

WALSH BAY ARTS AND CULTURAL PRECINCT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

SSDA 8671

APPENDIX 5: ACCESSIBILITY REPORT

ACCESS REPORT

STATE SIGNIFICANT DEVELOPMENT APPLICATION SSDA 8671



WALSH BAY ARTS & CULTURAL PRECINCT

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22nd September 2017



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Introduction

The NSW Government is committed to development of a public arts and cultural precinct at Walsh Bay. Infrastructure NSW is acting on behalf of the client, Arts, Screen and Culture Division in preparing this State Significant Development Application for the Walsh Bay project.

This SSDA will seek approval for the construction and operation of Pier 2/3 and Wharf 4/5 for arts and cultural uses with complementary commercial and retail offerings to activate the precinct.

The site generally comprises Pier 2/3, Wharf 4/5, and Wharf 4/5 Shore Sheds. The site has a street frontage to Hickson Road as shown in Figure 1. The site is part of the Walsh Bay area, which is located adjacent to Sydney Harbour within the suburb of Dawes Point.



Figure 1: The Site

The Scope of the Project is as follows:

Pier 2/3

- The adaptive re-use providing for new arts facilities including performance venues for the Australian Chamber Orchestra, Bell Shakespeare and Australian Theatre for Young People;
- Retaining a large heritage commercial events/art space for events such as Sydney Writers Festival, Biennale of Sydney and a wide range of commercial and artistic events;
- A series of stairs, external lift and balconies designed as a contemporary interpretation of the original gantries reflecting the precinct's former industrial heritage
- Modifications to the roof

Wharf 4/5 (including Shore Sheds)

- Refurbishment of the ground floor arts facilities and its associated Shore Sheds for Bangarra Dance Theatre, Sydney Dance Company, Sydney Philharmonia, Gondwana and Song Company;
- New commercial retail opportunities; and

- A series of stairs, external lifts and balconies designed as a contemporary interpretation of the original gantries reflecting the precinct's former industrial heritage
- Modifications to the roof

1.2 Purpose of this Report

The purpose of this report is to provide an accessibility review of the adaptive reuse and refurbishment of Pier 2 / 3, Wharf 4 / 5 and respective shore sheds having regard to the relevant legislation, regulations and standards pertaining to the inclusive access for people with disabilities for a state significant development application (SSDA).

I have inspected the site attended design meetings and reviewed the plans prepared by Tonkin Zulaikha Greer Architects and provide the following comments in relation to inclusive access design requirements for the Walsh Bay Arts and Cultural Precinct for Pier 2/3 and Wharf 4/5.

1.3 Report Structure

The report has been prepared in a manner consistent with the accessibility requirements of the BCA and DDA Access Code by building element as below;

- External access
- Internal accessways including access for performers with a disability and audience seating for people who use a wheelchair.
- Vertical circulation.
- Signage.
- Assistive listening systems.
- Tactile ground surface indicators.
- Sanitary facilities.
- Fittings, fixtures and furniture.

The report format includes a “compliance” that reports YES and YES Will or Can Comply, which indicates that the plans are generally consistent with relevant requirements and shall undergo further detailing of a wide range items that are generally documented post DA. For example the size of doors, door handles, bathroom fixtures and fittings, stairways finishes, signage and lift specification to name a few.

Compliance maybe achieved against the deemed to satisfy or performance based requirements of the BCA and DDA Access Code. In particular, where existing conditions and heritage significance prevail. Building and operational management of certain spaces may also form part of a performance solution to achieve compliance with the BCA and DDA Access Code.

In addition to the general accessibility assessment the report also provides commentary concerning access to ongoing uses during construction, which appears at Appendix B.

1.4 Existing Conditions

With respect to the provision of equitable and inclusive access for people with disabilities to and within the various areas of the redevelopment there are many areas that the existing building fabric and design inhibit complete compliance with relevant Standards. These include;

- External ramped sections of the wharf 4 which marginally exceed the 9 metre length between rest landings as specified by AS1428.1.

- Uneven timber flooring which is inconsistent with the requirements of AS1428.1 and where possible these areas shall be addressed by either replacing defective boards, packing/filling gaps or grinding of the surface to remove trip hazards.
- Mezzanine floors that have no lift access, such as Philharmonia Choirs, Commercial Tenancies 3 and 4.

Assessment Criteria

The assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) Secretary's Environmental Assessment Requirements (SEARS) for SSD 8671 dated 1 Sept 2017 in particular item 4. *Public Domain and Public Access*.
- (2) Disability Discrimination Act
- (3) Parts D3, E3.6, F2.4 of the Building Code of Australia (BCA).
- (4) Disability (Access to Premises – Buildings) Standards 2010 incorporating the DDA Access Code
- (5) Australian Standard AS1428.1 (2009) – Design for Access and Mobility – General Requirements.
- (6) Australian Standard AS1428.2 (1992) – Design for Access & Mobility – Enhanced Requirements.
- (7) Australian Standard AS1428.4 (2009) – Design for Access and Mobility – Tactile Indicators.
- (8) Australian Standard AS1735.12 (1999) – Lifts : Facilities For People With Disabilities.
- (9) Australian Standard AS2890.6 (2009) – Off-Street Parking.
- (10) NSW Disability Inclusion Act

Plans relied upon for this assessment report include the following Revision A drawings;

DRAWING LIST - SSDA

		Scale @ A0
A- 000 GENERAL INFORMATION		
A-000	COVER SHEET + DRAWING LIST	
A-001	LEGEND	1:1
A-002	SITE ANALYSIS PLAN	1:1000
A- 050 DEMOLITION + CONSERVATION PLANS		
A-050	GROUND FLOOR DEMOLITION PLAN	1:250
A-051	MEZZANINE DEMOLITION PLAN	1:250
A-052	LEVEL 1 DEMOLITION PLAN	1:250
A-053	LEVEL 2 DEMOLITION PLAN	1:250
A-054	LEVEL 3 DEMOLITION PLAN	1:250
A-055	ROOF DEMOLITION PLAN	1:250
A- 060 DEMOLITION + CONSERVATION SECTIONS		
A-060	PIER 2_3 - CROSS SECTIONS - DEMOLITION + CONSERVATION	1:100
A-061	PIER 2_3 - LONG SECTION GRID H - DEMOLITION + CONSERVATION	1:100, 1:250
A-062	WHARF 4_5 - CROSS SECTIONS - DEMOLITION + CONSERVATION	1:100
A-063	WHARF 4_5 - LONG SECTION - DEMOLITION + CONSERVATION	1:100, 1:250
A-064	SHORE SHEDS - SECTIONS - DEMOLITION + CONSERVATION	1:100
A- 070 DEMOLITION + CONSERVATION ELEVATIONS		
A-070	PIER 2_3 - EAST ELEVATION - DEMOLITION	1:100, 1:250
A-071	PIER 2_3 - WEST ELEVATION - DEMOLITION	1:250, 1:100
A-072	WHARF 4_5 - EAST ELEVATION - DEMOLITION	1:100, 1:250
A-073	WHARF 4_5 - WEST ELEVATION - DEMOLITION	1:250, 1:100
A-074	PIER 2_3 + WHARF 4_5 - NORTH + SOUTH ELEVATIONS - DEMOLITION	1:100
A-075	SHORE SHEDS - SOUTH ELEVATION (HICKSON ROAD) - DEMOLITION	1:100, 1:250
A-076	SHORE SHEDS - NORTH ELEVATION - DEMOLITION	1:100, 1:250

A- 100 GENERAL ARRANGEMENT PLANS

A-100	GROUND FLOOR PLAN	1:250
A-101	MEZZANINE PLAN	1:250
A-102	LEVEL 1 PLAN	1:250
A-103	LEVEL 2 PLAN	1:250
A-104	LEVEL 3 PLAN	1:250
A-105	ROOF PLAN	1:250

A- 200 SECTIONS

A-200	PIER 2_3 - CROSS SECTIONS - PROPOSED	1:100
A-201	PIER 2_3 - LONG SECTION - PROPOSED	1:100, 1:250
A-202	WHARF 4_5 - CROSS SECTIONS - PROPOSED	1:100
A-203	WHARF 4_5 - LONG SECTION - PROPOSED	1:100, 1:250
A-204	SHORE SHEDS - SECTIONS - PROPOSED	1:100

A- 300 ELEVATIONS

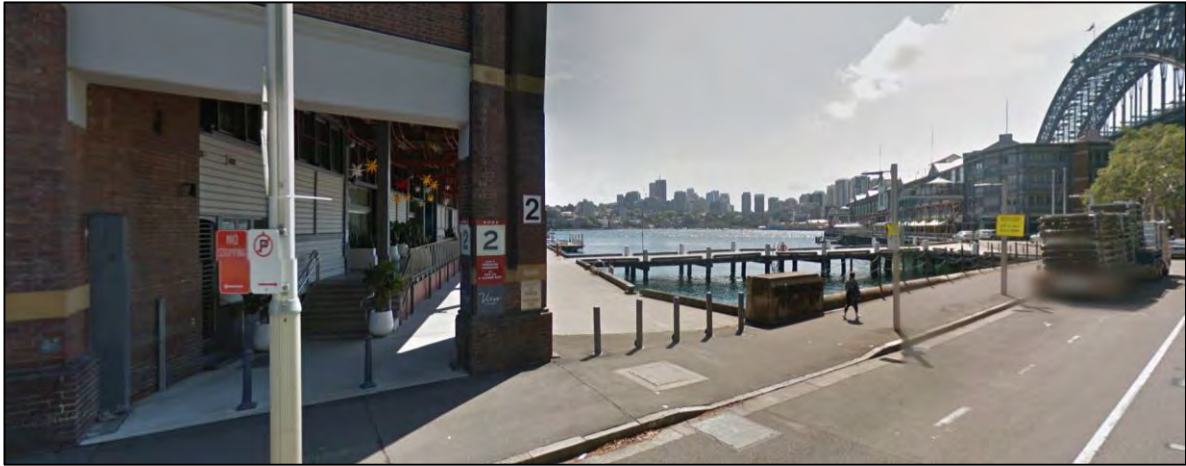
A-300	PIER 2_3 - EAST ELEVATION - PROPOSED	1:100, 1:250
A-301	PIER 2_3 - WEST ELEVATION - PROPOSED	1:250, 1:100
A-302	WHARF 4_5 - EAST ELEVATION - PROPOSED	1:100, 1:250
A-303	WHARF 4_5 - WEST ELEVATION - PROPOSED	1:250, 1:100
A-304	PIER 2_3 + WHARF 4_5 - NORTH + SOUTH ELEVATIONS - PROPOSED	1:100
A-305	SHORE SHEDS - SOUTH ELEVATION (HICKSON ROAD) - PROPOSED	1:100, 1:250
A-306	SHORE SHEDS - NORTH ELEVATION - PROPOSED	1:100, 1:250

