

Job No: IAC-333

16 June 2017

**SYDNEY OPERA HOUSE
BENNELONG POINT
GPO BOX 4274 SYDNEY NSW 2001**

Reference: Creative Learning Centre – Access Report
Tender Documentation issue

Attention: Mr Chris Barling

Dear Chris,

We have prepared this Access Report for the proposed Creative Learning Centre at the Sydney Opera House.

This access report has been prepared on the 90% Tender Coordination issue documentation issued by Tonkin Zulaikha Greer Architects.

Please feel free to contact the writer should you wish to discuss any aspect of this Access Report.

Yours sincerely,



RICHARD SEIDMAN

M.PropDev, BArch (Hons),
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CREATIVE LEARNING CENTRE ACCESS REPORT TENDER



CREATIVE LEARNING CENTRE SYDNEY OPERA HOUSE



iAccess Consultants

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615

16 June 2017

Revision [1]

DOCUMENT CONTROL

Project: Sydney Opera House
Creative Learning Centre

Document Type: Access Report – Tender Documentation Issue

Report Number: IAC-333

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:

Our Reference	Rev	Remarks	Issue Date
IAC-333	-	Access report prepared and issued to client	19 October 2016
IAC-333	A	Access report prepared and issued to client	11 May 2017
IAC-333	1	Access report prepared and issued to client	16 June 2017



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1. EXECUTIVE SUMMARY

1.1. Overview

This report is for the assessment of the Tender Documentation for the Creative Learning Centre of the Sydney Opera House Renewal Project to assess compliance with the provisions of the Disability Discrimination Act 1992, the Disability (Access to Premises – Buildings) Standard and the National Construction Code together with the relevant Australian Standards.

The implementation of the proposed works associated with the Creative learning Centre provides accessible access to work spaces as nominated in the NCC Performance Requirement DP1.

The content in the report following demonstrates compliance with the statutory requirements of the Disability (Access to Premises – Buildings) Standard.

The Creative Learning Centre is located on the Ground Floor of the Sydney Opera House. The Creative Learning Centre is located on the northwest corner of the Opera House under the Concert Hall facing Sydney Harbour.

The Creative Learning Centre is accessed from the Western Concourse as well as from the Western Foyers.

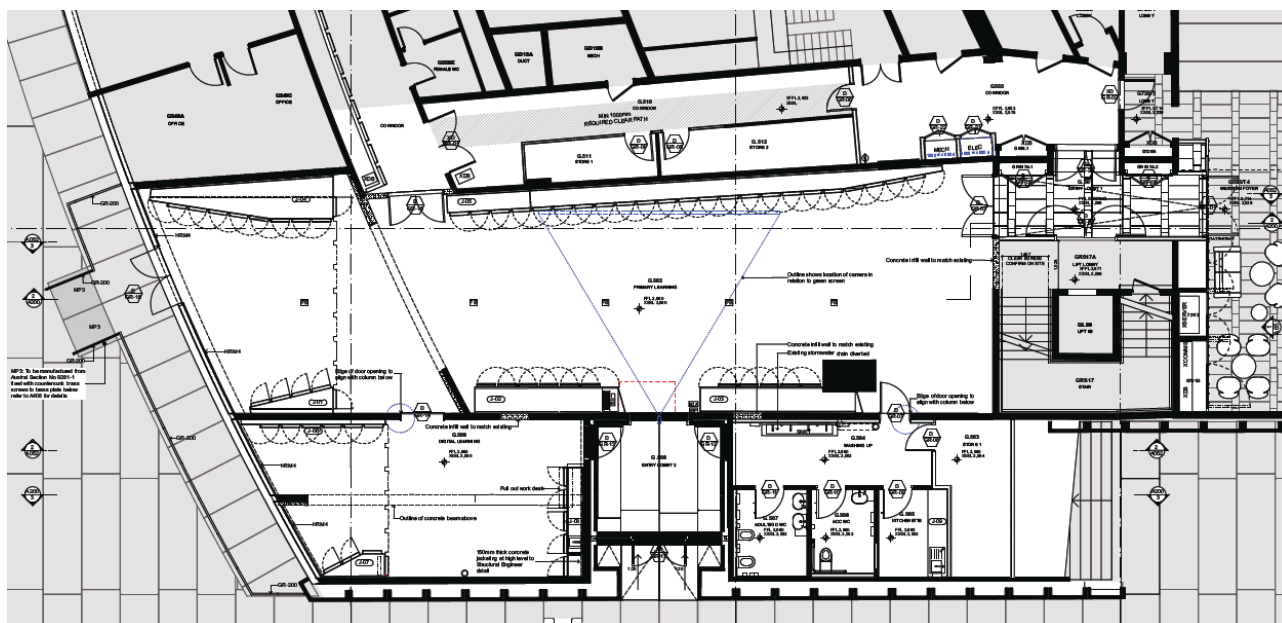
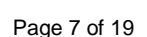


