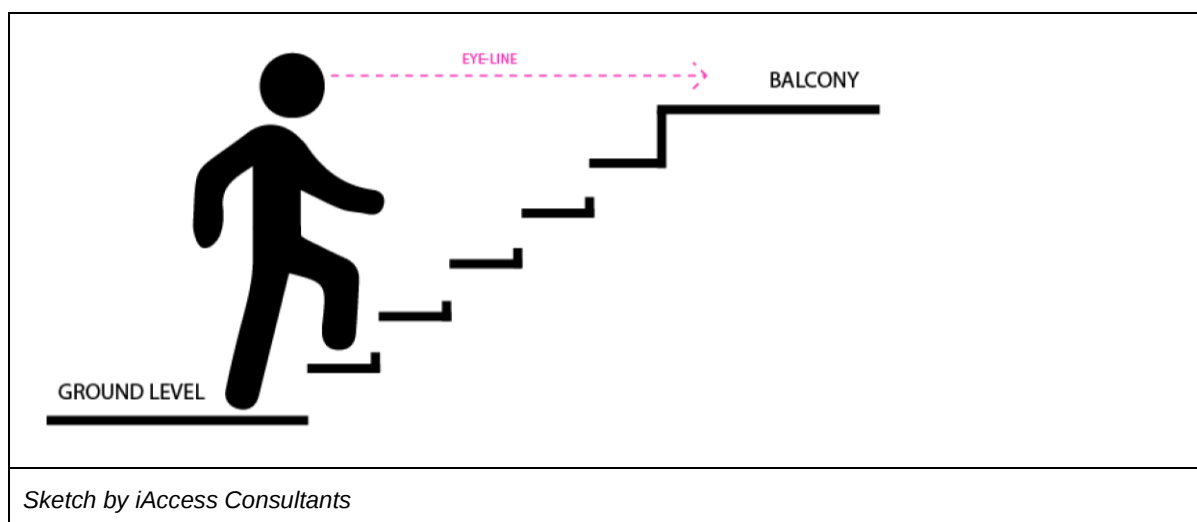


Considering the specific stair design, there are three key factors that negate the requirement for opaque risers:

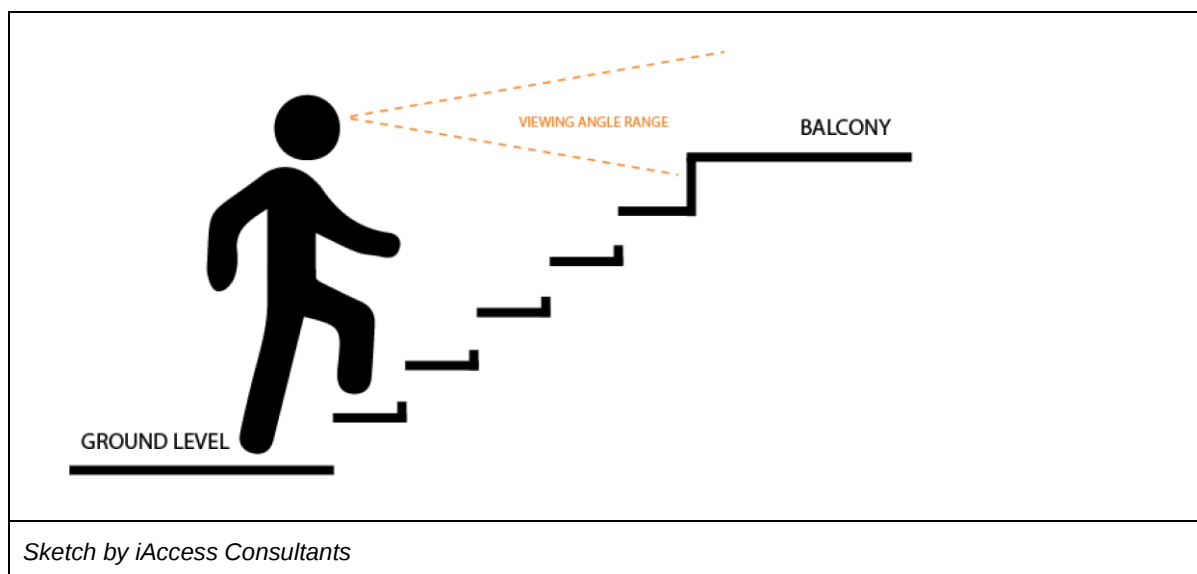
1. The entire height of the stair flight is 1500mm (6 steps), with the last step including an opaque riser.