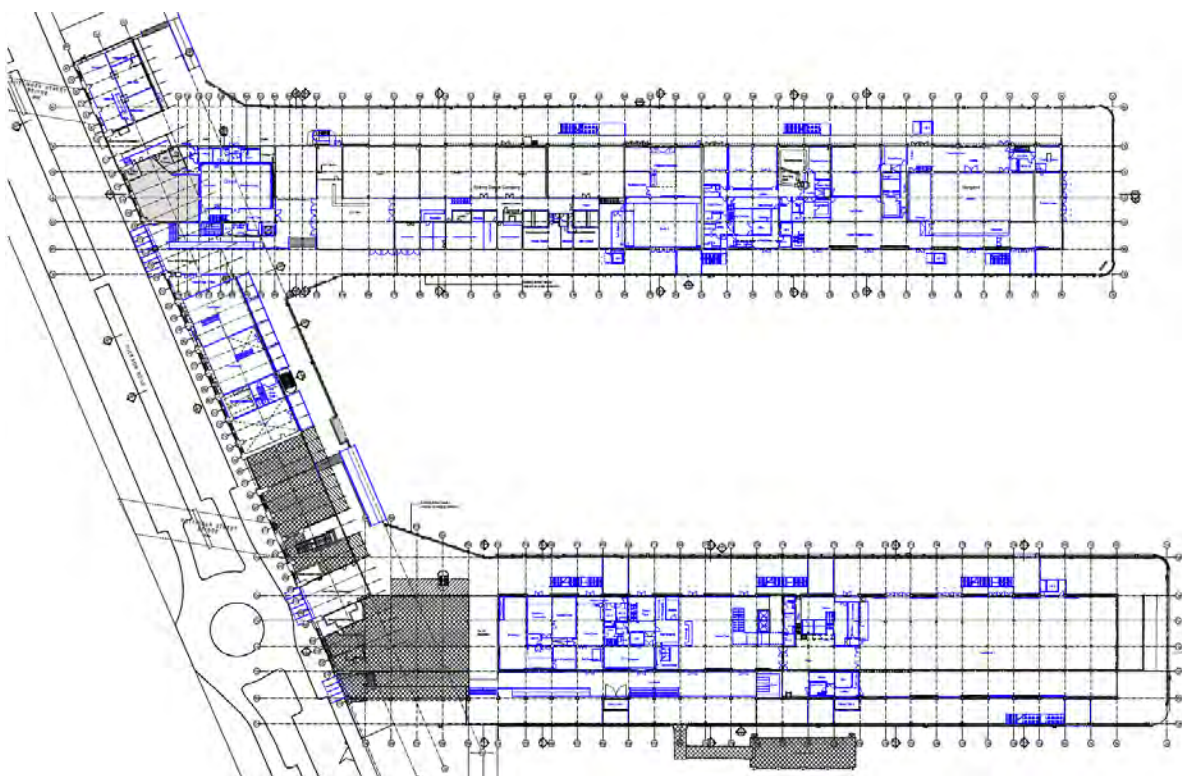
A- 400 SHADOW DIAGRAMS


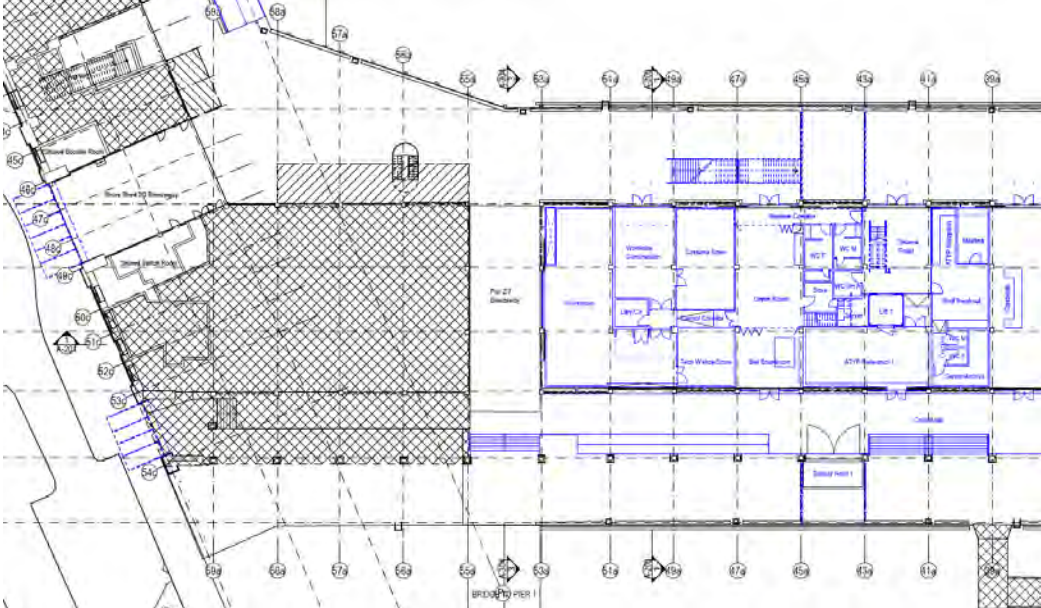
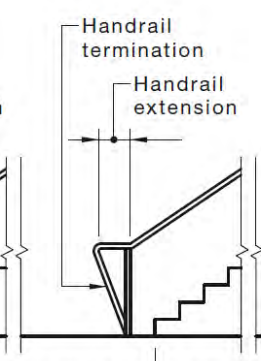
A-401	SHADOW DIAGRAM SUMMER SOLSTICE	1:1000
A-402	SHADOW DIAGRAM WINTER SOLSTICE	1:1000





Accessibility Assessment

External Pathway Links & Building Entrances


BCA / DDA Access Code Review	Compliance
	
<p>Pier 2</p> <ol style="list-style-type: none"> 1. Principal Entry Access Points at the ground plane – Hickson Road provides appropriate on-grade access from Pier 1 and the public domain footpath to Pier 2 to readily satisfy Part D3.2 of the BCA and DDA Access Code. 2. While there is no on-site parking a managed drop-off zone on Hickson Road is essential for people with mobility impairments in conjunction with accessible parking within the on-street recessed area. 	<p>YES</p> <p>YES</p>



BCA / DDA Access Code Review	Compliance
<p>3. The new works propose to infill the loading dock and provide a new stairway and ramp, which will provide satisfactory access.</p>	<p>YES</p> 
	
<p>4. The new works propose the relocated 1:14 ramped entrance shall provide a 2000mm minimum width of the ramp and will be detailed with handrails, intermediate rest landing and tactile ground surface indicators to comply with AS1428.1 and AS1428.4.1 to satisfy D3.2, D3.3, D3.8 of the BCA.</p> <p>5. The new stairway adjacent the in-fill loading dock area will incorporate handrails, stair profile, stairway nosings complying with AS1428.1 and tactile ground surface indicators complying with AS1428.4.1 to satisfy D3.3 and D3.8 of the BCA.</p>	<p>YES</p>  <p>Landing → Stair (c) Handrail turned down and back to the floor at the end post</p> <p>YES</p>
<p>6. The remainder of Pier 2 proposes dock levelers, truck parking and a new stairway to a new gantry style balcony at the northern end of the Pier.</p> <p>7. The stairway undercroft will require hazard mitigation with suitable barriers, high visibility markings, highlight lighting or hazard warning tactile ground surface indicators.</p>	<p>YES at CC stage</p>

BCA / DDA Access Code Review	Compliance
 	
<p>8. It is also noted that Pier 2 does not provide directional tactile indicators to identify the entrance to the ferry wharf and it is recommended that these be installed in accordance with ASI428.4.1 and the DDA Transport Standard.</p>	<p>YES Could comply</p>
<p>9. Details of the ramp and stairway handrails, stairway nosings and tactile ground surface indicators shall be confirmed at construction certificate stage in accordance with ASI428.1 and ASI428.4.1 to satisfy D3.3 and D3.8 of the BCA.</p> <p>10. Pier 2 Public Foyer Entrance - The forecourt area at the principal entry foyer doorways provide ample circulation spaces to comply with ASI428.1 to satisfy Part D3.2 of the BCA and DDA Access Code.</p> <p>11. Where glazed walls and doors are provided details of visibility strips shall be confirmed at construction certificate stage in accordance with ASI428.1 to satisfy Part D3.12 of the BCA and the DDA Access Code.</p>	<p>YES will comply</p> <p>YES</p> <p>YES will comply</p>
<p>Pier 3</p> <p>12. Pier 3 Hickson Road entrance is in effect a principal entrance as it provides direct access to the prominent entrances to the Pier 2 / 3 complex and must be upgraded to comply with ASI428.1 to the maximum extent possible.</p> <p>13. The upgrade works should establish a permanent pedestrian entry and single lane vehicular access with new removable bollards, resurfacing of the 1:14 ramp with P5 slip resistance, install 2 handrails and tactile ground surface indicators.</p>	<p>YES Could comply</p>
	

BCA / DDA Access Code Review	Compliance
<p>14. Pier 3 Public Entrances – The pier accessway and forecourt areas at the principal entry foyer doorways of the three main areas provide ample circulation spaces and auto sliding doors to comply with AS1428.1 to satisfy Part D3.2 of the BCA and DDA Access Code.</p> <p>15. Pier 3 proposes three (3) new stairways to new gantry style balconies along the Pier. The stairway undercrofts will require hazard mitigation with suitable barriers, high visibility markings, highlight lighting or hazard warning tactile ground surface indicators.</p> <p>16. Pier 3 proposes an external Lift (No 3) to provide independent to access to the ACO areas on level 1 and 2 which enables appropriate access to comply with D3.2 of the BCA.</p>	<p>YES</p> <p>YES Can Comply</p> <p>YES</p>
<p>Wharf 4</p> <p>17. Wharf 4 Hickson Road entrance is the existing principal entrance to the STC Wharf Theatre complex which provides direct access to the prominent entrances to the various performance spaces, café, commercial 3 area and offices.</p>	<p>YES</p>
<div data-bbox="201 1023 782 1406" data-label="Image"> </div> <div data-bbox="809 1023 1401 1406" data-label="Image"> </div> <div data-bbox="201 1440 1401 1935" data-label="Image"> </div>	
<p>18. The upgrade works propose to reduce the stair width to facilitate a 850mm width opening between the column and the stair to enable clear</p>	<p>YES</p>

BCA / DDA Access Code Review	Compliance
<p>view of the ramped accessway which enables a safer and more equitable pedestrian entry for people with physical disabilities that is independent of the vehicular access.</p> <p>19. The driveway upgrade will include replacement of the hazardous boom gate with removable bollards ensuring luminance contrast to the background paving and resurfacing of the accessway with an evenly graded P5 slip resistant surface.</p>	<p>YES Can Comply</p>
<p>20. Wharf 4 Accessways & Public Entrances – In addition to the ramped entrance to the existing Lift No. 5 will be relocated from the driveway location to be within the wharf building</p> <p>21. The existing graded wharf accessway will require some upgrade work to comply with the Affected Part requirements of the DDA Premises Standards.</p>	 <p>Wharf 4</p>
<p>22. The new works shall include removal of speed humps and bollards and provide handrails complying with AS1428.1 and tactile ground surface indicators complying with AS1428.4.1 to satisfy D3.2, D3.3 and D3.8 of the BCA and DDA Premises Standards.</p> <p>23. The northern end of Wharf 4 provides level access to several principal entry foyer doorways to the Sydney Dance Company and Bangarra while the new lifts 6 and 7 provide direct entry to the Sydney Theatre Company on the upper levels to comply with AS1428.1 and satisfy Part D3.2 of the BCA and DDA Access Code.</p> <p>24. The plans propose new stairways to gantry style balconies align over the wharf which align with the lifts and overall the access for people with vision impairment can be appropriately managed with hazard warning indicators on stairway landings and suitable barriers to the undercroft areas as specified by AS1428.4.1.</p> <p>25. Details of the ramp and stairway handrails, stairway nosings and tactile ground surface indicators shall be confirmed at construction certificate stage in accordance with AS1428.1 and AS1428.4.1 to satisfy D3.3 and D3.8 of the BCA.</p>	<p>YES at CC Stage</p> <p>YES</p> <p>YES Can Comply</p> <p>YES Can Comply</p>
<p>Wharf 5 & Shore Shed</p> <p>26. Wharf 5 Street Entrance is in effect another principal entrance as it provides direct access to the prominent accessways to the Wharf 4 / 5 complex and must be upgraded to comply with AS1428.1 to the maximum extent possible.</p>	