Figure 1 Location plan Creative Learning Centre

The Creative Learning Centre comprises the following spaces:

- Lobby zone
- Primary learning space – Open plan
- Digital learning space
- Storage areas
- WC facilities
- Kitchenette

The following extract from the architectural plans indicates the designated accessible paths of travel within the Creative Learning Centre.





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- AS1428.5:2010 Design for access and mobility - Communication for people who are deaf or hearing impaired

1.6. Premises Standard

As of 1 May 2011, new buildings and existing buildings being refurbished have to comply with the Disability (Access to Premises – Building) Standards (“Premises Standards”) under the Commonwealth Disability Discrimination Act 1992.

1.7. Assumptions

It has been assumed that accessible access has been provided along a continuous accessible path of travel identified as part of the Accessibility Master Plan to the Creative Learning Centre noted in this access report.

No comment is provided within this access report on the Accessible Path of Travel other than to identify the Path of Travel as relevant to the Creative Learning Centre.

1.8. Equitable Egress Strategy - NCC Clauses DP4 & DP6

The strategies for equitable egress to address compliance with the provisions of NCC Clauses DP4 & DP6 are being developed by ARUP.

For the purposes of our access assessment we have relied upon the Equitable Emergency Egress Report and the conclusions noted in the documentation prepared by ARUP.

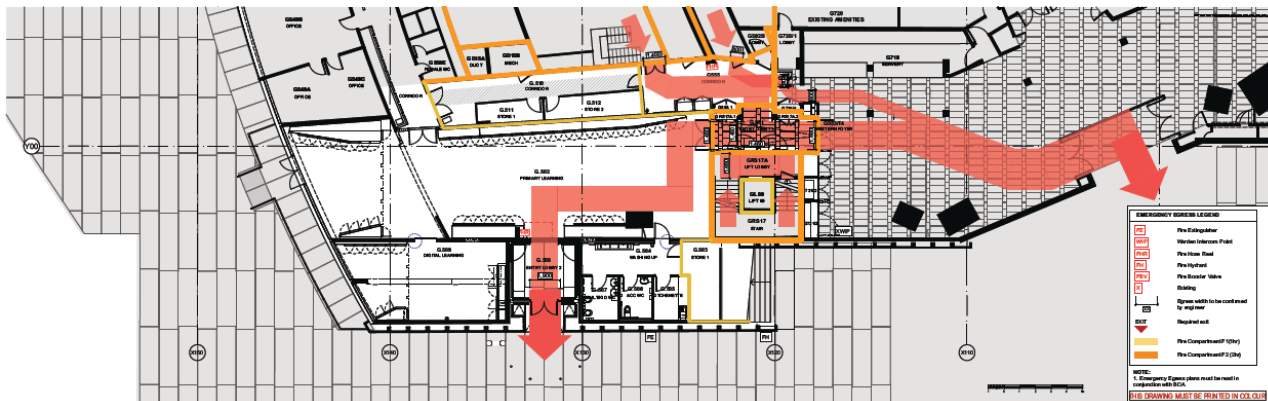


Figure 3 Creative Learning Centre – Egress Plan

The provision of external accessible paths of travel are achieved as follows:

