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Job No: IAC-558

17 November 2016

BREWSTER HJORTH ARCHITECTS
LEVEL ONE
4-14 FOSTER STREET
SURRY HILLS NSW 2010

Reference: **GOULBURN PERFORMING ARTS CENTRE**
Attention: Ms Maria Colella

Dear Ms Colella,

We have prepared this Access Report to accompany the Development Application for the proposed Goulburn Performing Arts Centre, Goulburn NSW 2580.

This access report has been prepared in response to the architectural documentation issued on 16 November 2016.

The output of our consultancy is a DDA Report for the Development Application summarising the design rationale for the proposed Goulburn Performing Arts Centre.

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

Yours sincerely,

RICHARD SEIDMAN

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

ACCESS REPORT
DEVELOPMENT APPLICATION

DOCUMENT CONTROL

Project: Goulburn Performing Arts Centre

Document Type: Access Report – Development Application

Report Number: IAC-558

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

Revision History:

Our Reference	Rev	Remarks	Issue Date
IAC-558	-	Draft Access review report prepared and issued to client	30 October 2016
IAC-558	A	Access review report prepared and issued to client	17 November 2016

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ACCESS REPORT
DEVELOPMENT APPLICATION

Contents

1. EXECUTIVE SUMMARY

1.1. Overview

This access report has been prepared to accompany the Development Application for the proposed new Goulburn Performing Arts Centre.

The documentation reviewed relates to the architectural construction drawings issued on 16 November 2016.

This access report addresses the following aspects of this project:

a) Accessible access to and within the building
b) Box Office and Foyer space
c) Theatre
d) Dressing rooms
e) Vertical Transport (Lifts, Ramps and Stairs)
f) WC facilities

The architectural plans prepared by Brewster Hjorth Architects identify the scope of works developed for each of these projects.

For this access report, we have assumed the following NCC Building classifications for the various parts of this proposed development:

a. Theatre including ancillary support areas such as box office, cloaking and dressing rooms – NCC Class 9b
b. Bar areas – NCC Class 6
c. Office areas (Level 1) – NCC Class 5

The floor area to the level 1 Office Function (NCC Class 5) located above the Bar area has a floor area of less than 200sqm. It is proposed to adopt the concessional allowance permitted by NCC Clause D3.3(f)(ii) and not provide accessible access to this office area.

1.2. Declaration

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

If the works are constructed in accordance with this proposal accessibility compliance will have been achieved.

1.3. Legislative framework

The legislation addressing accessibility is documented in the following Acts, Codes and Standards:

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010
- National Construction Code (NCC 2015)
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators

- AS1428.5:2010 Design for access and mobility - Communication for people who are deaf or hearing impaired
- AS1735.12:1999 Lifts and Escalators. Facilities for Persons with Disabilities.
- HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces

1.4. Premises Standard

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

The main requirement to come from the Premises Standard relates to the upgrading of the affected part, including the principal pedestrian entrance and the paths to the area of new works. The definition of affected part is limited to the area between (and including) the principal pedestrian entrance and the new work.

1.5. Assumptions

The Goulburn Performing Arts Centre will rely on ongoing usher function to provide seating assistance for patrons to and within the Theatre

The doors to the Theatre seating areas are operated by the ushers. These doors will be acoustic doors and as a result will be heavy to operate. As a result, there is no requirement to satisfy the latchside clearances to doors or the maximum 20N force requirement to operate these doors required by AS1428.1:2009.

In the event of an emergency the ushers will be responsible for aiding those with mobility needs as part of the evacuation strategy.

1.6. Equitable Egress Strategy - NCC Clauses DP4 & DP6

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

For the purposes of our access assessment we will be relying upon the preparation of an Equitable Emergency Egress Report and the conclusions developed by the Fire Engineers for this project.

1.7. Accessible path of Travel

The provision of external accessible path of travel are achieved from the southern side of the site where a new entry to the Performing Arts Centre is provided. The new entry includes both ramp and stair access leading to the entry doors of the theatre and Box office.

a. SLIP RESITANCE

The pavement materials of the ramp, stairway and terrace areas will need to achieve a slip resistance of P4/R11 in accordance with the provisions of HB198.

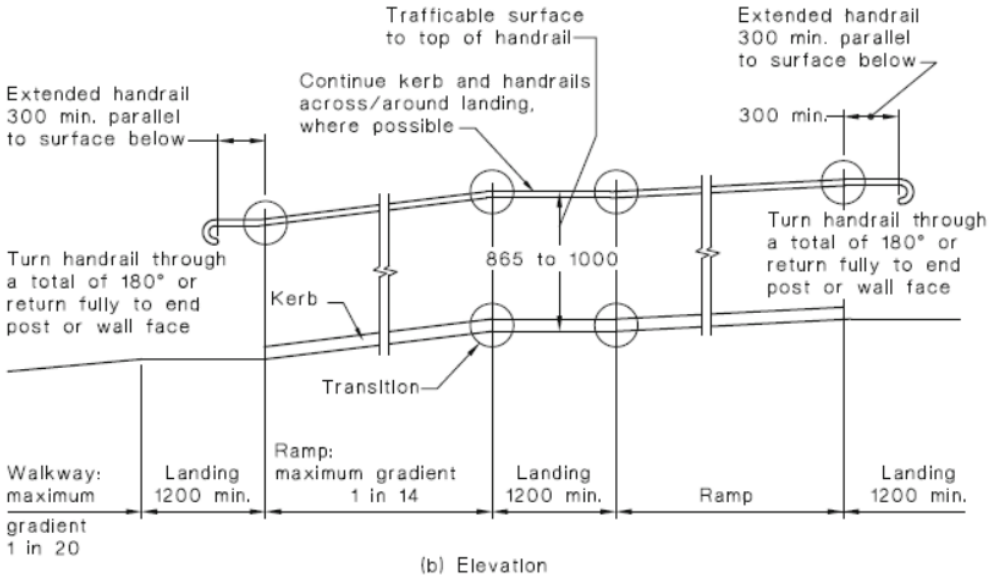
b. 1:14 RAMP

The gradient of the ramp system is nominated as 1:14. The maximum length of each ramp section is not to be more than 9m and a 1200mm min landing is to be provided between the ramp sections.

The bottom of the ramp is to be set in a minimum of 900mm from the boundary.

The detailing of the ramp will require compliant handrails, handrail extensions, kerb rails and the installation of TGSIs at the top and bottom of the ramp system. TGSIs are not required at the mid-landing position.

The detailing of the ramp system will need to satisfy the provisions of Clauses 10.3 and 12 of AS1428.1:2009. The extract from the Australian Standard following indicates the key geometrical requirements of the ramps system to be satisfied.



