

ACCESS REPORT

DEVELOPMENT APPLICATION

CROWN STREET MALL REDEVELOPMENT



Prepared By Mark Relf
11th August 2010



Accessibility Solutions (NSW) PTY LTD
ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035
Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

Introduction

This report has been prepared to provide an Access Report regarding the re-development of the public domain areas of the Crown Street Mall.

The scope of the public domain redevelopment consists of:

- Pedestrian accessways to and through Crown Street from Keira Street to Kembla Street.
- Pedestrian accessways from Church Street north into the Mall area, including a new performance space.
- Pedestrian accessways from Church Street south into the Mall area, including new seating terraces.

The project scope does not include Globe Street.

Assessment Criteria

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

- (1) Australian Standard AS1428.1 (2009) – Design for Access and Mobility: General requirements.
- (2) Australian Standard AS1428.2 (1992) – Design for Access and Mobility: Enhanced requirements.
- (3) Australian Standard AS1428.4.1 (2009) – Design for Access and Mobility: Tactile Indicators.
- (4) DDA Public Transport Standard and DDA Access Code.
- (5) Disability Discrimination Act (DDA).

This review considers the accessibility of various elements within the mall that impact upon people with disabilities;

- Paving surfaces, kerb ramps and drainage grates.
- Tactile ground surface indicators and provision of clear accessways that do not include hazards for people with disabilities.
- Seating, tables, drinking fountains, public telephone booths, garbage bins.
- Performance area access including access to a stage/podium, spectator access including assistive listening system for the public address system.
- Signage – wayfinding and identification and street lighting.

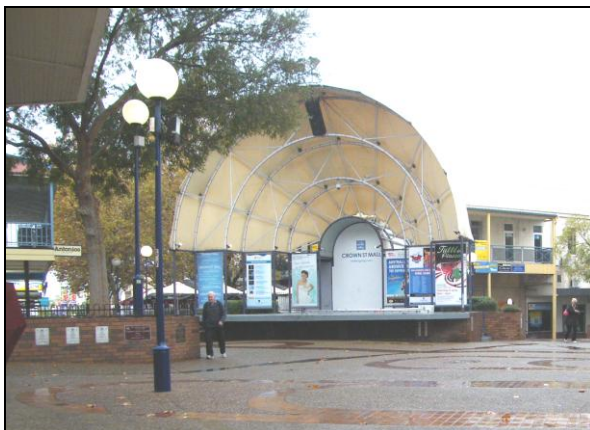
Accessibility Assessment

1. A primary objective of the redevelopment is remove ageing infrastructure and street furniture elements that cause obstructions such as telephone booths in inappropriate locations, water feature ponds, partially raised plinths, trip hazards and turfed terraces to enable and emphasise clear pedestrian desire lines and easy access between retail amenities.
2. **Footpath Policy** – In conjunction with the redevelopment it is recommended that Council development a policy that ensures a 2500mm clear accessway along building facades to facilitate safe and clear access for people with vision impairment.
3. With respect to temporary signs the Policy could incorporate design criteria for signs to provide a flat base pedestal type rather than A-frame signs to minimise trip hazards.
4. Retail displays should be assembled in defined areas that do not obstruct pedestrian traffic nor cause hazards, especially for people with vision impairment.