BCA / DDA Access Code Review	Compliance
<p>27. The upgrade works should replace the hazardous boom gate with new removable bollards, resurfacing of the 1:14 ramp with P5 slip resistance, install at least one (1) handrail and tactile ground surface indicators to comply with ASI428 to satisfy Part D3.2 of the BCA. Ideally the garbage bins would be relocated to the western side of shore shed 5.</p> <p>28. The adjacent stairway should be upgraded to also comply with ASI428 to the maximum extent possible consistent with parts D3.3, D2.14 and D3.8 of the BCA.</p>	<p>YES Could comply</p>
	
<p>29. The array of gas pipes, metres and valves provide a hazard form people with vision impairment and should include a screen as a more suitable barrier and hazard mitigation or ideally relocated.</p> <p>30. The accessway along Wharf 5 to various Studio entrances provides a good “shoreline” for people with vision impairment, except for the external egress stair which requires a suitable barrier to mitigate hazards consistent with ASI428.4.1 and comply with Part D3.8 of the BCA.</p>	<p>Can Comply</p> <p>Can Comply</p>
<p>31. Shore Shed 5 contains a commercial no. 2 tenancy and bike store, which requires an external ramp to eliminate the two steps to comply with ASI428.1 and satisfy D3.2 of the BCA.</p>	<p>YES Can Comply</p>

BCA / DDA Access Code Review	Compliance
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BCA / DDA Access Code Review	Compliance
<p>32. While the stairway and adjacent ramp adjoining Commercial 2 provides reasonable access the condition of the tactile ground surface indicators, stair nosings, handrails and non-existent ramp kerbrails require a complete upgrade to comply with AS1428.1 and AS1428.4.1 to satisfy parts D3.3, D2.14 and D3.8 of the BCA.</p> <p>33. As the ramp is used more than the stairway it is recommended that the ramp width be increased to at least 2400mm to enable more convenient passing of pedestrians and wheelchair users.</p>	<p>Can Comply</p>

Shore Shed 3 / 4



<p>34. Shore Shed 3 / 4 consists of an existing restaurant, a visitors office, commercial tenancy areas (3) and (4) which occupies the ground and mezzanine levels, an RMS office and STC props and workshop on the level 1 and 2 floors.</p>	
<p>35. The ground plane has a split level that has an approximate 1300mm change in levels between shore shed 3 @RL3.4 and shore shed 4 @RL2.1 and incorporates a stair and narrow ramp which provide reasonable access. However there are a non-compliant features that require upgrading to comply with AS1428.1 and AS1428.4.1 to satisfy parts D3.3, D2.14 and D3.8 of the BCA.</p>	<p>Can Comply</p>


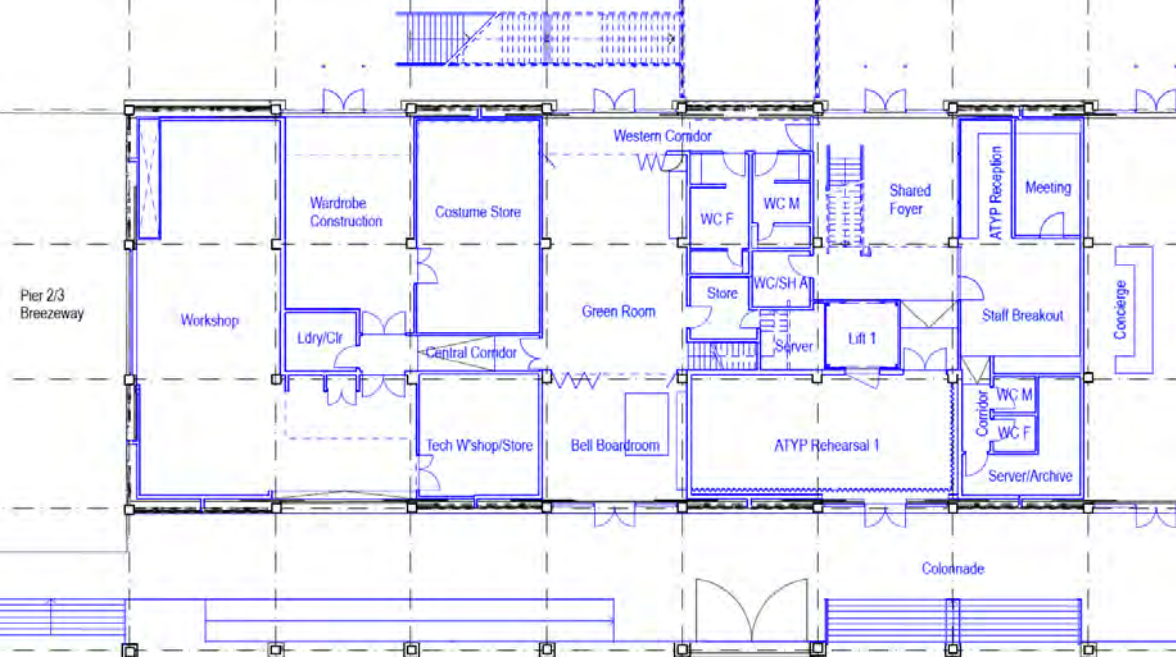
BCA / DDA Access Code Review	Compliance
36. Shore Shed 4 - The various tenancies on the ground floor of shore shed 4 have a 100mm step at the doorways which require modification to comply with the threshold ramp details of AS1428.1 to satisfy Part D3.2 of the BCA.	YES Can Comply



Parking & Setdown/Pickup

DDA Access	Compliance
37. While there is no onsite parking it is recommended that several accessible on-street parking spaces are provided at the eastern side of each driveway / shore shed entrance to facilitate appropriate access for rear entry vehicles with ramps and hoists.	YES
38. The detailed parking layout can provide 2 X 3200mm width on-street accessible spaces with the footpath providing a 1600mm width shared area consistent with AS2890.6 to satisfy the intent of Part D3.5 of the BCA and the DDA Access Code.	YES

Internal Accessways

BCA / DDA Access Code Review	Compliance
Pier 2 / 3 Ground Floor Level 	
Bell Shakespeare / Australian Theatre for Young People - 	
<p>39. The foyer area adjoining Lift 1 provides adequate access and circulation spaces to approach various doorways and lift to comply with ASI428.1.</p> <p>40. External doorways to the Green Room, Boardroom, ATYP Rehearsal 1 and Wardrobe also provide accessible entry / exits that will comply with ASI428.1.</p> <p>41. The internal access corridors interconnecting the Green Room, Wardrobe, Shared Foyer, staff amenities and ATYP rehearsal provide 1600mm minimum width and 530mm minimum latchside clearance to the doors.</p> <p>42. The remainder of the accessways and doorway circulation spaces will comply with ASI428.1.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

BCA / DDA Access Code Review	Compliance
<p>43. Sanitary facilities – The sanitary facilities include a unisex wheelchair accessible toilet and shower and ambulant accessible male and female cubicles that comply with AS1428.1 to satisfy F2.4 of the BCA.</p> <p>44. Stairways – The plans show several internal stairways in this area which require handrails on both sides with extensions at landings and other features as specified by AS1428.1 and AS1428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA.</p> <p>45. Lift – The design shows a single lift No. 1 located centrally in the foyer area that will travel all four levels and provides a significant lift car of at least 2200mm X 2200mm to accommodate stage equipment and the like and will readily suit people using wheelchairs and facilitate high volume passenger movements.</p> <p>46. At levels 1 and 2 the design allows for movement of people to an alternate lift 2a/2b in the event of a breakdown while the mezzanine area of Bell Shakespeare is isolated from other fitout areas.</p>	<p>YES</p> <p>YES Can Comply</p> <p>YES</p> <p>YES</p>

Public Foyer, Function Space & Amenities



47. The large public foyer adjoining Lifts 2a and 2b proposes double door entrances that provides ample access and circulation spaces to approach various doorways and lifts to comply with AS1428.1.
48. Box Office & Cloaking adjoining the shared foyer will achieve appropriate access complying with AS1428.1.
49. Function Space (Commercial tenancy No. 1 on plan) proposes multiple external doorways that will provide appropriate access to comply with AS1428.1. The function space proposes a large open plan area with double height void area and bar providing access to all public areas in accordance with AS1428.1. The southern end of the function space proposes kitchen facilities, goods lift 4, loading dock and switch / plant room on the ground floor which are exempt from accessibility requirements of the BCA.

YES

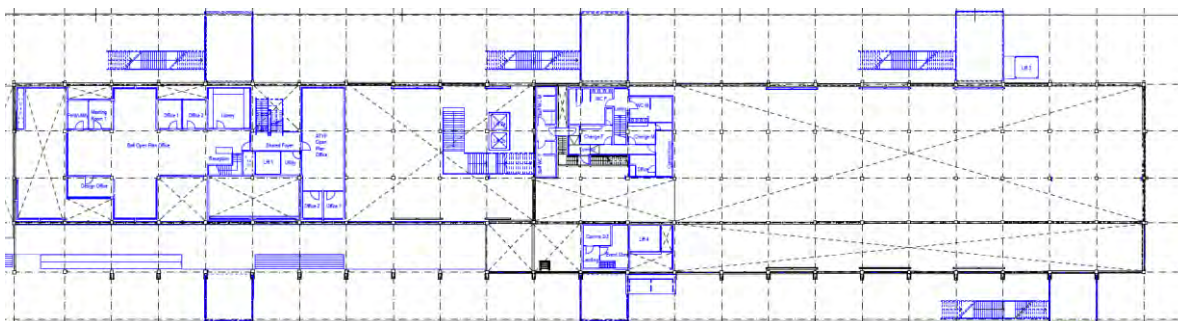
YES

YES

YES

BCA / DDA Access Code Review	Compliance
50. Sanitary facilities – The sanitary facilities within the shared foyer include a unisex wheelchair accessible toilet and ambulant accessible male and female cubicles that comply with ASI428.1 to satisfy F2.4 of the BCA.	YES
51. Stairways – The plans show a stairway in the large public foyer area and stairway to the public sanitary facilities and stairway to an event store/lift 4 at the mezzanine level which require handrails on both sides with extensions at landings and other features as specified by ASI428.1 and ASI428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA.	YES
52. Lifts – The design shows two lifts No. 2a & 2b located centrally in the foyer area that will travel all three levels and provide a significant lift car of at least 2200mm X 1800mm to accommodate two people using wheelchairs and facilitate high volume passenger movements.	YES
53. At levels 1 and 2 the design allows for movement of people to an alternate lift in the event of a breakdown.	
54. Lift 3 is an external lift that will provide direct access to the Australian Chamber Orchestra on levels 1 and 2. The lift will provide a significant lift car of at least 2600mm X 2800mm and easily accommodate two people using wheelchairs and facilitate high volume passenger movements.	YES
55. Lift 4 is essentially a goods lift in a back of house area and will travel all four levels and is the only lift serving the mezzanine commercial area.	YES

Pier 2 / 3 Mezzanine Floor Level

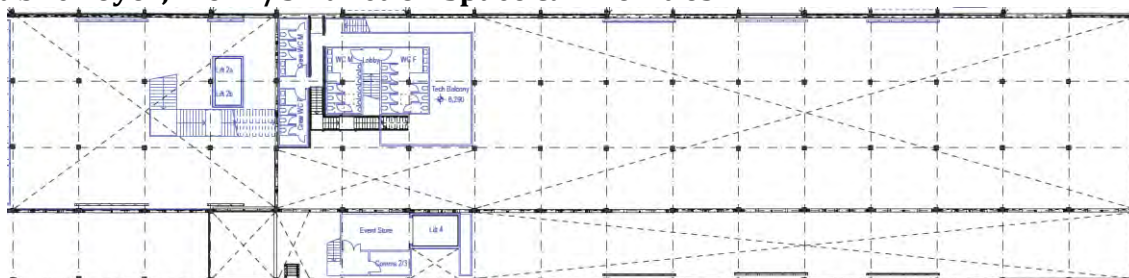


Bell Shakespeare

56. The mezzanine level foyer / lift landing area provides 1800mm X 4800mm and facilitates adequate access and circulation spaces to approach doorways, lift 1 and the stairway to comply with ASI428.1.	YES
57. Reception / Offices / Library areas - The accessways and doorway circulation spaces to and within all rooms are in accordance with ASI428.1.	YES
58. Stairways – The plans show several stairways in this area which require handrails on both sides with extensions at landings and other features as specified by ASI428.1 and ASI428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA.	YES Can Comply
59. Lift – The design shows a single lift No. 1 located centrally in the foyer area that will travel all four levels and provide a significant lift car of at least	YES