(b) Elevation

DIMENSIONS IN MILLIMETRES

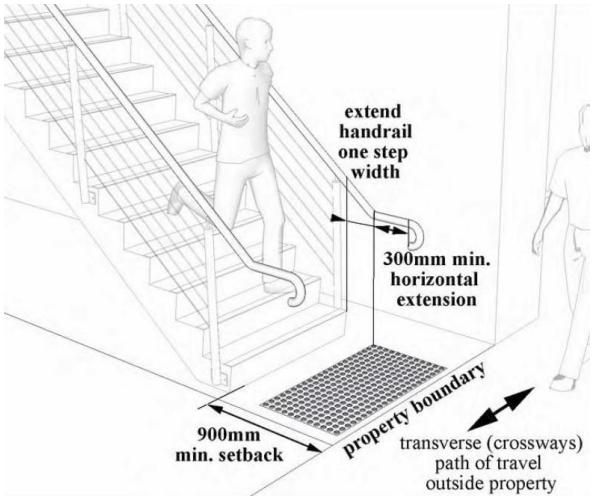
FIGURE 14 RAMP HANDRAILS

c. STAIRS

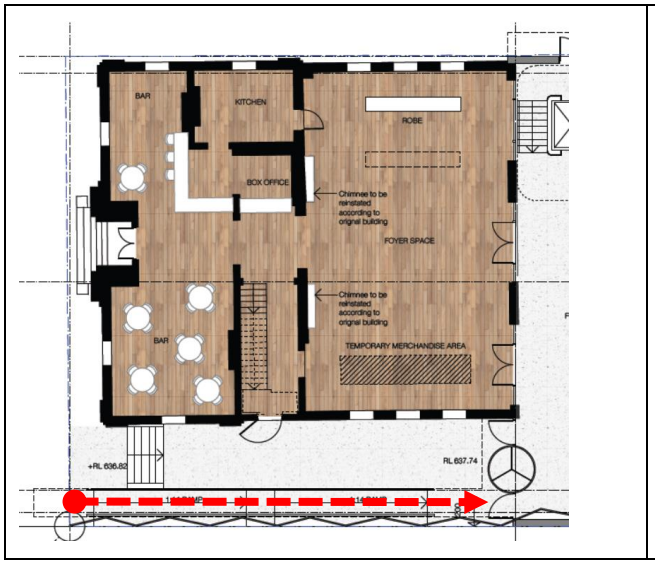
The detailing of the external stairs associated with the new entry will need to satisfy the provisions of Clause 11 & 12 of AS1428.1:2009. The bottom riser to the stair system will need to be set a minimum of 900mm from the boundary.

Specifically, the detailing of these stairs will need to demonstrate:

- Compliant handrail design
- Compliant handrail extensions at the top and bottom of the stair flight
- Non-slip going
- 50-75mm non-slip nosing detail
- TGSIs located at the top and bottom of the flight
- 150lx lighting level to the stairs



The sketches following indicate the accessible path of travel leading to the Principle Pedestrian Entry as well as an artist impression of the proposed entry to the new Performing Arts Centre.



1.8. Performance Solutions

The Codes and Standards nominate prescriptive criteria to achieve accessibility. The project teams have applied those criterions to arrive at a design solution where accessibility is achieved. In some limited instances the ability to satisfy the accessibility criterion requires cleaver solution to arrive at a solution equal or equivalent to the Deemed to Satisfy approach.

This access report will rely upon the adoption of the following Performance Statements:

- Approach to address the use and detailing of the existing non-compliant stairs to the old Town Hall Building
- Location of lift car call buttons

1.9. Works to be finalised

The following access requirements have yet to be finalised by the project team. It is expected that these elements will be addressed as part of the Construction Documentation phase of the project.

A. Ground floor Foyer – Detailed design

The detailing of any bar areas located within the Foyers have yet to be finalised.

The detailed function of the box office and cloaking activities are the subject of further design detail.

The provision of accessible access to these areas for both staff and patrons will need to satisfy Councils Equitable Access Policy. Compliance will need to be demonstrated as part of the finalisation of the design.

B. Public Announcements (use of Monitors)

The Foyer areas and the back of house areas will include monitors broadcasting what is in progress within the Theatre. These monitors have the capacity to broadcast general messages.

It will be necessary for the system to be developed to display messages to supplement any public-address announcements as required NCC Clause D3.7(4).

C. Braille Tactile Signage (Statutory Signs)

NCC Clause D3.6 and NCC Specification D3.6 provide specify the requirements for the placement of statutory Braille Tactile signs. These signs relate to the nomination of accessible WC and ambulant WC facilities as well as Exit signage.

While this is a small but significant component of the development works the selection and placement of signs especially Exit signs could have significant impact.

D. Selection of floor finishes

The slip resistance of internal and external floor finishes will need to satisfy the slip resistance requirements of Table 3B of HB198:2014. It is assumed that the following floor finishes may be applied within this development. We have indicated the slip resistance required for each floor finish type:

Location	Finish Type	Slip resistance
• Ground Floor Foyer	Tiles / Timber	P3/R10
• First Floor Foyer	Tiles / Timber / Carpet	P2/R9
• Kitchen	Tiles	P2/R9
• WC facilities	Tiles	P2/A
• Offices	Carpet	-
• Theatre	Carpet / Timber	R9
• Dressing room	Carpet	-

Changes in floor finishes will need to satisfy the following maximum tolerances:

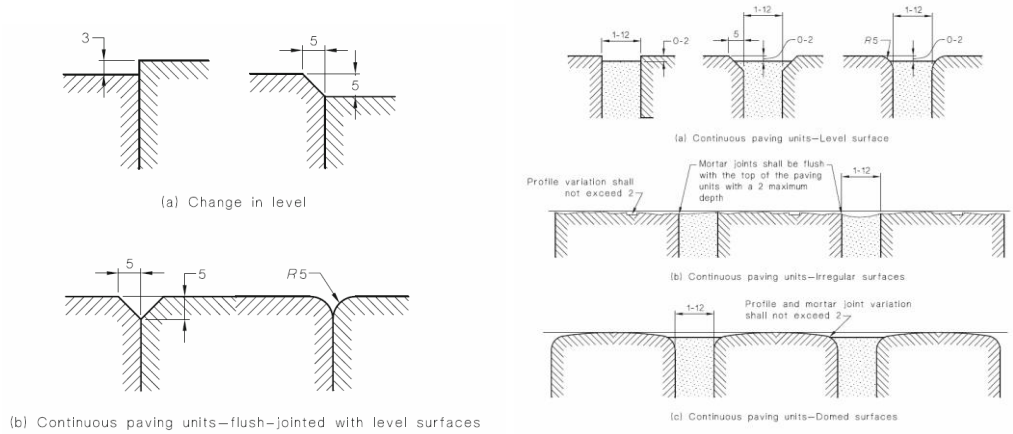


Figure 1 Floor finishes tolerances

Detail of floor tiles have yet to be provided. Specific attention is directed to the nonslip provisions of the floor tiles.

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

The pile height of the carpet will need to comply with the provisions of both the BCA and AS1428.1:2009. To achieve compliance, the carpet will need to be direct stuck to the floor substrata without the use of underlay.