- Pedestrian accessible paths of travel are provided along the upper and lower concourses from the roundabout at the boundary with Macquarie Street.
- Authorised Vehicle and taxis access is provided from the boundary with Macquarie Street to the designated Principal Pedestrian Entrance,
- The Principal Pedestrian Entrance is located at the area identified as “Under the stairs” from which there are paths of travel to the respective lobbies, theatres, foyers and other facilities of the Sydney Opera House including the Creative Learning Centre

Accessible paths of travel within the Sydney Opera House are identified in the Accessibility Master Plan.



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10. SWITCHES AND ACCESS CONTROL

It is anticipated that any switching and controls of the lighting to the areas will be part of a centralised electrical distribution board operated by SOH personnel.

11. HEARING AUGMENTATION

The design for the Creative Learning Centre will incorporate built in TV screens and monitors.

As part of these works a hearing augmentation system satisfying to the provisions of NCC Clause D3.7 – Hearing Augmentation will need to be provided.

Details of the proposed hearing augmentation system will need to be provided as part of the construction documentation.

12. VISUAL INDICATORS ON GLAZING

Visual indicators are required to be applied to glazing where the glazing could be mistaken as a doorway and where the handrail / guardrail is not installed against the glazing.

A design for the application of decals to the glazing will need to be developed to address this requirement.

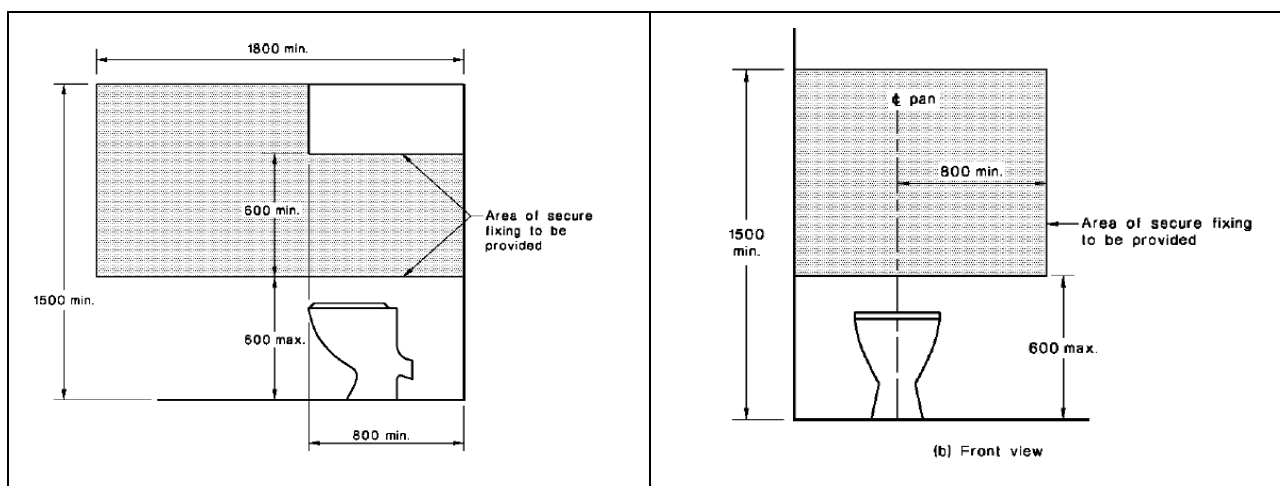
The glare source of the external areas may possibly increase the need for the application of the decals.

Examples of visual indicators employed around the Opera House include:



13. ACCESSIBLE WC

The construction detail of the walls to the accessible WC does not indicate the wall strengthening required associated with the provision of grabrails. Wall strengthening associated with the grab rails will need to be provided as follows.