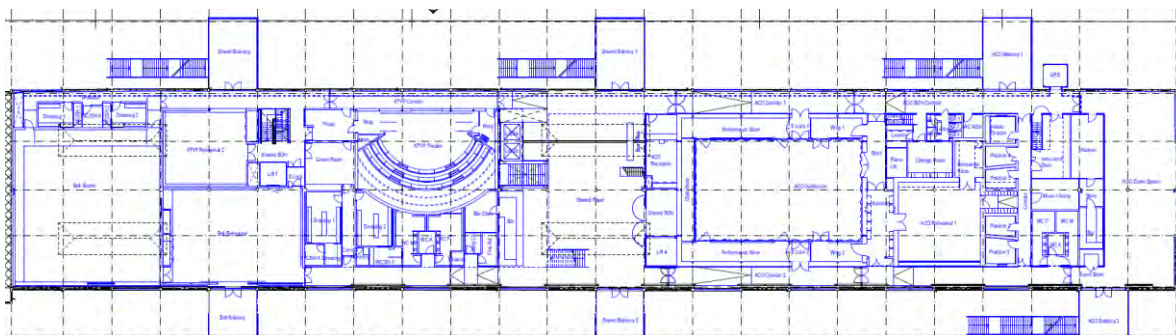
BCA / DDA Access Code Review	Compliance
<p>2200mm X 2200mm to accommodate stage equipment and the like and will readily suit people using wheelchairs and facilitate high volume passenger movements.</p> <p>60. At levels 1 and 2 the design allows for movement of people to an alternate lift in the event of a breakdown while the mezzanine area of Bell Shakespeare is isolated from other fitout areas.</p>	YES

Public Foyer, Pier 2/3 Function Space & Amenities -



<p>61. The shared public foyer is a void area on the mezzanine level.</p> <p>62. Pier 2/3 Function Space proposes two small mezzanine areas to accommodate back of house staff facilities, storage, technical services area and sanitary facilities.</p> <p>63. Lifts – Lift 4 is the only lift in this back of house area and will travel all four levels and is the only lift serving the mezzanine commercial area.</p> <p>64. Stairways – The plans show several stairways which require handrails on both sides with extensions at landings and other features as specified by AS1428.1 and AS1428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA.</p> <p>65. Sanitary facilities – The sanitary facilities include male and female cubicles while the ground floor proposes the wheelchair accessible facility.</p>	<p>YES</p> <p>YES</p> <p>YES can comply</p> <p>YES</p>
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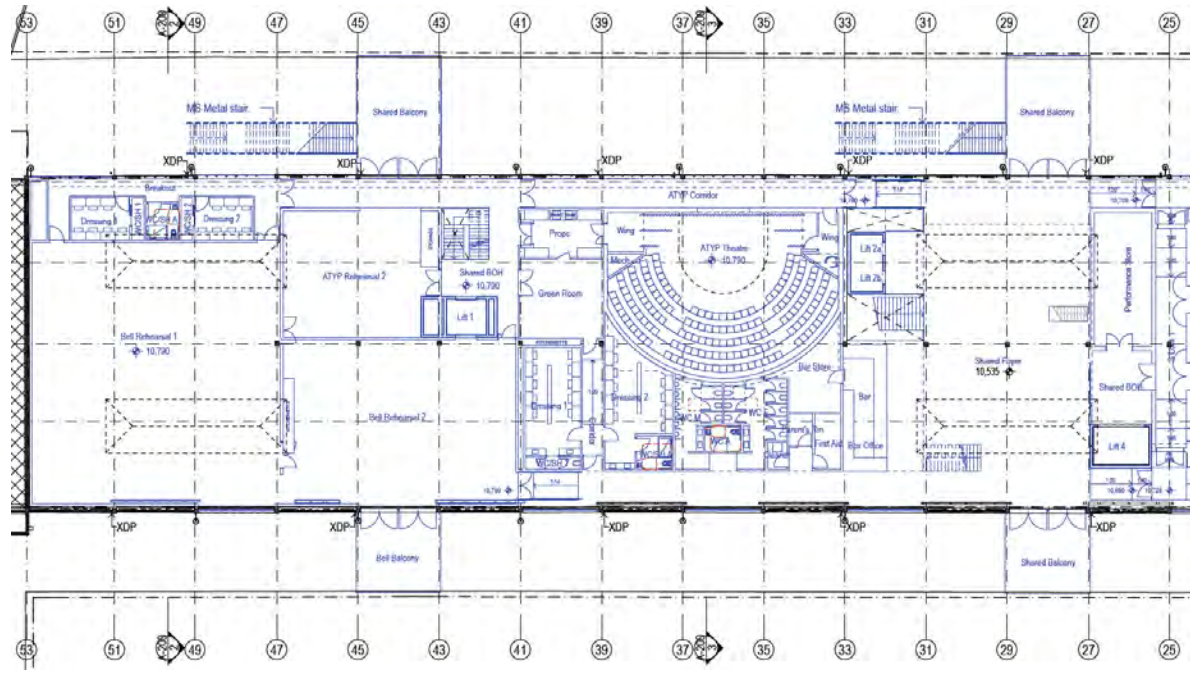
Pier 2 / 3 Level 1



<p>66. Level 1 proposes two auditoria, several rehearsal rooms and ACO Event Space at the northern end with shared foyers and corridor accessways that interconnect with Lifts 1, 2a, 2b and 3 to facilitate ease of movement for the public. Lift 1 also enables access to this level and includes controlled staff / performer accessways links to the northern areas and similarly Lift 3 is intended to serve the northern ACO area only. Overall the access proposed</p>	YES
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BCA / DDA Access Code Review	Compliance
to this level will ensure equitable and inclusive access that complies with the BCA and DDA.	

Level 1 Bell Shakespeare / Australian Theatre for Young People



67. **Lift & Foyer Accessways** - Bell Shakespeare / ATYP areas at the southern end provide adequate access from Lift 1 to circulate and approach various doorways to dressing rooms, sanitary facilities, rehearsal areas, Green Room and through the props room and sound lock to theatre stage level to comply with ASI428.1 and enable inclusive access.
68. **Bell Balcony** adjoins Bell Rehearsal 2 and will provide a level threshold through double doorways which will be detailed to comply with ASI428.1.
69. **Shared Foyer** - With respect to public access the main public foyer provides direct access from Lifts 2a and 2b to the Box Office/Bar area, sanitary facilities and ramp to enter the theatre at the lower level and facilitate opportunities for wheelchair accessible seating spaces, although the wheelchair seating is proposed at the top tier of seating from Level 2.
70. **Shared Balcony** adjoining the foyer will provide a level threshold through double doorways which will be detailed to comply with ASI428.1.
71. **ATYP Theatre Access** – The sound locks on each side of the theatre enable access to potential wheelchair accessible seating in the front row to comply with Table D3.9 of the BCA and potentially the stage area, pending the various stage installations.
72. **Sanitary facilities (public)** – The sanitary facilities include a unisex wheelchair accessible toilet and ambulant accessible male and female cubicles that comply with ASI428.1 to satisfy F2.4 of the BCA.

YES

YES

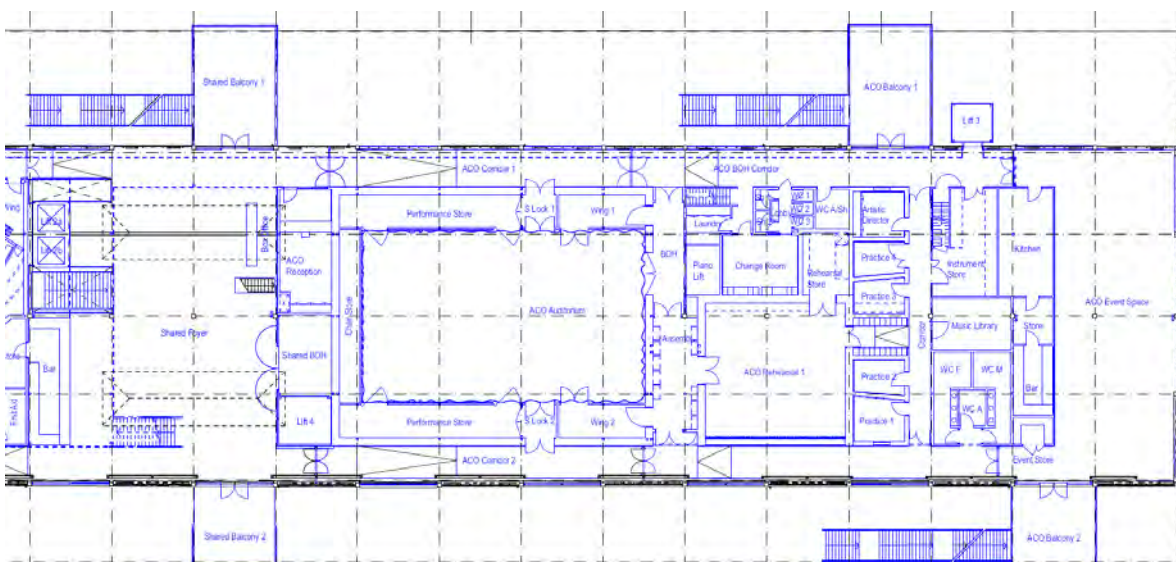
YES

YES

YES

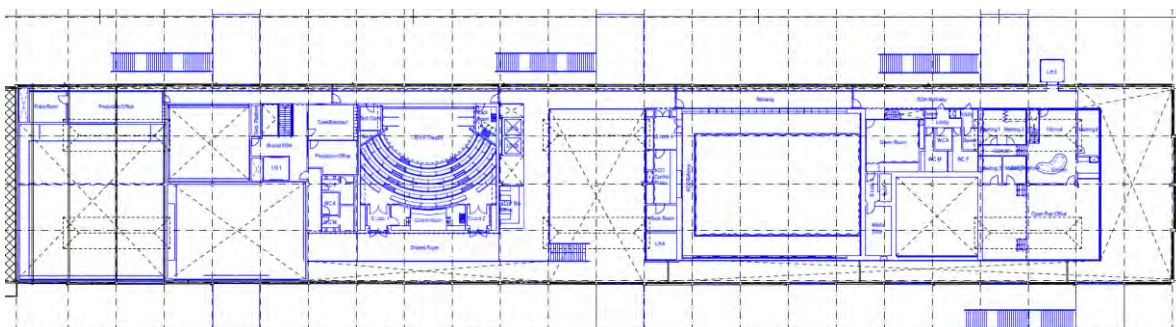
YES

BCA / DDA Access Code Review	Compliance
<p>73. Sanitary facilities (performers) – The sanitary facilities adjoining dressing rooms that include two (2) unisex wheelchair accessible toilet / shower facilities and ambulant accessible male and female cubicles that comply with ASI428.1 to satisfy F2.4 of the BCA.</p>	YES
<p>74. Stairways – The plans show several stairways which require handrails on both sides with extensions at landings and other features as specified by ASI428.1 and ASI428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA.</p>	YES