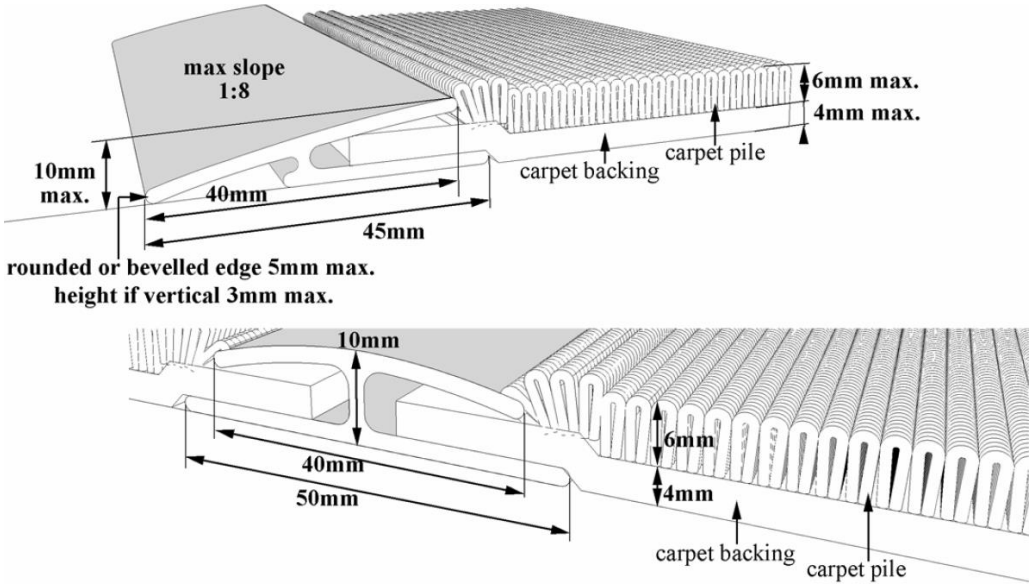


Figure 2 abutment of differing finishes.

Any recessed mat wells associated with the foyer areas will need to satisfy the requirements of Clause 7.4.2 of AS1428.1:2009 as far as the abutment of finishes.

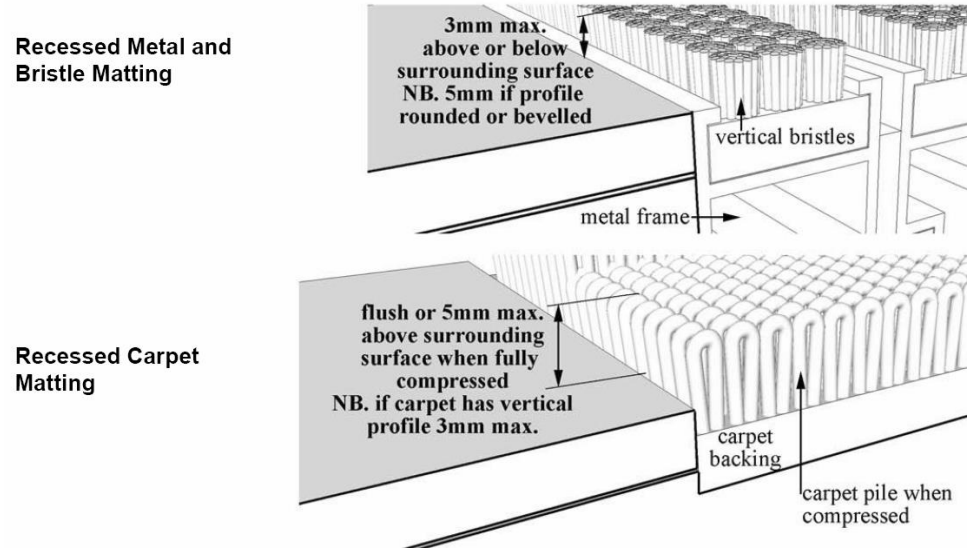


Figure 3 Recessed matting

1.10. Hearing Augmentation

Hearing augmentation systems will need to be provided within this facility.

The systems will need to satisfy the requirements of NCC clause D3.7 and the provisions of AS1428.5. Details of the proposed systems will need to be provided as part of the Construction Certificate documentation.

If a hearing augmentation system is:

(i) an induction loop, it must be provided to not less than 80% of the *floor area* of the room or space served by the inbuilt amplification system; or

(ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the *floor area* of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—

(A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and

1.11. Documentation

The preparation of this access report has relied upon the following architectural documents prepared by Brewster Hjorth Architects.

DWG	Title	Revision
A000	COVERSHEET	A
A010	SITE ANALYSIS	A
A100	SITE PLAN	A
A101	DEMOLITION PLAN	A
A110	LEVEL 0 PLAN (BASEMENT)	A
A111	LEVEL 1 PLAN (GROUND FLOOR)	A
A112	LEVEL 2 PLAN	A
A113	LEVEL 3 PLAN	A
A114	LEVEL 4 PLAN	A
A115	LEVEL 5 PLAN	A
A116	ROOF PLAN	A
A200	NORTH WEST (AUBURN STREET) & SOUTH EAST (LAWCOURT PARKING) ELEVATION	A
A201	NORTH EAST ELEVATION (POST OFFICE LANE)	A
A202	SOUTH WEST ELEVATION (GOVERNMENT OFFICES)	A
A210	SECTION 1	A
A211	SECTION 2 & 3	A

2. THEATRE – ACCESSIBLE LOCATIONS

2.1. Overview

The architectural documentation identifies the strategies to be adopted in the provision of wheelchair seating positions within the Theatre.

The total number of seats within the Theatre is 440 seats:

Stalls	296
Circle	144
Total	440

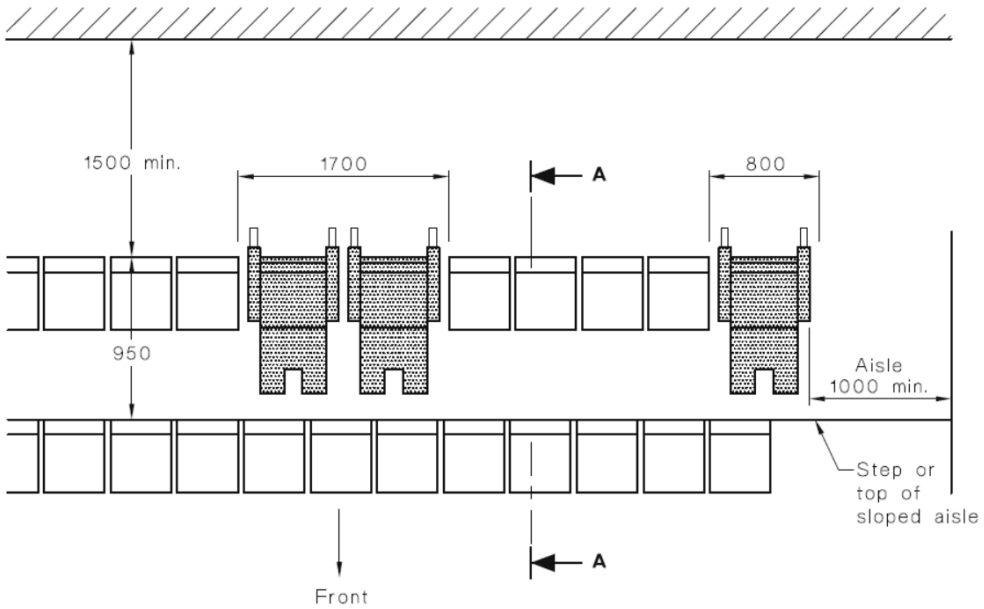
Applying the rate for accessible seating locations noted at NCC Table D3.9 the following number of Accessible seating locations will need to be able to be provided within the Stalls and the Circle:

Stalls	6 accessible locations
Circle	3 accessible locations
Total	9 accessible locations

Clause 18 of AS1428.1:2009 indicates that accessible seating locations may be provided by the removal of fixed seating.