Based on the average eye-line height of people (1550mm for women, 1630mm for men in the UK), the average person will already have view of the balcony floor after commencing their first step on the stair.

This means that unlike a stair with 10-18 steps, where a user's eye-line will have view beyond the treads the stair at the Harbour Rocks Hotel with 5 steps of open treads minimises the opportunity of view through the treads.



2. With the inclusion of an up-stand, persons ascending the stair will not be able to view beyond the stair treads, based on the average zones for viewing as the average eye line of persons ascending the stairs is already at the floor level of the terrace.



3. Lastly, the positioning of the stair is such that there will be limited light coming from behind the stair. Refer to extracted images below indicating the shade created from the balcony.



Having regard to these three factors it can be concluded that these stairs do not pose a potential hazard for users who may have a vision impairment or difficulties with depth of field.

Therefore, the risers with an up-stand in lieu of being opaque are considered satisfactory and a functional alternative solution, providing access to the degree necessary to ensure people are able to ascend the stairs.

It should also be noted that the remaining elements of the stair are fully compliant such as stair nosing handrail dimensions and extensions, and lighting.

6. CONCLUSION

This Performance Solution has been prepared using **A0.5(c)** Expert Judgement as a method of assessment.

This Performance Solution has been prepared to address one (1) topic where a deemed to satisfy solution cannot be achieved.

Summary of Conclusion

Topic	Conclusion
1	<i>Non-provision of opaque risers on balcony stairs</i> The change in level between the pavement at Nurses Walk and the terrace level is an average of 1500mm which equated to the average eye level of men and women. Therefore, persons ascending these stairs will have their view angle at the floor level of the balcony. This geometry reduces the impact of any backlighting passing through the risers. It is concluded that with the use of an up-stand, prevents persons from trapping their foot or walking stick in the gap between the treads. Further, the design and position of these stairs mean that the consideration of user's viewing ranges and eye-lines negates the requirement for opaque risers.

It can be concluded from this discussion that the approach suggested by this Performance Solutions satisfies the intent of:

- **DP1(a)(iii)** in that *accessible access is provided to the degree necessary to access public places*

The solution provided is therefore considered in line with the intent of the **DDA** and satisfies the requirements of Performance Requirement **DP1(a)(iii)** of the **NCC**.

7. STATEMENT OF EXPERTISE



Name	Richard Seidman
Qualifications	• 2014 Accredited assessor Livable Housing Australia • 2011 Certificate IV Access Consulting (IATA) • 2008 – Accredited Green Star Professional (GBCA) • 2007 – Graduate Diploma in Building Surveying (Fire Engineering) University of Western Sydney • 2005 – Masters in Property Development University of Technology (Graduating 1st in year) • 2000 – Masters in Environmental Law (not completed) University of Sydney • 1999 – Graduate Diploma in Architectural Design Science (Facilities Management) University of Sydney • 1983 – Bachelor of Architecture (Hons) University of NSW
Memberships	• Royal Australian Institute of Architects (No. 4700) • NSW Architects Registration Board (No. 4829) • Association of Consultants in Access Australia (Associate 330) • Livable Housing Australia (10041)
Experience	Richard Seidman has practised for more than 30 years in the built environment and has developed extensive skills and expertise in the residential, commercial, industrial, health, retail, education and transport industries. Richard has extensive expertise in all aspects of AS1428, AS4299 and AS2890.6 which has been honed as part of the plan check role undertaken as part of the NBESP Social Housing Initiative undertaken for the Department of Human Services – Housing NSW and 10 years' experience with Westfield Design and Construction in the capacity of Project Design Manager. In 2010 Richard established iAccess Consultants a division of Seidman & Associates Pty Ltd. Since 2010 Richard has undertaken a wide range of consultancies