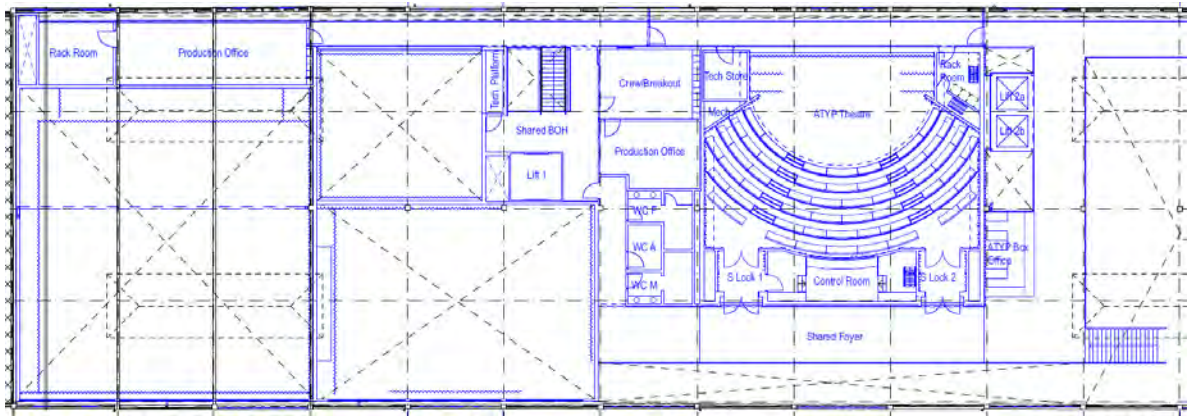
BCA / DDA Access Code Review	Compliance
Australian Chamber Orchestra (ACO) on Level 1	
	
Australian Chamber Orchestra (ACO) & Function Space on Level 1	
<p>75. Lifts 2a / 2b & Shared Foyer Accessways - The large shared public foyer area provides ample access and circulation spaces to approach various doorways to enter the ACO corridors 1 and 2 which facilitate entry to the ACO Auditorium and ACO Rehearsal facilities and Function Space in accordance with ASI428.1, albeit several doors along the western side may require automation due to graded doorway landings, especially adjoining Lift 3. Overall the access proposed to this level will ensure equitable and inclusive access that complies with the BCA and DDA.</p>	YES
<p>76. Shared Balconies adjoining the foyer will provide a level threshold through double doorways which will be detailed to comply with ASI428.1.</p>	YES
<p>77. Lift 3 and adjacent corridor 2 on the western side provides access to the ACO Function Space, ACO Rehearsal and Auditorium and associated Rehearsal Rooms to ensure equitable access that will comply with ASI428.1 and readily satisfy Part D3.3 of the BCA and DDA, albeit several doors may</p>	YES

BCA / DDA Access Code Review	Compliance
<p>require automation due to graded doorway landings, especially adjoining Lift 3.</p> <p>78. ACO Balcony adjoining the western corridor 2 will provide a level threshold through double doorways with adequate circulation spaces which will be detailed to comply with AS1428.1 to satisfy D3.3 of the BCA.</p> <p>79. ACO Auditorium Access – The sound locks on each side of the auditorium enable access to a single floor level which facilitates wheelchair accessible seating to comply with Table D3.9 of the BCA and equitable access to the performance/stage area, pending the various stage installations.</p> <p>80. ACO Rehearsal Facilities – The plans illustrate corridor links around the Rehearsal Room that provide satisfactory doorway circulation spaces to enter the Rehearsal Room and facilitate continuous accessible paths of travel, Turning and Passing Areas that will comply with AS1428.1 and satisfy D3.3 of the BCA.</p> <p>81. ACO Practice Rooms, Reading Room, Director & Instrument Store – The plans illustrate a 1600mm minimum width corridor which provides satisfactory doorway circulation spaces to enter the various rooms and facilitate continuous accessible paths of travel, Turning and Passing Areas that will comply with AS1428.1 and satisfy D3.3 of the BCA.</p> <p>82. ACO Dressing Room & Sanitary facilities – The plans show an accessible dressing room with ambulant sanitary facilities and a separate a unisex wheelchair accessible toilet and shower adjacent which comply with AS1428.1 to satisfy F2.4 of the BCA.</p> <p>83. Shared Sanitary facilities – The plans show a group of toilets that include ambulant sanitary facilities and a separate a unisex wheelchair accessible toilet adjacent to the ACO Function Space which comply with AS1428.1 to satisfy F2.4 of the BCA.</p> <p>84. Stairways – The plans show several internal stairways in the combined ACO and Function Space area; two external balcony access stairs and two internal; which require handrails on both sides with extensions at landings and other features as specified by AS1428.1 and AS1428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA. At wharf level the undercroft areas that have less than 2000mm metres shall be required to include a barrier to prevent headroom hazards to satisfy D3.8 of the BCA.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES Can Comply</p>
<p>ACO Function Space</p> <p>85. Lift & Foyer Accessways – ACO Function Space area is directly accessible from the shared public corridor which is served by Lifts 2a, 2b and Lift 3 to ensure equitable and inclusive access comply with parts D3.2 and D3.3 of the BCA.</p> <p>86. Commercial Balcony - Adjoining the eastern corridor 1 will provide a level threshold through double doorways with adequate circulation spaces which will be detailed to comply with AS1428.1 to satisfy D3.3 of the BCA.</p>	<p>YES</p> <p>YES</p>

BCA / DDA Access Code Review	Compliance
87. Internal Access - The area proposes an open plan space across a single floor level with level access to a new balcony, commercial kitchen and sanitary facilities in accordance with AS1428.1 and D3.3 of the BCA.	YES
88. Sanitary facilities – The sanitary facilities include a unisex wheelchair accessible toilet and ambulant accessible male and female cubicles that comply with AS1428.1 to satisfy F2.4 of the BCA.	YES
89. Stairways – The plans show several internal stairways in the combined ACO and Function Space; two external balcony access stairs and two internal; which require handrails on both sides with extensions at landings and other features as specified by AS1428.1 and AS1428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA.	Can Comply
90. At wharf level the undercroft areas that have less than 2000mm metres shall be required to include a barrier to prevent headroom hazards to satisfy D3.8 of the BCA.	Can Comply

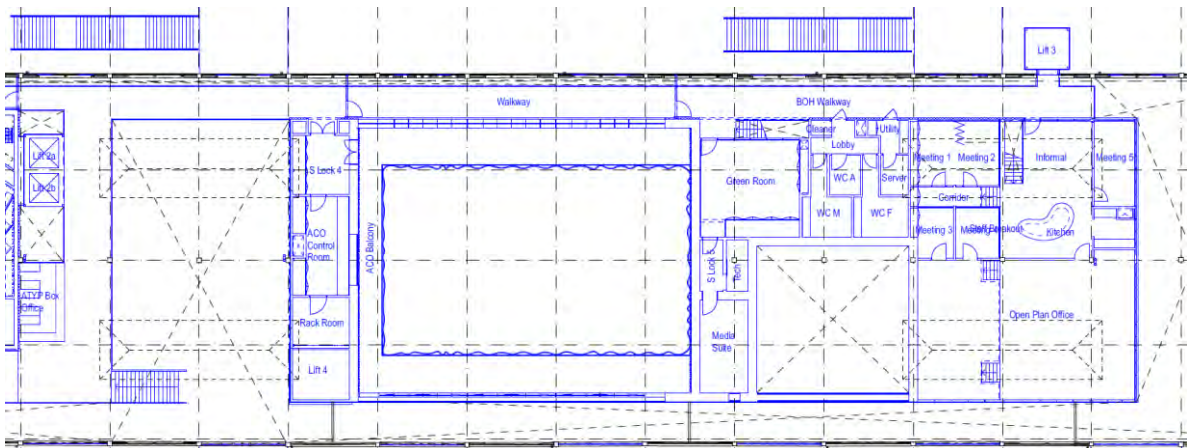
BCA / DDA Access Code Review	Compliance
Pier 2 / 3 Level 2 	
91. Level 2 proposes the upper levels of the ATYP Theatre, ACO Auditorium balcony, various offices and sanitary facilities with a shared public foyer and corridor accessways that interconnect with Lifts 2a and 2b to facilitate ease of movement for the public. Lift 1 also enables access to this level and includes controlled staff accessways within the Bell Shakespeare area and Lift 3 to the ACO to ensure equitable and inclusive access that complies with the BCA and DDA.	YES
AYTP Level 2	
92. Lift & Foyer Accessways – The ATYP areas at the southern end provide adequate access from Lift 1 to circulate within back-of-house office areas with a corridor link to the public foyer areas, sanitary facilities and the AYTP theatre.	YES
93. With respect to public access the main public foyer provides direct access from Lifts 2a and 2b to a shared foyer and entry to the theatre at the upper level and facilitate opportunities for wheelchair accessible seating spaces.	YES

BCA / DDA Access Code Review	Compliance
94. Theatre Access – The sound locks on each side of the theatre enable access to wheelchair accessible seating in the back row to comply with Table D3.9 of the BCA.	YES
95. The western corridor proposes 1600mm minimum width to facilitate Turning with several T-junctions to enable Passing in accordance with ASI428.1 and D3.3 of the BCA.	YES



96. Sanitary facilities – The public sanitary facilities include a unisex wheelchair accessible toilet and ambulant accessible male and female cubicles while the staff have access to a unisex accessible toilet adjoining Lift 1 that complies with ASI428.1 to satisfy F2.4 of the BCA.	YES
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Australian Chamber Orchestra (ACO) Level 2

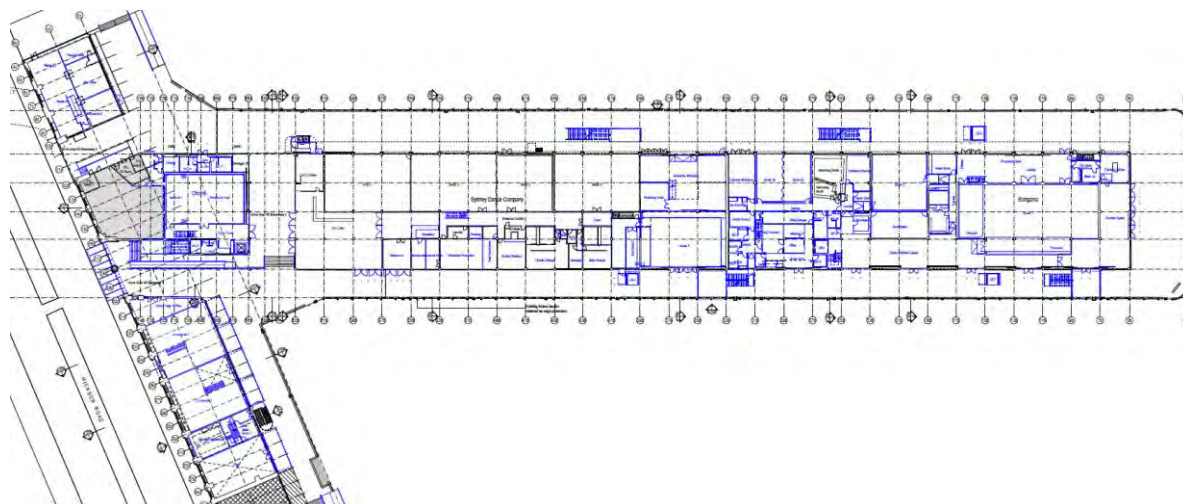


97. Lift & Foyer Accessways - The main public foyer incorporates Lifts 2a, 2b and provides ample access and circulation spaces to approach various doorways to enter the ACO theatre balcony in accordance with ASI428.1.	YES
98. Lift 3 and adjacent stairways provide alternate public access to Level 2 to access western corridor which facilitates level walkways to the ACO theatre, Green Room, associated back-of-house facilities, offices and meeting room to ensure equitable access that will comply with ASI428.1 and readily satisfy Part D3.3 of the BCA and DDA. The western corridor	YES