In each instance in this design the approach to the accessible seating location is from the rear of the allocated space.

The extract following from the Australian Standard indicates the spatial requirements to be achieved.



PLAN—APPROACH FROM THE REAR

The design proposal proposes a total of 9 wheelchair locations made up of 6 accessible wheelchair positions as part of the stalls and 3 accessible seating locations provided within the Dress Circle area. In both instances compliance is achieved by the removal of fixed seating and the installation of platform.

Consideration will need to be given to the allocation of companion seating positions when all seating positions are allocated.

The extracts from the plans following indicate the locations of the accessible seating positions as well as the suggested positions of the companion seating. These layouts indicate the seating arrangement when there is a demand for all the accessible seating able to be provided.

Ticketing policies will need to be determined when deciding on the allocation of the number of wheelchair positions within the theatre.

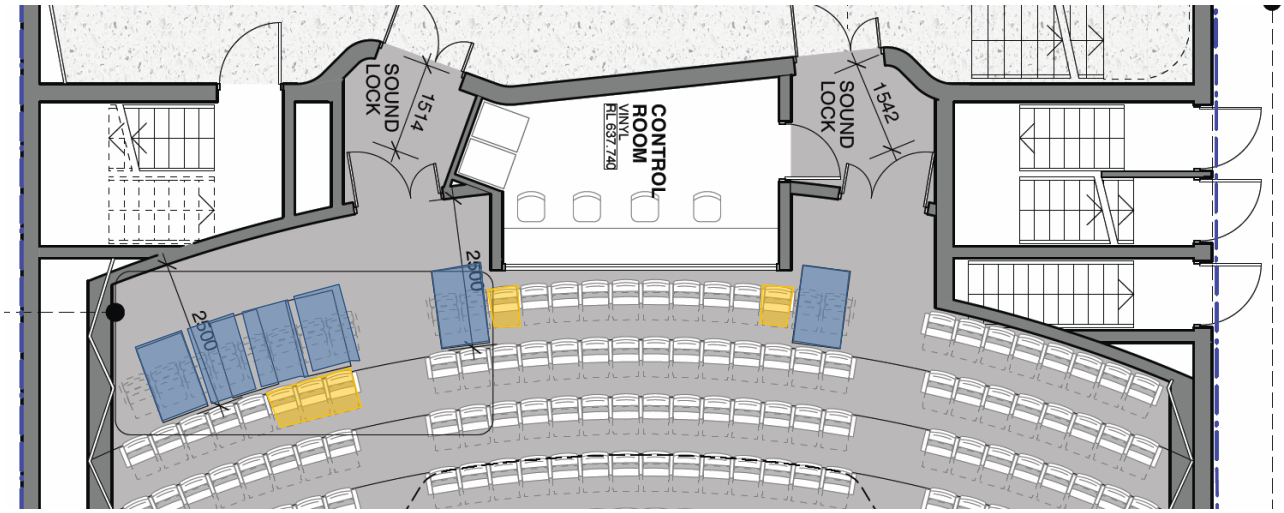


Figure 4 Wheelchair Seating Positions – Stalls

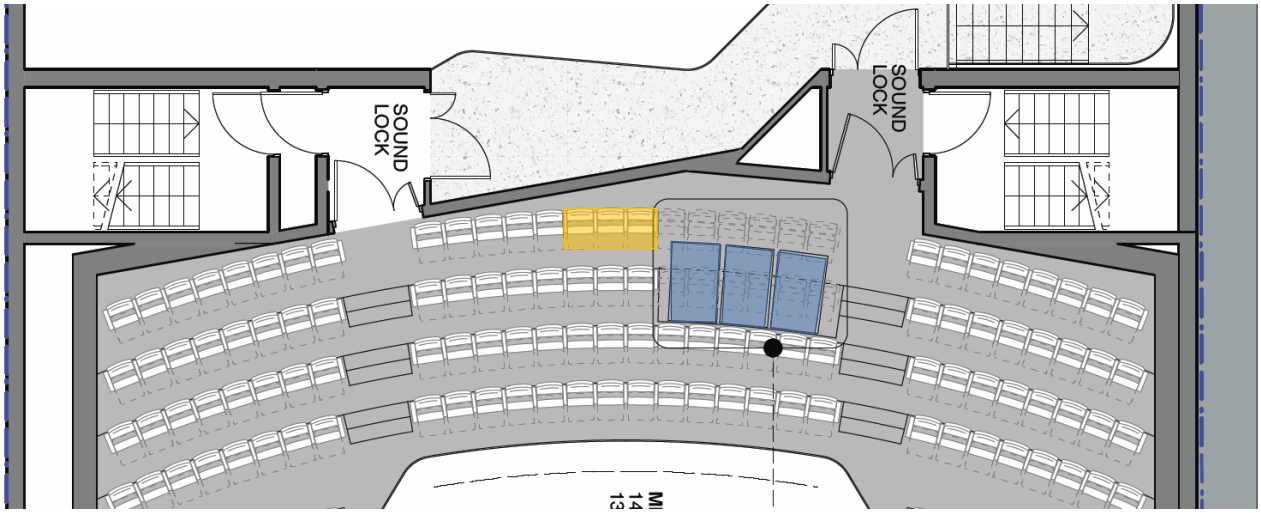


Figure 5 Wheelchair Seating Positions – Circle

2.2. Compliance with NCC Clause D3.9

The proposal identifies the proposed design strategy for the provision of wheelchair accessible seating areas to satisfy the requirements of Section D3.9 of the Disability (Access to Premises – Buildings) Standard.

The spatial arrangements and grouping proposed for the wheelchair seating spaces satisfy the provision of NCC Table D3.9 and Clause 18 of AS1428.1:2009.

2.3. Floor finishes

The proposal identifies buildability issues. The provision of wheelchair accessible seating in the locations nominated is reliant on personnel configuring the seating for every performance. It will be essential that a checklist be developed to be signed off.

The images following indicate a similar platform developed by MEGADECK when accessible theatre seating positions are required. The main issues relate to the locking in place of the platform to prevent movement when traversed by a wheelchair user, the ability to achieve a flush finish at the junctions and the placement of barriers to prevent wheels rolling off the platform.

Figure 6 Example of accessible seating platform

As the design relies on the inserting of platforms it will be essential to ensure that the junctions of materials satisfy the tolerances between finishes identified at section 7 of AS1428.1:2009.