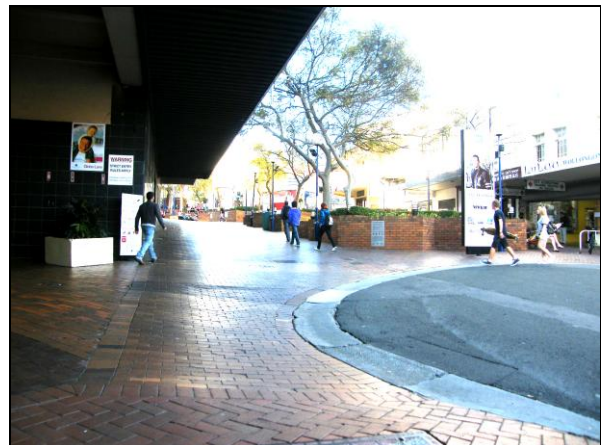
PEDESTRIAN ACCESSWAYS

5. **Crown Street** - The Crown Street pedestrian mall proposes moderately graded accessways of 1:30 and less with clear desire lines that will facilitate intuitive and inclusive access for people with disabilities, including people with vision, physical and cognitive impairments.
6. The kerb ramps at each end of the Mall shall be replaced and incorporate wayfinding and hazard warning tactile ground surface indicators to enable people with vision impairment to more easily locate the pedestrian crossing points at Keira and Kembla Streets.
7. The existing water feature shall be removed and replaced with a different and smaller water feature that will be flush with the paving surface to enable clear open and flexible space with no inherent obstacles.
8. Raised planter beds and terraces shall be replaced with low profile or flush surrounds to increase pedestrian movement areas.
9. Outdoor Café Dining shall be located in areas which do not obstruct pedestrian accessways along building facades and cause potential hazards for people with vision impairment.
10. Telephone booths shall be replaced and relocated into areas which eliminate hazards for people with vision impairment.
11. Fixed Seating shall be replaced with more ergonomic and accessible designs and relocated into areas which eliminate hazards for people with vision impairment.
12. The existing stage shall be removed and reconstructed in a similar location clear of the central intersection point between Crown and Church Streets providing a less intrusive element within the mall while also incorporating access for people with disabilities to the “performance stage” including appropriately designed stair and ramp access, which will be detailed at a future design phase.



13. **Church Street North** – The performance space and seating area shall be replaced and installed within the Church Street north precinct which enables clear accessways along Crown Street for improved pedestrian access.
14. The detailed design shall incorporate access for people with disabilities to the stage including access for people who use a wheelchair.

15. The seating / viewing areas shall provide enhanced stairway / handrail access, wheelchair seating spaces in the front and rear rows to ensure equitable and inclusive access.
16. The public address system shall incorporate an assistive listening system for people who hearing impairment in the form of an FM type or possible audio induction loop.
17. Other aspects of Church Street north that will provide enhanced access will be regraded pavement of the public accessways to facilitate a constant grade to eliminate steeper 1:5 to 1:6 sections and remove the service building.
18. **Church Street South** – The plans propose to demolish the existing terraces and construct new terraces which provide enhanced access, eliminate trip hazards, improve clear accessways and incorporate tables and seating that will be more ergonomically designed consistent with ASI428.
19. The driveway crossover of Globe Street and Church Street footpath should reduce the vehicle accessway to 6 metre maximum width (3 metres) preferred to enhance pedestrian safety and incorporate hazard warning tactile indicators in accordance with ASI428.4.1.
20. The footpath and driveway crossover shall be regraded with a 1:40 maximum crossfall in accordance with ASI428.1.



21. With respect to the taxi rank while it is not within the direct scope of works for this project it is recommended that the shelters, seating and general amenities be upgraded in a manner consistent with the Mall redevelopment.



DESIGN ELEMENTS

22. Paving – The uneven and smooth faced semi-gloss brick pavers shall be replaced by a paving selection that provides a smooth even surface suitable with at least R11 or equivalent slip resistance suitable for people who use a wheelchair or have other physical disabilities.

23. Drainage Grates – The existing non-compliant hazardous grates shall be replaced by heel-guard type grates consistent with ASI428.1.

24. Tactile Ground Surface Indicators - Details concerning the provision of tactile ground surface indicators (TGSIs) as required by ASI428.4.1 will be provided at construction certificate stage for stairways, ramps (1:14 to 1:19 gradient), driveway crossovers and other hazardous areas.

25. Payphones shall be relocated to an area with “natural barriers” and aligned in a manner consistent with ASI428.2 that will negate the potential hazards and limit the necessity for tactile indicators.

26. Picnic Tables - Details concerning the provision of table settings will include designs that will provide wheelchair access consistent with ASI428.2.

27. Fixed Seating - Details concerning the provision of seating will include a variety of seating designs that will provide varying heights, seats with back rest and arm rests consistent with ASI428.2.

28. Garbage Bins - Details concerning the bins with front openings 1000mm in height consistent with ASI428.2 shall be confirmed at a future design stage.

29. Drinking Fountains - Details concerning the provision of drinking fountains will include designs that will provide wheelchair access consistent with ASI428.2.



30. Signage – It is recommended that new signage associated with wayfinding and facility identification shall incorporate raised tactile print and Braille consistent with AS1428.1 and Specification D4 of the DDA Access Code.

31. Lighting shall provide enhanced illumination and in conjunction with reduced vertical elements will facilitate significant improvements.



Conclusion

In summary this assessment indicates the redevelopment will provide the basis for equitable and inclusive access for people with disabilities which will be confirmed at the construction documentation stage in accordance with relevant Australian Standards, the Disability Discrimination Act (DDA) and related accessibility standards.



Mark Relf,
Access Consultant (ACAA)

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, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

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

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

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

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

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