BCA / DDA Access Code Review	Compliance
proposes 1600mm minimum width to facilitate Turning with several T-junctions to enable Passing in accordance with ASI428.1 and D3.3 of the BCA.	
99. ACO Offices & Meeting Room Access – The level 2 plans illustrate an office entry adjacent to Lift 3 with direct access to several meetings room and open plan workstation areas in a manner that provides continuous accessible paths of travel that will comply with ASI428.1 and satisfy D3.3 of the BCA.	YES
100. The ACO Office Area is split level due to the required ceiling heights within the acoustically insulated performance areas and practice rooms on the level below. Subsequently the office accommodation and small meeting rooms provided in this area is not wheelchair accessible. Nonetheless the majority of the office accommodation is accessible and can easily facilitate equitable access to employment and meeting areas to satisfy the performance requirements of the BCA and DDA.	YES
101. ACO Theatre Access / Recording / Control Room – The sound locks 3 and 4 on each side of the ACO theatre enable access to the balcony areas to comply with ASI428.1 and D3.3 of the BCA. Sound Lock 4 also facilitates accessible corridor and doorway circulation spaces to enter the Recording Control Room to satisfy ASI428.1 and D3.3 of the BCA.	YES
102. ACO Sanitary facilities – The plans show male and female ambulant sanitary facilities and a unisex wheelchair accessible toilet that will comply with ASI428.1 and F2.4 of the BCA.	YES
103. ACO Stairways – The plans show several stairways which require handrails on both sides with extensions at landings and other features as specified by ASI428.1 and ASI428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA.	YES Can Comply

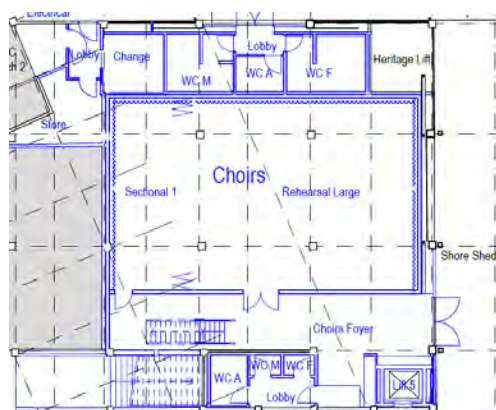
BCA / DDA Access Code Review

Compliance

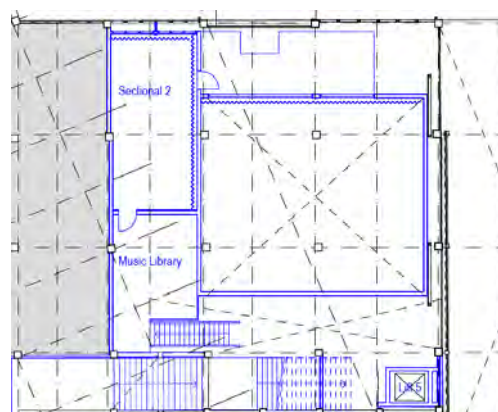
Wharf 4 / 5 Ground Floor Level including shore shed areas


104. The scope of new works associated with this review of Wharf 4 / 5 and shore shed areas include alterations and additions to the;

- Sydney Philharmonia Choirs
- Commercial tenancies, 2, 3, 4, Plant and Switch Rooms
- Sydney Dance Company on the ground floor and mezzanine levels of Wharf 4 / 5.
- External lifts and stairs to the Sydney Theatre Company

Sydney Philharmonia Choirs


Ground Floor



Mezzanine Level

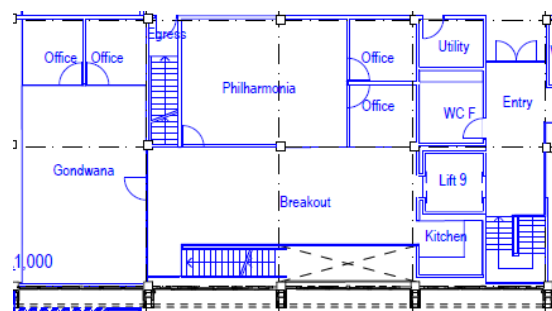
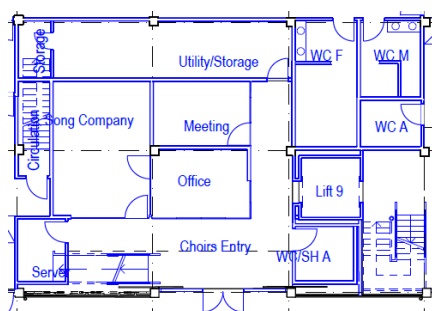
105. **Choirs** – The foyer entrance provides ample door circulation space to approach the entry doorways while the active door leaf shall be upgraded to 920mm minimum to achieve 850mm minimum clear opening width, door hardware and threshold ramp detailing to comply with AS1428.1 to satisfy D3.2 of the BCA and DDA Premises Standards.

YES

106. The internal foyer area and access corridors throughout the ground floor provide doorway circulation spaces, Turning and Passing Areas in appropriate locations that comply with AS1428.1 to satisfy D3.3 of the BCA to approach, enter and exit the rehearsal room and sanitary facilities.

YES

BCA / DDA Access Code Review	Compliance
<p>107. Sanitary facilities – The foyer sanitary facilities include male and female ambulant sanitary facilities and a unisex wheelchair accessible toilet that will comply with ASI428.1 and F2.4 of the BCA.</p> <p>108. Mezzanine Floor Access – The plans propose stairway access as the only means to access the mezzanine level and no lift, which does not comply with the deemed to satisfy requirements of Part D3 of the BCA. However, there are options for a performance based solutions to satisfy the performance requirements of DPI of the BCA, including the future installation of a stairway platform lift on the 1500mm width stairway currently shown on the plans.</p> <p>109. Stairways – The plans show an internal stairway to the mezzanine level which requires handrails on both sides with extensions at landings and other features as specified by ASI428.1 and ASI428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA.</p>	<p>YES</p> <p>Can Comply</p> <p>YES at CC stage</p>
<p>110. The Philharmonia Choirs shall also occupy additional space within Wharf 4 for administration and meeting areas which is over two floors and has access to Lift 9 to facilitate access to all areas.</p> <p>111. The plans indicate access to and within all rooms will provide appropriate circulation spaces that will comply with ASI428.1 to satisfy D3.3 of the BCA and DDA Access Code.</p>	<p>YES</p> <p>YES</p>



Commercial Tenancy 2

112. Shore Shed 5 contains a commercial no. 2 tenancy and bike store, which requires either an external ramp to eliminate the two steps or the internal floor area lowered approximately 300mm to comply with ASI428.1 and satisfy D3.2 of the BCA. Detailed design shall confirm doorway access to and within the tenancy while the open plan room access complies with ASI428.1.



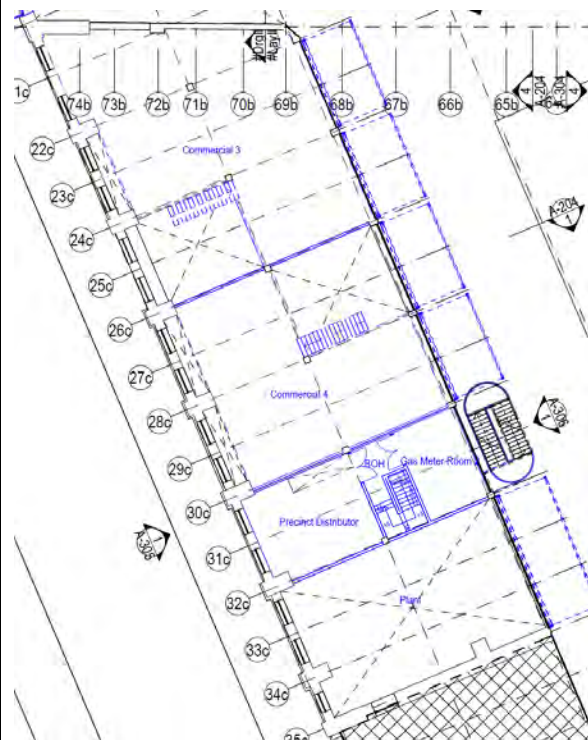
YES Will Comply

BCA / DDA Access Code Review	Compliance
<p>I 13. The Waste Room and Precinct Store are areas exempted by clause D3.4 of the BCA and DDA Access Code due to the use and potential health hazard to people with disabilities.</p>	YES
<p>Visitor Portal and Office</p> <p>I 14. The plans illustrate a Visitor Portal and Office adjacent to the entrance breezeway that proposes a double doorway with ample circulation spaces and general level landing and threshold that will comply with ASI428.1 and satisfy part D3.2 of the BCA and DDA Access Code.</p> <p>I 15. The open plan internal area has no inherent access barriers and will also comply with ASI428.1 and satisfy part D3.3 of the BCA and DDA Access Code.</p>	<p>YES</p> <p>YES</p>

Commercial 3 & 4



Ground Floor



Mezzanine Level

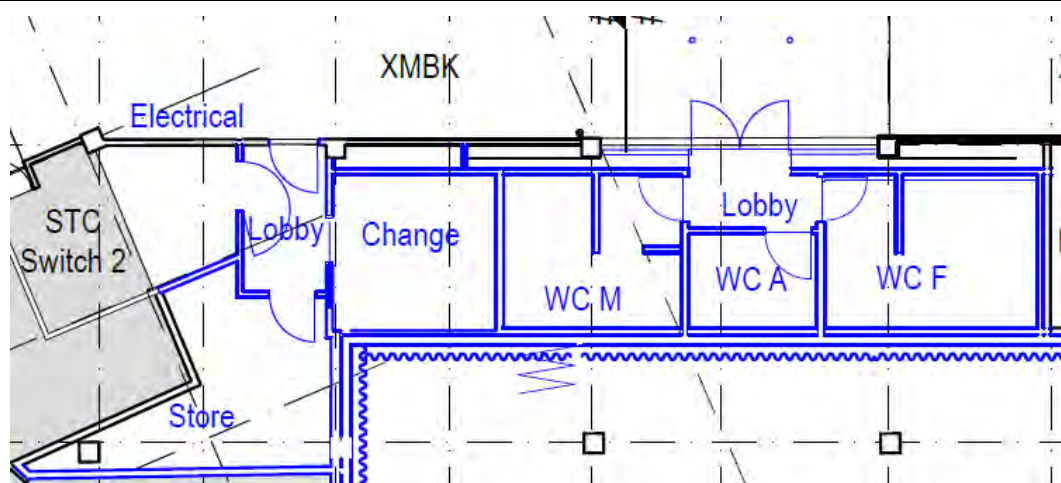
Commercial Tenancies 3 & 4

- I 16. Commercial tenancy plans shall be detailed at the construction documentation phase to include external ramps and raised doorway landings to eliminate the step thresholds and 920mm minimum entrance doors, lever door handles, doorway luminance contrast complying with ASI428.1 to satisfy D3.2 of the BCA and DDA Premises Standards.
- I 17. The open plan internal layout of the tenancy is across a single ground floor level and will comply with ASI428.1 to satisfy D3.3 of the BCA.