> *Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:*
>
> *(a) 0 ±3 mm vertical*
>
> *(b) 0 ±5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping*

2.4. Barriers

Some of the proposed wheelchair seating spaces will require a barrier to be provided. The change in level between the wheelchair seating space and the row in front is less than 1 m and the back of the chairs of the forward row of seats will provide a visual indication of the edge of the platform.

The height of the barrier is nominated at 650mm AFFL.

The detailing of the rails will need to be finalised and coordinated with the BCA Consultant for the project.

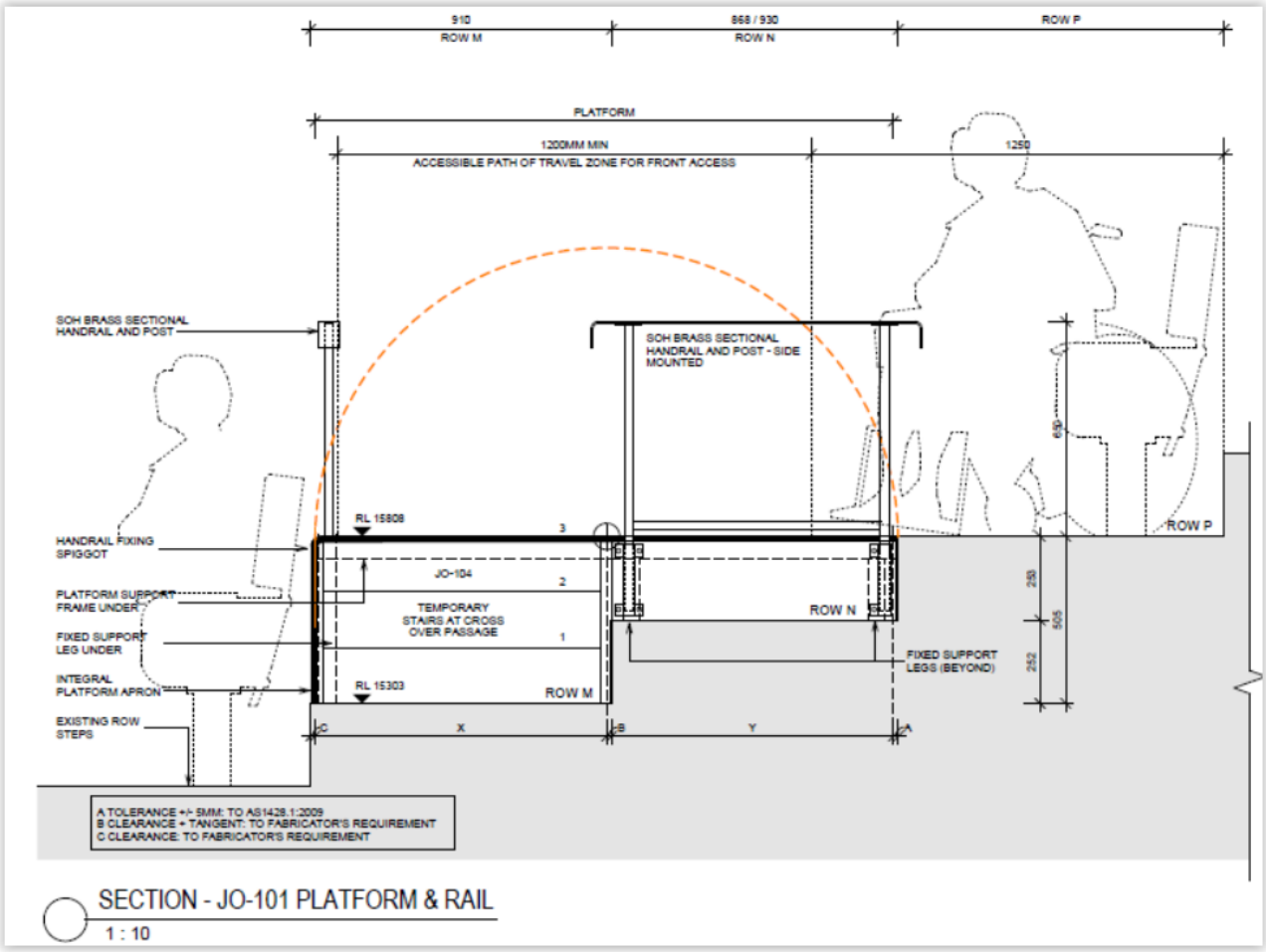


Figure 7 Example of accessible seating platform

2.5. Aisle Steps

The plan proposes that in the wheelchair accessible configuration that new intermediary steps may need to be incorporated into the aisle way circulation. These new aisle steps will need to be non-slip and incorporate non-slip nosing.

2.6. Post Adapted Configuration

Detailed plans indicating the stages and configurations of wheelchair seating positions will need to be developed so that ticketing policies may be developed.

2.7. Hearing Augmentation

As part of these works the hearing augmentation system will need to be revised and augmented to satisfy the revised configurations. The specification of the hearing augmentation system will need to satisfy the requirements of NCC Clause D3.7 and AS1428.5:2010.

An approach to satisfying these requirements will need to be prepared by specialist consultants.

3. BOX OFFICE AND FOYER SPACE

3.1. Overview

The Foyer, Box Office and Bar Space offers the opportunity for multiple activities to be undertaken. Functionally there are two (2) pedestrian entry points to the Goulburn Performing Acts Centre as indicated on the extract of the plan. On event days, the entrance to the facility is possible at location “1” and at all other times access to the facility is at location “2”. An intercom will need to be located at both entrance positions.