14. PERFORMANCE SOLUTIONS RELIED UPON

It will be necessary to rely on the following Performance Solutions:

1. Luminance Contrast at doorways associated with area G.501 Entry Lobby 1
2. The door operation associated with G.508 Entry Lobby 2
3. The provision of a fold down grab rail to be incorporated in the accessible WC, Room G.506 to satisfy the ambulant provisions of NCC Clause F2.4.
4. Treatment of doorways located within Entry Lobby 1 – G.501

15. DOCUMENTATION RELIED UPON

This access report has relied upon the following architectural documentation:

49-BR-TZG07-A000 COVER PAGE AND DRAWING LIST_C
49-BR-TZG07-A001 LEGEND SPREADSHEET_C
49-BR-TZG07-A002 SITE LOCATION PLAN_C
49-BR-TZG07-A004 PROJECT COORDINATION AND EMERGENCY EGRESS DRAWINGS_C
49-BR-TZG07-A005 DDA ACCESS PATHS PLAN_C
49-BR-TZG07-A101 GROUND FLOOR PLAN_C
49-BR-TZG07-A102 GROUND FLOOR FINISHES PLAN_C
49-BR-TZG07-A103 GROUND FLOOR FURNITURE + JOINERY SETOUT PLAN_C
49-BR-TZG07-A110 WALL TYPES SETOUT PLAN AND LEGEND_C
49-BR-TZG07-A406 WALL DETAILS 1_A
49-BR-TZG07-A407 FLOOR DETAILS 1_A
49-BR-TZG07-A408 EXTERNAL DETAILS 1_A
49-BR-TZG07-A410 HRM4 DETAILS_A
49-BR-TZG07-A500 DOOR SCHEDULE 1_C

49-BR-TZG07-A501 DOOR SCHEDULE 2_C
49-BR-TZG07-A502 DOOR DETAILS 1_C
49-BR-TZG07-A503 DOOR DETAILS 2_A
49-BR-TZG07-A504 DOOR DETAILS 3_A
49-BR-TZG07-A505 DOOR DETAILS 4_A
49-BR-TZG07-A506 DOOR DETAILS 5_A
49-BR-TZG07-A507 DOOR DETAILS 6_A
49-BR-TZG07-A508 DOOR DETAILS 7_A
49-BR-TZG07-A600 WET AREAS - DETAIL PLAN AND RCP_C
49-BR-TZG07-A601 WET AREAS - ELEVATIONS_C
49-BR-TZG07-A602 WET AREAS - DETAILS_B
49-BR-TZG07-A650 ENTRY LOBBY 1 PLANS AND ELEVATIONS_C
49-BR-TZG07-A651 ENTRY LOBBY 1 ENTRY ELEVATION_C
49-BR-TZG07-A652 ENTRY LOBBY 2_C



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16. ACCESS REPORT

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
A4.1	Classifications Class 9b — an assembly building,	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	Not Applicable
	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
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways</i> to <i>exits</i> must have dimensions appropriate to: a) the number, mobility and other characteristics of occupants; and b) the function or use of the building.	Satisfied



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PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
DP8	Performance requirement Carparking spaces for use by people with a disability must be: <ul style="list-style-type: none"> a) provided, to the degree necessary, to give equitable access for carparking; and b) 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.	Satisfied
D3.1	General Building Access Requirements Class 9b	
Table D3.1	Assembly Building 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



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PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	<p>(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:</p> <ul style="list-style-type: none"> 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; <p>Except for pedestrian entrances serving only areas exempted by clause D3.4.</p>	Satisfied
D3.3	Parts of buildings to be accessible	
	<p>In a building <i>required</i> to be <i>accessible</i>:</p> <p>a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:</p>	
	<ul style="list-style-type: none"> i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	Not Applicable
	<ul style="list-style-type: none"> ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; 	Not Applicable
	<ul style="list-style-type: none"> 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
	<p>c) <i>accessways</i> must have:</p> <ul style="list-style-type: none"> i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and ii. turning spaces complying with AS 1428.1: <ul style="list-style-type: none"> A. within 2m of the end of <i>accessways</i> <i>where</i> it is not possible to continue travelling along the <i>accessway</i>; and B. at maximum 20 m intervals along the <i>accessway</i>; 	Not Applicable