YES Can
Comply

YES

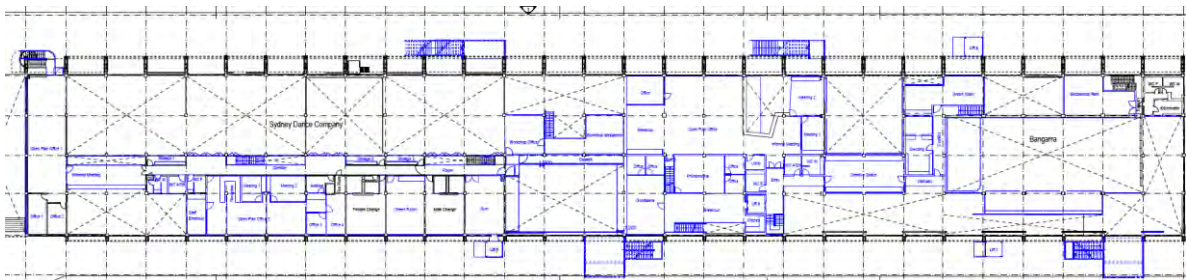
BCA / DDA Access Code Review	Compliance
<p>118. Mezzanine Floor Access – The plans propose stairway access to a mezzanine level of approximately 80 sqm for each tenancy and no lift.</p> <p>119. The mezzanine areas are generally small scale nature and depending on the future use of the areas the occupants may require a performance based solution to satisfy the performance requirements of DPI of the BCA, or a future installation of a stairway platform lift on a 1500mm width stairway.</p> <p>120. Regardless of the use the stairways will require detailing at the construction certificate stage to include handrails on both sides with extensions at landings and other features as specified by AS1428.1 and AS1428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA including barriers around the stairway undercrofts where the headroom is less than 2000mm.</p>	<p>YES at CC stage</p>
<p>Common Area Public Toilets</p> <p>121. Common Area Public Toilets – The plans propose a group of toilets that include a unisex wheelchair accessible toilet, male and female ambulant accessible toilet in accordance with AS1428.1 to satisfy F2.4 of the BCA, subject to the internal airlock providing 1450mm minimum depth internally.</p>	<p>YES Can comply</p>



Wharf 5

BCA / DDA Access Code Review

Compliance

Sydney Dance Company (SDC) & Bangarra*Ground Floor**Mezzanine Level*

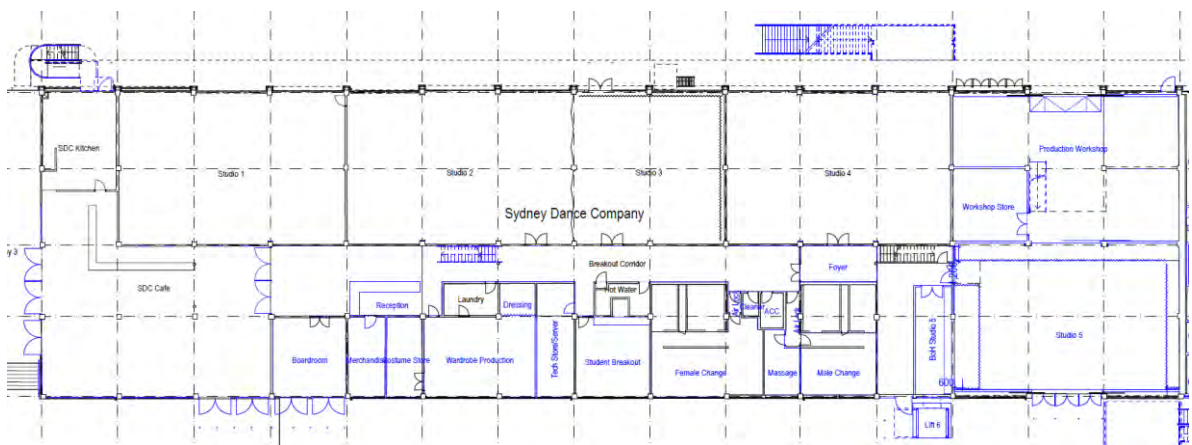
122. The plans propose a range of alterations and additions to the ground floor and mezzanine levels of wharf 4/5 which are to be occupied by the Sydney Dance Company and Bangarra Dance Theatre.
123. Sydney Dance Company – The alterations to the ground floor consist of; reconfiguration the reception area and workshop areas to create a new Studio 5 and relocation of the café stairway. Additional stairway access to the mezzanine level which proposes reconfigured open plan office accommodation and new sanitary facilities, including a wheelchair accessible bathroom, in the same location.
124. The existing platform hoist (lift 10 on the demolition plan) to access the mezzanine level will be replaced by a passenger lift 6.
125. Bangarra – The alterations to the ground floor consist of; partial reconfiguration of Studio 1, the adjoining Function Space with the installation of a commercial kitchen, an adjacent exhibition space and loading dock to adjoin wharf 5. The plans also indicate relocation of office accommodation to the mezzanine level with the installation of a lift (No. 9) to create a new Studio 3 and two groups of sanitary facilities and various back of house facilities.
126. Floor coverings in many areas are to be removed to expose the original timber flooring.

Sydney Dance Company (SDC)

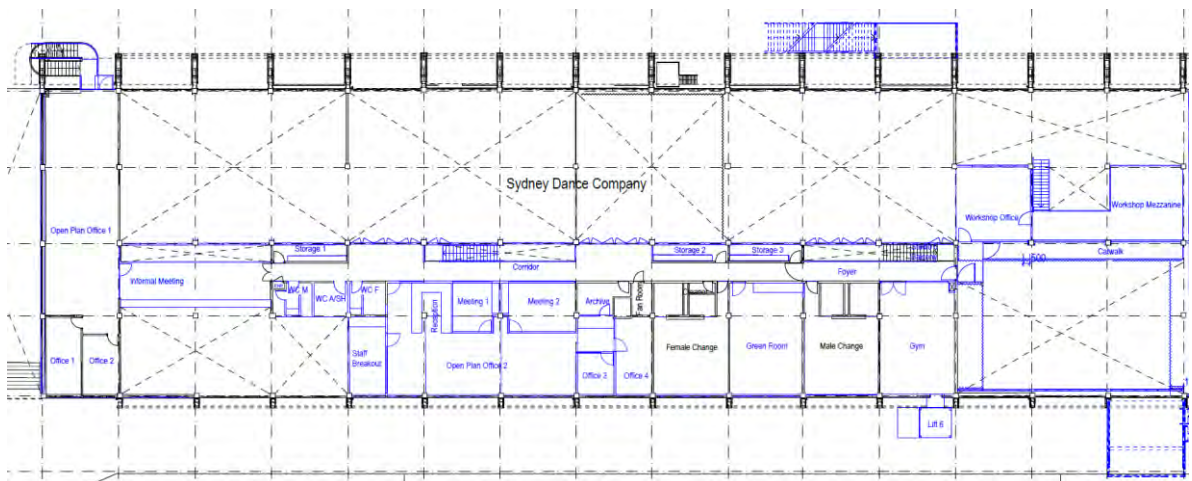
127. **Ground Floor** - The plans propose the existing internal café stair will be removed and a new double doorway entrance to the SDC reception areas which provides appropriate circulation spaces to comply with

YES

BCA / DDA Access Code Review	Compliance
<p>ASI428.1 and D3.3 of the BCA. Studio 5 indicates an external doorway and the adjacent foyer show an external door which must be detailed to comply with ASI428.1 including circulation spaces.</p> <p>128. The new Merchandise room and reduced Costume Store can provide appropriate access subject to the entry door into the Wardrobe Production being re-installed as a 920mm door with 530mm latchside clearance.</p> <p>129. The new partitions and doorways adjoining Studio 5 and the Workshop provide appropriate access and circulation spaces to comply with ASI428.1 and D3.3 of the BCA.</p>	<p>Can Comply</p> <p>YES can comply</p> <p>YES</p>



Ground Floor



Mezzanine Level

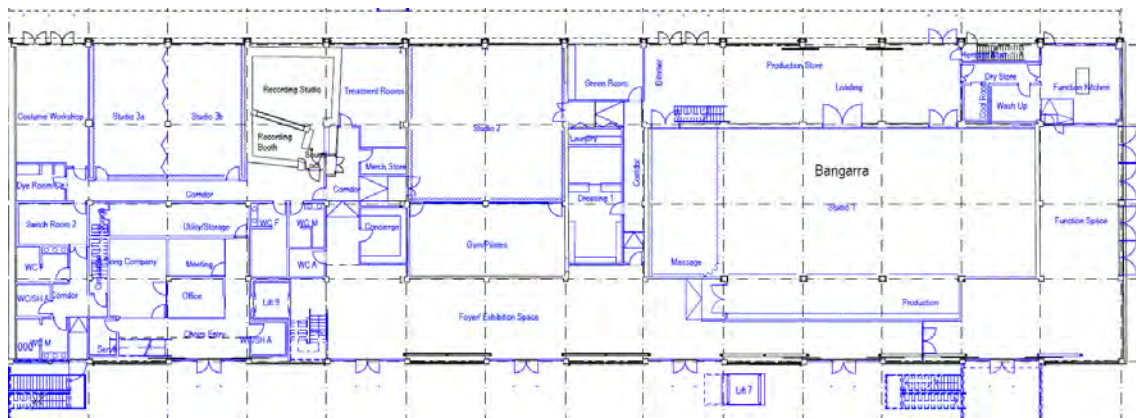
130. The ground floor plans indicate refurbished sanitary facilities which include a unisex wheelchair accessible toilet and while the size may not comply with ASI428.1 (2009) section 4.5 of the DDA Premises Standards provides a concession for facilities constructed prior to 2011 to remain the size of ASI428.1 (2001) and simply upgrade the fixtures to comply with ASI428.1 (2009).

YES

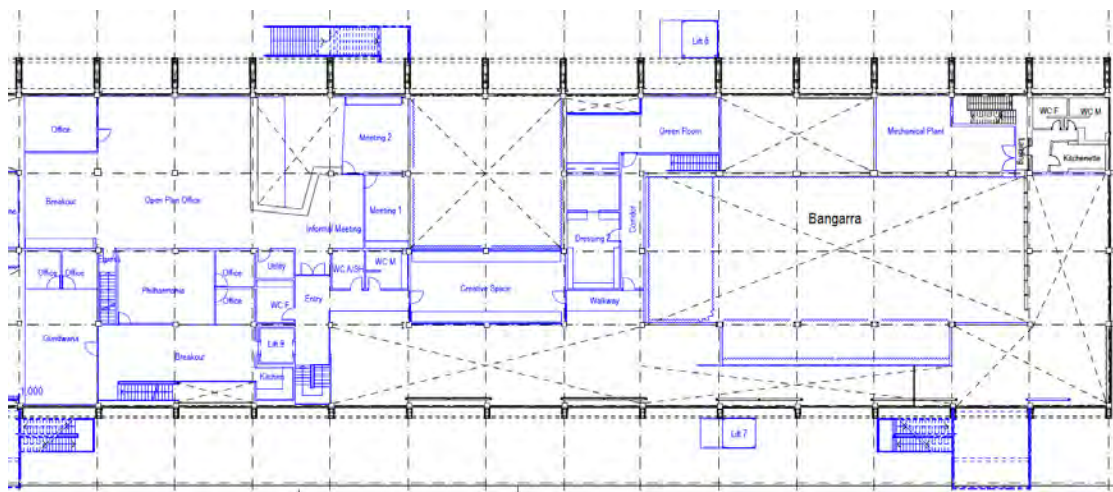
BCA / DDA Access Code Review	Compliance
<p>131. Stairways – The plans show several stairways to access the mezzanine level which require handrails on both sides with extensions at landings and other features as specified by AS1428.1 and AS1428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA including barriers around the stairway undercrofts where the headroom is less than 2000mm.</p> <p>132. Lift Access – The existing platform hoist (lift 10 on the demolition plan) will be replaced by a passenger lift no 6.</p> <p>133. Mezzanine Level - The mezzanine floor plan illustrates reconfigured Office accommodation, new sanitary facilities, Studio 5 balcony, adjacent Workshop offices and several storage areas.</p> <p>134. The access paths to and within these areas will comply with AS1428.1 subject to the Studio catwalk balcony being increased to 1600mm to achieve 530mm latchside clearance.</p> <p>135. The plans propose a group new toilets that includes a unisex wheelchair accessible toilet and shower, male and female ambulant accessible toilet in accordance with AS1428.1 to satisfy F2.4 of the BCA,</p>	<p>YES Will Comply</p> <p>YES</p> <p>YES Can Comply</p> <p>YES</p>
<p>Bangarra Dance Theatre</p> <p>136. Ground Floor - The plans multiple double doorways along the external façade of wharf 4 which enable entry to the Main Foyer and Exhibition Space and the northern Function Room which provide appropriate circulation spaces and can be detailed with accessible thresholds, doors and other features complying with AS1428.1 to facilitate equitable access to enter these areas and satisfy D3.2 of the BCA.</p> <p>137. The Main Foyer/Exhibition Space and adjoining corridors provide 2000mm minimum width that inherently provide Passing Areas in appropriate locations and direct access to the new lift No. 9 to comply with AS1428.1.</p> <p>138. The corridor adjoining the dressing rooms requires a minor increase to 1600mm width to ensure 530mm latchside clearance at the access doors from the foyer and to the Green Room to comply with AS1428.1.</p> <p>139. The doorways and corridors adjoining Studios 2 and 3 provide 530mm latchside clearances to comply with AS1428.1.</p>	<p>YES</p> <p>YES</p> <p>Can Comply</p> <p>YES</p>