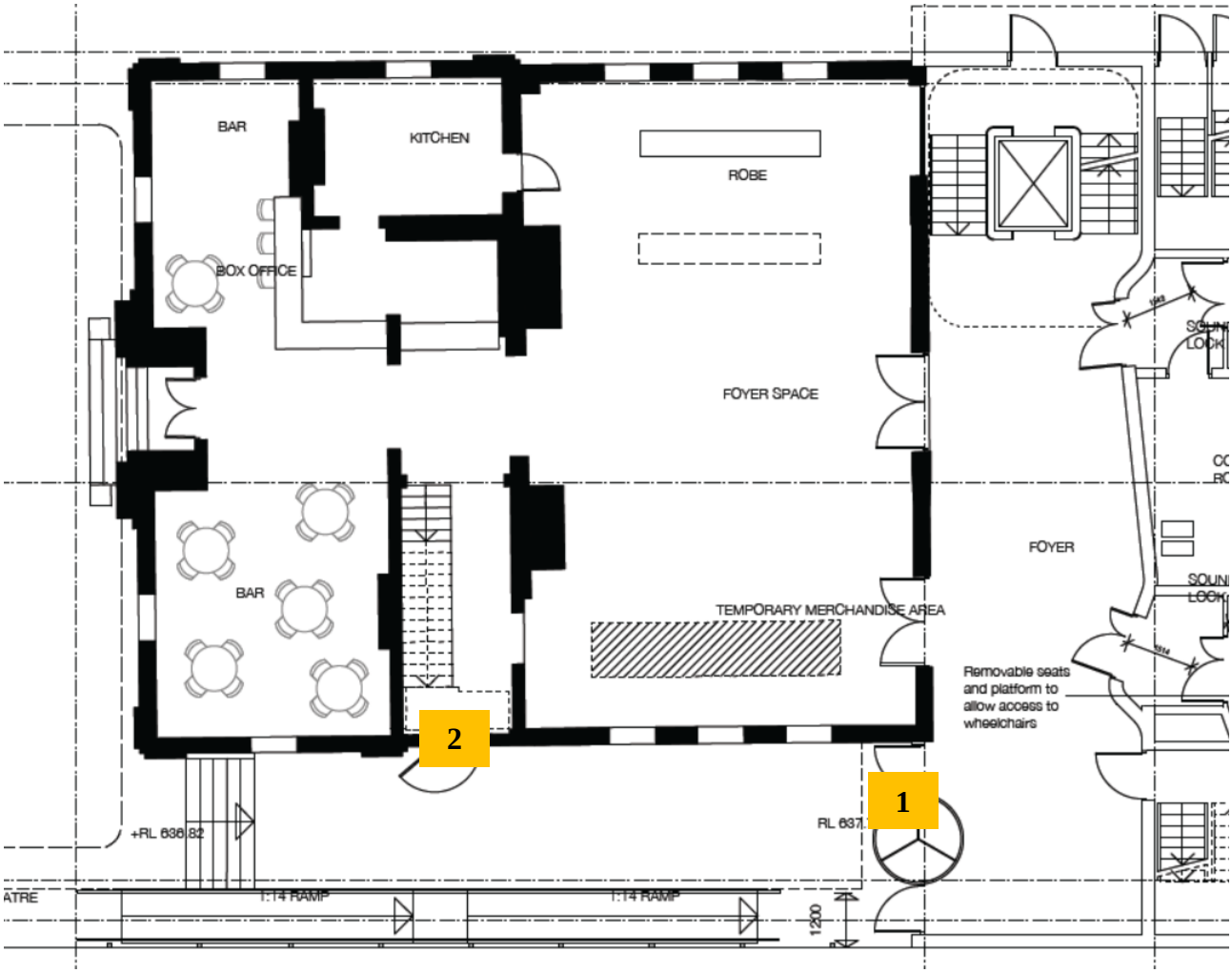


Figure 8 Ground Floor Foyer

3.2. Floor Finishes

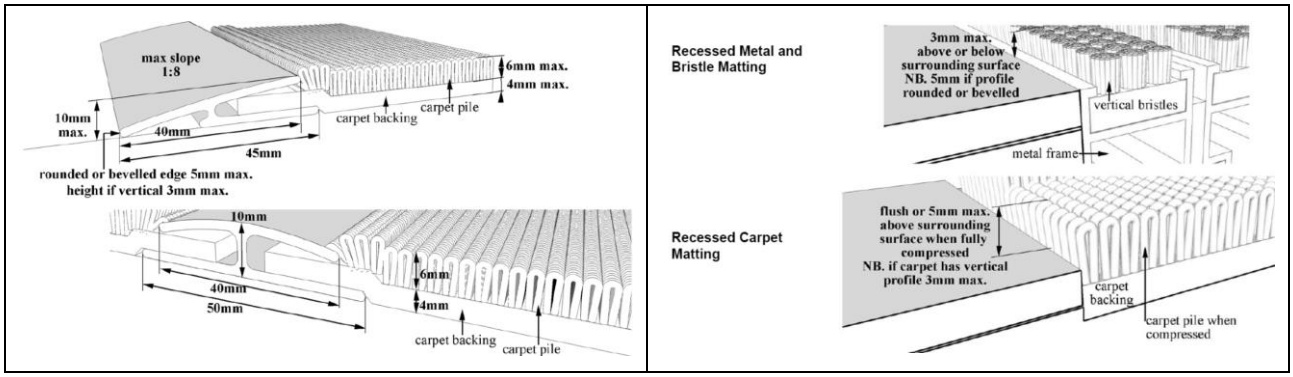
The floor finishes to these spaces has yet to be finalised.

If carpet is specified, then the specification of the construction of the carpet will need to satisfy the provisions of NCC Clause D3.3(g) and (h).

> *(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and*

(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively

The interface of differing floor finishes will need to satisfy the provisions of Clause 7 of AS1428.1:2009. It may be necessary to feather the floor finishes to satisfy these requirements and provided a step free transition between finishes.



3.3. Doors and Door Hardware

The doors located within these areas are generally associated with the fire compartmentalisation of the building. Doors in these areas other than the fire doors associated with the fire stairs will be generally held open and connected to the fire system of the building.

The selection and detailing of door hardware will need to satisfy the provision of Clause 13.5 of AS1428.1:2009.

The plan proposes a central rotating door to access the Theatre Foyer. This type of door is not accessible friendly. The plan also indicates hinged doors on either side of the rotating door. The minimum clear width of these doors will need to be not less than 850mm and compliant latchside clearances (530mm) will need to be provided.

It can be assumed that this façade will be a glass façade. The detailing of the glass may require the application of visual indicators on the glazing to satisfy the requirements of Clause 6.6 of AS428.1:2009.

6.6 Visual indicators on glazing

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

3.4. Braille Tactile Signage (Exit)

NCC Clause D3.6(a)(ii) requires the installation of Braille Tactile Signage as follows:

Braille and tactile signage complying with Specification D3.6 must identify each door required by E4.5 to be provided with an exit sign and state—

(A) "Exit"; and

(B) "Level" and either

(aa) the floor level number; or

(bb) a floor level descriptor; or

(cc) a combination of (aa) and (bb)

The detailing of the braille tactile signage required for this project will be developed as part of the detailed Construction Documentation phase of the project.

3.5. Lighting levels

Clause 19 of AS1428.2:1992 - Lighting nominates lighting level to passageways, walkways and stairs areas to be a minimum of 150 lx.

Details indicating compliance with this requirement will need to be demonstrated as part of the Detailed Construction Documentation phase.

4. VERTICAL TRANSPORT

4.1. Overview

Connectivity between the levels within the building is via lifts or by stairs.

The plan proposes a lift service within the Foyer space connecting the basement and theatre levels. A lift is also proposed for the back of house area connecting the basement, stage area and change room facilities.

A circulation stair wraps around the lift located within the Foyer.

Fire stairs are provided adjacent to the Foyer area.

A fir stair is also provided adjacent to the Dressing Room Areas. This stair will also be a circulation stair and will need to be detailed to satisfy the provisions of Clause 11 & 12 of AS1428.1:2009.

4.1. Travel Distance

The Foyer lift connects the Basement Level to Level 2.

The Back of House Lift lift connects the Basement Level to Level 4.