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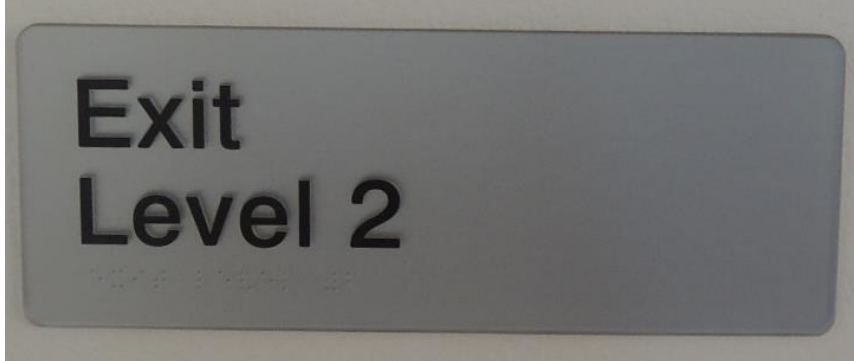


PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT												
	d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space;	Satisfied												
	e) a passing space may serve as a turning space;	Satisfied												
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building- (i) containing not more than 3 <i>storeys</i> ; and (ii) with a <i>floor area</i> for each <i>storey</i> , excluding the entrance <i>storey</i> , of not more than 200sqm.	Not Applicable												
D3.5	Carparking	Not Applicable												
D3.6	Signage	<p>The signage documentation has yet to be prepared.</p> <p>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.</p> <p>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.</p> <p>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.</p> <table><tr><th colspan="2">TABLE 1 SIZE OF INTERNATIONAL SYMBOLS FOR ACCESS AND DEAFNESS FOR VARYING VIEWING DISTANCES</th></tr><tr><th>Required viewing distance <u>m</u></th><th>Minimum size of symbol <u>mm</u></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>	TABLE 1 SIZE OF INTERNATIONAL SYMBOLS FOR ACCESS AND DEAFNESS FOR VARYING VIEWING DISTANCES		Required viewing distance <u>m</u>	Minimum size of symbol <u>mm</u>	≤7	≥ (60 x 60)	>7 ≤18	≥ (110 x 110)	>18	≥ (200 x 200)		≥ (450 x 450)
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PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.6	Signage	<p>Specific attention is directed to the requirements of Clause D3.6(a)(ii) of the BCA.</p> <p>(ii) identify each door <i>required</i> by E4.5 to be provided with an <i>exit</i> sign and state—</p> <p>(A) "Exit"; and</p> <p>(B) "Level" followed by the floor level number; and</p> <p>The image below is an example of the type of Braille Tactile signage to be installed.</p> 
		Compliant Braille tactile signage will need to be provided for the WC facilities.
		Braille tactile signage indicating the International symbol of deafness will need to be provided where hearing augmentation systems are provided.
D3.7	Hearing Augmentation	<p>The plans indicate a TV screen to be built into the design of the Creative learning centre.</p> <p>A hearing augmentation system will need to be installed within the Creative Learning Centre.</p>
D3.8	Tactile Indicators	Not Applicable



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PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.12	Glazing on an accessway On an <i>accessway</i> , 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.	The windows facing the harbour may require the installation of visual indicators to the glazing. The detailing of the indicators will need to satisfy the requirements of Clause 6.6 of AS1428.1:2009.
Part D4	Braille & Tactile Signs	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	The plans propose a new accessible WC as part of this program of works. The detailing of the accessible WC satisfies the provisions of Clause 15 of AS1428.1:2009.