DISABLED ACCESS AND EGRESS – DESIGN STATEMENT DEVELOPMENT APPLICATION

DATE	29 September 2017
Job No:	IAC-732
Project Name	Restaurant Harbour Rocks Hotel
Address	34 Harrington Street. The Rocks NSW 2000
Part of Building to be certified	Lowest Ground Floor Level Only

I hereby certify that:

- The drawings for DA were reviewed on 29 September 2017. The works reflect compliance with the nominated Standards of Performance for accessibility in accordance with the applicable Act, Code and Australian Standards. The works if developed in accordance with this design proposal will comply with Part D3 of the National Construction Code 2016 and address the provisions of the Disability Discrimination Act 1992.
- The table following confirms compliance with the requirements of the National Construction Code

MEASURE AND/OR SYSTEM	STANDARDS OF PRACTICE	N/A	SATISFIED	NOT SATISFIED
D3.1	Access into and within the building BCA 2016 Part D3 and AS1428.1-2009 & AS1428.2:1992	☐	☒	☐
D3.2	Access to Buildings	☐	☒	☐
D3.3	Parts of Buildings to be accessible	☐	☒	☐
D3.4	Exemptions	☐	☒	☐
D3.5	Accessible parking –AS2890.6:2009	☒	☐	☐
D3.6	Braille & Tactile signage NCC 2016 Clause D3.6, Specification D3.6 and AS1428.1-2009	☐	☒	☐
D3.7	Hearing Augmentation	☒	☐	☐
D3.8	Tactile Ground Surface Indicators NCC 2016 Clause D3.8 and AS1428.4.1-2009	☒	☐	☐
D3.9	Wheelchair seating spaces in Class 9b assembly Buildings	☒	☐	☐
D3.12	Glazing on an accessway	☒	☐	☐
Part D4	Braille & Tactile Signs	☐	☒	☐
Part E3	Lift Installations NCC 2016 Clause E3.6 and AS1735.12	☒	☐	☐
Part F2	Sanitary Facilities NCC 2016 Clause F2.4 and AS1428.1-2009	☒	☐	☐

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c) Performance / Alternative Statements relied upon:

This Design Statement relies on the preparation of Performance Solutions addressing:

- the number of accessible entrances provided to the restaurant; and
- the use of portable folding accessible ramps to address the various changes in level within the restaurant.
- the use of the accessible WC facilities located within the Harbour Rocks Hotel.
- The use of dome buttons to stair handrails to replace TGSIs (NCC Clause D3.8(c))

d) Concessions

No concessions to note.

e) Documents relied upon

In providing this Statement for the Development Application we have relied upon the following Architectural plans prepared by Welsh + Major Architects:

Dwg No	Title	Revision
SSDA02	Site Plan	-
SSDA03	Proposed Lower Ground Floor Plan	-
SSDA04	Lower Ground Floor Demolition Plan	-
SSDA06	East Elevation Nurses Walk	-
SSDA07	North Elevation – Suez Canal	-
SSDA08	East Elevation Detail	-
SSDA09	Section A	-
SSDA10	Section B	-
SSDA11	Section C	-
SSDA12	Section D	-
SSDA20	Nurses Walk Decking Detail	-

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f) Qualifications

I am a properly qualified person and have good working knowledge of the relevant codes and standards referenced above.

My qualifications are:

- M.PropDev (UTS),
- BArch (Hons) (UNSW), ARB Reg No 4700,
- Cert IV - ACCESS
- ACAA Associate Member (No 330)

The information contained in this statement is true and accurate to the best of my knowledge.



Richard Seidman
M.PropDev, BArch (Hons),
ARB Reg No 4700,
ACAA (Associate No 330)
Livable Housing Registered Assessor 10041



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STATEMENT OF EXPERTISE



Name **Richard Seidman**

- Qualifications**
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