4.2. Lift Car Dimensions

The minimum lift car dimension to satisfy the requirements of NCC Part E is as follows:

- Foyer Lift 1100 x 1400mm (Lift travel distance less than 12m)
- Back of House Lift 1400 x 1600mm (Lift travel distance greater than 12m)

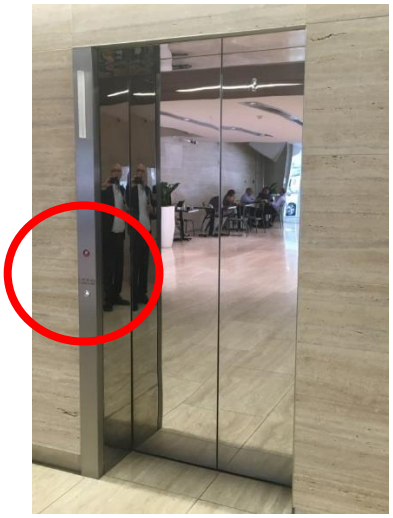
The actual size of the lift car will need to be identified by the Vertical Transport consultant. The size of the lift may be increased to satisfy other requirements of the NCC

4.2. Call buttons

The detailing of the lift cars will need to satisfy the requirements of NCC Clause E3.6, the provisions of AS1735.12 and the placement of call buttons to comply with Clause 14 of AS1428.1:2009.

Attention is directed to the placement of the lift call button at each level. Many lift suppliers are locating the call button for single lift car installations in the jamb of the lift door assembly. If this surface is not flush with the adjoining wall the position of the button is not complainant with the provisions of Clause 14 of AS14281:2009. This clause requires switches not to be located within 500mm of an internal corner.

Should the lift call buttons be located within the lift car jamb it will be necessary to rely upon a Performance Solution

	
Image of non-compliant lift call button installation	Image of compliant lift call button installation

4.3. Lift - Compliance with AS1735.12

The design of the new lift will need to satisfy the requirements of AS1735.12.

The following table when referenced with the requirements of AS1735.12 provides a checklist of elements to be satisfied in the lift installation.

CLAUSE	REQUIREMENT TO BE SATISFIED	STATUS	COMMENT / ACTION
Section 2	The minimum lift car internal dimensions shall be 1100 mm wide by 1400 mm deep between the inside of the closed car doors to the inside back wall of the car.		
	The minimum clear width of car door openings shall be not less than 900 mm.		
3.1	Any carpet shall have a pile length above the carpet substrate of not more than 6 mm. NOTE: Car floor surfaces should be firm and slip resistant.		
3.2	Where Type C safety gear as classified by AS 1735.2 is used, it shall be possible for a lift mechanic to gain access to the release mechanism of the safety gear while the lift car is occupied by a person in a wheelchair.		
4.1	Lift car doors and landing doors shall be of the horizontally sliding type, power- operated, and automatically controlled.		
4.2	Lift car doors shall be fitted with a passenger-protection system which, while activated, will hold the doors in the open position. The system shall not be nullified by objects with a reflective surface		
4.3	When the doors are responding to a landing button, they shall remain fully open for a minimum of 6 s		
5.1	Surfaces (including button cover plates), within 300 mm of car control buttons, that are parallel to the face of the buttons and the button cover plate shall have a finish that reduces glare and reflection.		
5.2	Protruding edges		
5.3	Handrails		
5.4	Seat		
Section 6	Lift car levelling		

CLAUSE	REQUIREMENT TO BE SATISFIED	STATUS	COMMENT / ACTION
7.1	Each landing served shall be provided with one or more control buttons to call a lift		
7.2.1	Number of control panels		
7.2.2	Control Buttons on Control Panels		
7.2.3	Key Pads		
7.3.1	Height above floor		
7.3.2	Distance from corners		
7.3.3	At lift landings		
7.3.4	Security system operating devices		
7.4.1.1	Control button movement		
7.4.1.2	Force to operate call button 5N		
7.4.2	Size of button (19mm)		
7.4.3	Separation		
7.4.4	Projection		
7.4.5	Surface		
7.4.6	Edges & Corners		
7.4.7	Inclination		
7.4.8	Highlight		
7.4.9	Identification of control Buttons		
8.1	Audible Information		
8.2	Visible Information		
8.3	Tactile information		
8.4	Shape of Characters		
8.5	Indication of direction of travel		
8.6.1	Car position Indicator		
8.6.2	Acknowledgement of floor calls		
9.1	Communication system		
9.2	Communication system		
9.3	Lift Identification system		
9.4	Permanently attended location		
9.5	Lift Car		
10.1	Compliance with AS1680		
10.2	General Lighting		
10.3	Lighting of lift car controls		

5. SANITARY FACILITIES

5.1. Assumption

The following assumptions have been considered in the undertaking of this review:

(a) The number of WC facilities provided satisfies the population demands of the Theatre. This assumption will need to be confirmed by the BCA consultant.

(b) The slip resistance of the floor finishes to the existing WC facilities will be able to be treated to satisfy the slip resistance requirements of HB198.

(c) The lighting levels of the WC facilities will achieve a minimum 200 lx as required by AS1428.2:1992. It is noted that Appendix d of AS1680.2.1:2008 nominates the lighting level for WC facilities and change rooms to be 80lx. In the event of a DDA complaint the commission will be obligated to consider the lighting levels noted as part of AS1428.2:1992.

5.2. Number of fixtures to be provided

The primary use of this facility is as a Performing Arts Centre. The Theatre accommodates 400 seats. Facilities for the performers are provided within the changing rooms.

The front of house area includes for Bar and Box Office functions.

For the purpose of this assessment we have assumed that the Bar and Theatre populations will overlap as far as the calculation of WC facilities for the facility and have assumed a design population of 400 for the Theatre and 15 male and 15 female staff.

Based on the above design populations the number of WC facilities to be provided for the public is:

Gender	WC Pan	Urinal	Basin
Male staff	1	1	1
Female Staff	1	1	1
Male patrons (51-250)	1	2	2
Female patrons (171-230)	5	-	2
Total	**8**	**4**	**6**

NCC Clause F2.4 requires that accessible WC facilities be provided where banks of WC facilities are provided. The Patron WC facilities are proposed to be located within the Basement which is accessed via the Foyer lift or Stairs.

The provision of a Unisex accessible WC facility reduces the number of WC facilities to be provided as follows:

Gender	USAT	WC Pan	Urinal	Basin
Male staff		-	-	-
Female Staff		1	1	1
Male patrons (51-250)		1	2	2
Female patrons (171-230)		4	-	1
USAT	1			
Total	**1**	**6**	**3**	**4**

The WC facilities proposed for this development are scheduled as per the following table. The requirements of the NCC have been satisfied by this arrangement.

Gender	USAT	Ambulant	WC Pan	Urinal	Basin
Male (Basement)		1	1	4	3
Female (Basement)		1	10	-	3
Chorus Room L3			1		1
Dressing Room L3			1		1
Chorus Room L4			1		1
Dressing Room L4			1		1
USAT Public (Basement)	1				
USAT BOH (Basement)	1				
USAT (Dressing Room L1)	1				
USAT BOH (L2)	1				
USAT BOH (L3)	1				
USAT BOH (L4)					
Total	**5**		**15**	**4**	**10**

5.3. Braille Tactile Signage

Braille tactile signage will need to be provided to the various locations.