BCA / DDA Access Code Review

Compliance



Ground Floor Plan



Mezzanine level

140. **Lifts** – The design shows a new lift No. 9 located centrally in the main foyer area that will travel to the mezzanine level and provide a significant lift car of at least 2000mm X 1800mm to accommodate two people using wheelchairs and facilitate high volume passenger movements.
141. **Mezzanine Level** - The corridor accessways throughout the mezzanine level propose 1600mm–2000mm width to approach doorways to enter rooms in accordance with AS1428.1 to satisfy D3.3 of the BCA.
142. **Sanitary facilities** – There are sanitary facilities on both levels which include a unisex wheelchair accessible toilet and ambulant accessible male and female cubicles that comply with AS1428.1 to satisfy F2.4 of the BCA.
143. **Stairways** – The plans show several stairways to access the mezzanine level which require handrails on both sides with extensions at landings and other features as specified by AS1428.1 and AS1428.4.1 to satisfy D3.3, D2.14 and D3.8 of the BCA.

YES

YES

 YES Interior
Details TBC

 YES can
Comply

Lifts

BCA / DDA Access Code Review	Compliance
144. The development proposes several new lifts that will facilitate equitable and inclusive access to all the overwhelming majority of floor space within the overall adaptive reuse and redevelopment project to satisfy the intent and performance objective of DPI of the BCA.	YES
145. The area where lift access is not provided are generally plant and equipment rooms, rigging lofts and some back-of-house areas, which is consistent with the provisions of D3.4 of the BCA and DDA Access Code.	YES
146. There are several small mezzanine spaces within the wharf 4 Choirs tenancy and Commercial Tenancies 3 and 4 that have no lift access. These areas can enable equitable access to the potential range of services and activities pending the fitout of these spaces and operational management plans to satisfy the performance requirements of DPI of the BCA.	YES Can Comply Performance Solution
147. With respect to the size and specification of lifts all new lifts 1, 2a, 2b, 3, 6, 7 and 9 will all exceed 1400mm X 1600mm lift cars while most lifts will easily exceed the minimum size.	YES
148. Lifts 4 and 8 are generally Goods Lifts, although they can readily be specified to be combined goods/passenger lifts which can provide as benefit in terms of back up in the event of the primary lifts experiencing a breakdown.	YES
149. Lift 5 is an existing lift that will be relocated to be within the building and will comply with clause E3.6 of the BCA.	YES
150. In accordance with Part E3.6 of the BCA the Lift Specification will confirm that the lifts shall provide control panels with tactile and Braille, handrails and in-car voice announcements and other features as required by AS1735.12 and Table E3.6 to satisfy clause E3.6 of the BCA.	YES Can Comply

Accessible Sanitary Facilities

BCA / DDA Access Code Review	Compliance
151. The plans show many new groups of sanitary facilities throughout various parts of the precinct with almost every group of facilities incorporating a unisex accessible sanitary facility, male and female ambulant accessible cubicles, which easily complies with the minimum requirements of clause F2.4 of the BCA and DDA Access Code in terms of quantity and locations.	YES
152. The general sizes, doorways access and layouts indicate compliance with AS1428.1 while further detailing at the documentation stage shall ensure the fittings and fixtures also comply with AS1428.1 to fully satisfy clause F2.4 of the BCA and DDA Access Code.	YES Can Comply

Wayfinding & Identification – Braille and tactile signage

BCA / DDA Access Code Review	Compliance
153. In accordance with clause D3.6 and Specification D3.6 of the BCA the construction documentation plans shall confirm the provision of raised tactile and Braille signage for all sanitary facilities, FIRE EXIT doors and the hearing augmentation system within the auditorium.	YES Can Comply

Hearing Augmentation

BCA / DDA Access Code Review	Compliance
154. In accordance with clause D3.7 of the BCA the construction documentation shall confirm the provision of an assistive listening system within every auditoria, room or area that provides in-built amplification of audio announcements.	YES Can Comply
155. The systems shall be either an audio induction loop, infrared or FM system as appropriate to each space.	YES Can Comply
156. The installations shall also incorporate raised tactile and Braille signage to identify the seating area that provides the hearing augmentation system and the type of systems installed.	YES Can Comply
157. Emergency warning alarms shall provide appropriate audio and visual alarms consistent with ASI670.4 and ASI428.5.	YES Can Comply

Tactile ground surface indicators

BCA / DDA Access Code Review	Compliance
158. In accordance with clause D3.8 of the BCA and DDA Access Code the ramp and stairway landings and stairway undercrofts shall incorporate tactile ground surface indicators as specified by ASI428.4.1, which will be confirmed at the construction documentation phase.	YES Can Comply

Wheelchair Accessible seating spaces

BCA / DDA Access Code Review	Compliance
159. Auditoria – The auditoria within Pier 2/3 and Wharf 4/5 will provide the appropriate number and location of wheelchair seating spaces within each event venue to comply table D3.9 of the BCA and DDA Access Code in terms of quantity, distribution and location adjacent to companion seating.	YES
160. With respect to spatial layout and access requirements of ASI428.1 the spaces and provision of removable seating will be confirmed at the construction documentation phase as illustrated in ASI428.1.	YES Can Comply

Glazing Markings

BCA / DDA Access Code Review	Compliance
161. With respect to requirements for glazing markings on walls and doors the construction documentation shall confirm appropriate provision in accordance with AS1428.1 to satisfy clause D3.12 of the BCA.	YES Can Comply

Furniture, Fixtures and Fitments

BCA / DDA Access Code Review	Compliance
162. Box Office / Beverage Bar Counters – Consistent with the DDA and AS1428.2 the detailing of the counters will incorporate wheelchair accessible sections in accordance with the specifications of AS1428.2.	YES Can Comply

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

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

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

The scope of services provided by Accessibility Solutions includes:

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

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

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is an accredited member of the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

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

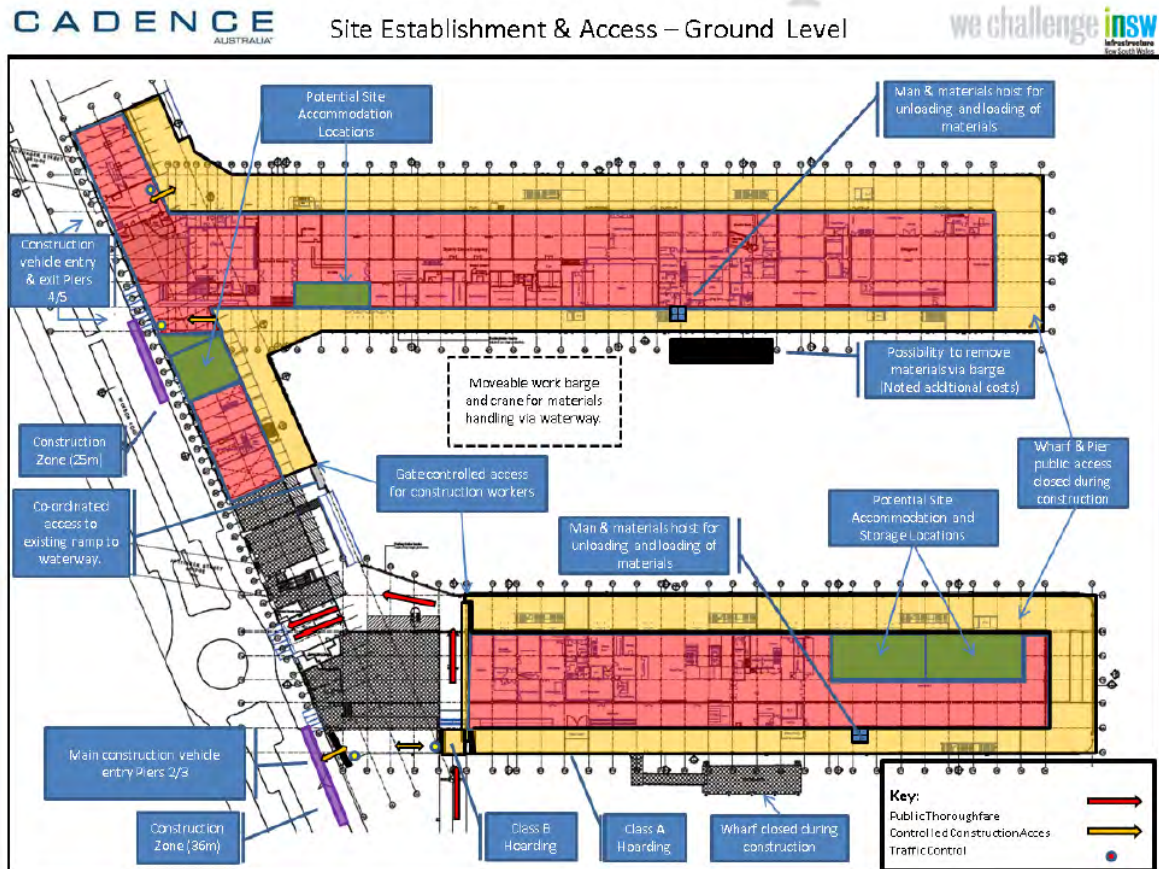
- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia Committees responsible for the AS1428 suite, AS4299 – Adaptable Housing and AS2890 - Parking.
- Former Member 2000-2017, NSW Heritage Office's – Fire, Access and Services Advisory Panel 2000-2014.



Appendix B – Access During Construction

This commentary has been prepared following a review of the Environmental, Construction and Site Management Plan (Cadence) to assess the impact on people with disabilities.

In review of the Environmental, Construction and Site Management Plan (The Plan) it is apparent that the site has multiple entry, exit and cross site linkages to and from Pier 2/3 and Wharf 4/5 which allows alternate accessways when one area maybe closed by construction hoarding and barriers.



- (i) While traffic management personnel shall be in attendance it is essential that access barriers and hoardings shall be solid panels commencing at ground surface levels (up to 200mm gap) to enhance detection by a person who is vision impaired using a white cane.
- (ii) Pavement and any piping or other temporary objects across pedestrian accessways shall incorporate temporary ramps that comply with AS1428.1.
- (iii) Traffic management plan shall include accessible taxi and motor car drop off and pick-up points for people with mobility impairments.

Overall it is my opinion that access to and within the precinct for people with disabilities can largely be attained during construction works as documented thus far.