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

Compliance will need to be demonstrated in subsequent stages of the development process.

5.4. Floor Materials Slip Resistance

The selection of the floor finishes to the wet areas associated with the change room facilities will need to satisfy the provisions of HB198. The slip resistance levels to be achieved are P3 (Wet pendulum test) and R10 (Oil-wet inclining platform Test).

5.5. Lighting levels

Clause 19 of AS1428.2:1992 - Lighting nominates lighting level to wet areas to be a minimum of 200 lx. Details indicating compliance with this requirement will need to be demonstrated as part of the design development phase.

5.6. Ambulant WC Facilities

A compliant ambulant WC cubicle will need to be provide within the male and female WC facilities. The detailing of the ambulant WC facilities will need to satisfy the provisions of Clause 6 of AS1428.1:2009.

5.7. Accessible WC Facilities

An accessible WC facility will need to be provided as part of the public WC facilities. The detailing of these facilities satisfies the requirements of Clause 15 of AS1428.1:2009.

Appended to this document is a checklist indicating the elements to be incorporated into accessible WC facilities.

The plan also proposes accessible dressing rooms as part of the Back of House areas. Accessible WC facilities have been provided.

It is not proposed to incorporate a changing places facility as part of the Goulburn Performing Arts Centre.

6. DRESSING ROOM

6.1. General

The plan proposes the following facilities be provided as part of the Back of House functions:

- Level 1Accessible Dressing Room
- Level 2Green Room and Touring Office
- Level 3Chorus Room and Dressing Room
- Level 4Chorus Room and Dressing Room

6.2. Assumption

The following assumptions have been considered in the undertaking of this review:

- The number of WC facilities provided satisfies the population demands of the theatre. This assumption will need to be confirmed by the BCA consultant.

6.3. Scope of proposed works

The design proposes the following

- The provision of an accessible change room including an accessible WC/shower facility
- An accessible WC is provided at the Green Room level

6.4. Braille Tactile Signage

Braille tactile signage will need to be provided to the various locations where accessible facilities (audio and WC facilities) are provided. The signs will need to indicate:

- Male / Female / Unisex facilities
- Handing of WC pans
- Ambulant facilities
- Installation of a hearing augmentation system

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

These signs will need to be incorporated in to the signage package developed for the upgrade works.

Compliance will need to be demonstrated in subsequent stages of the development process.

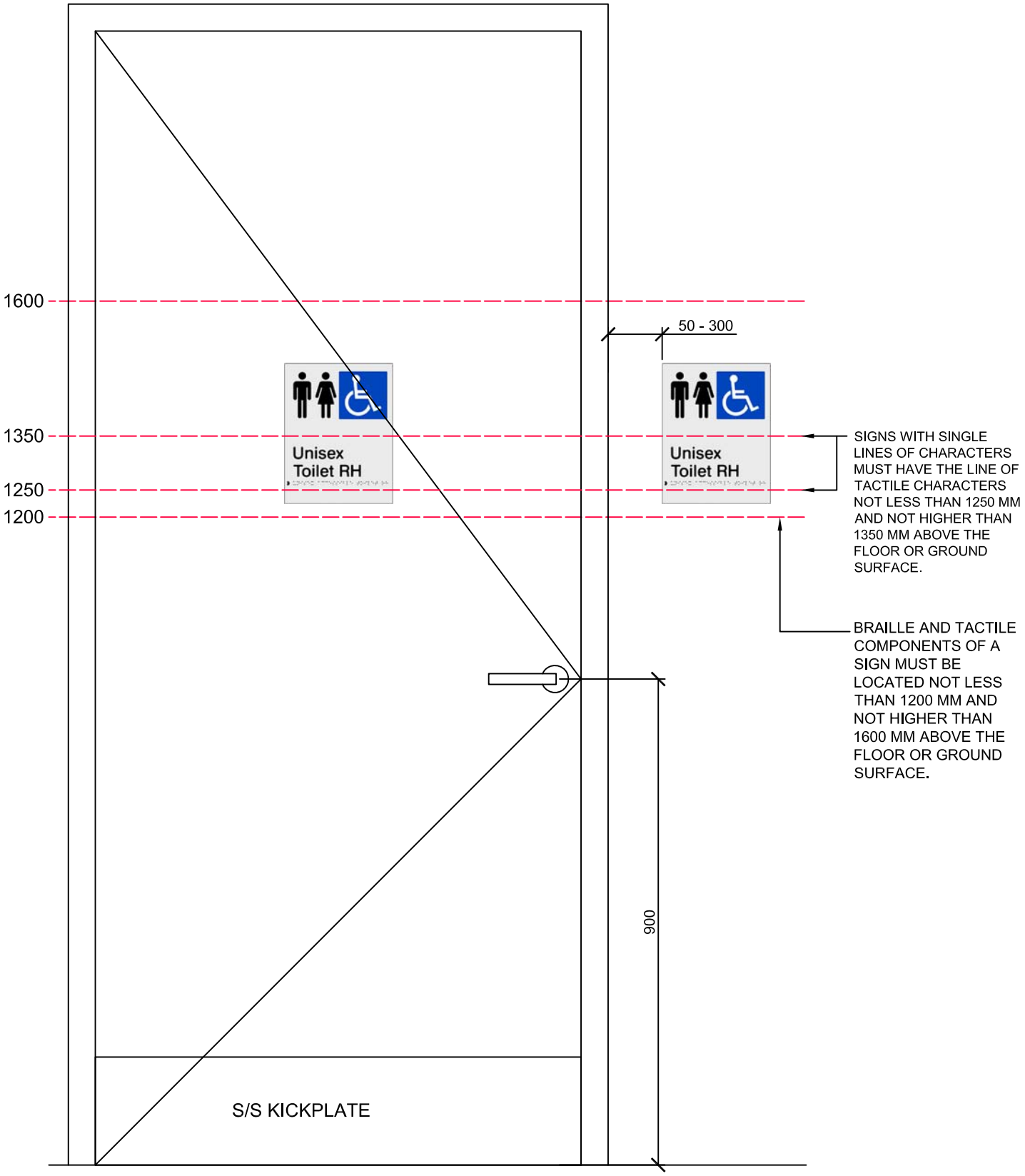
FLOOR MATERIALS SLIP RESISTANCE

The selection of the floor finishes to the wet areas associated with the change room facilities will need to satisfy the provisions of HB198. The slip resistance levels to be achieved are P3 (Wet pendulum test) and R10 (Oil-wet inclining platform Test).

LIGHTING LEVELS

Clause 19 of AS1428.2:1992 - Lighting nominates lighting level to wet areas to be a minimum of 200 lx.

Details indicating compliance with this requirement will need to be demonstrated as part of the design development phase.



1 ACCESSIBLE DOOR SIGN

Scale: 1:10@A4

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

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TITLE: DOOR SIGNAGE SETOUT

DWG.No. ####

PLOTTED: 03/11/2014

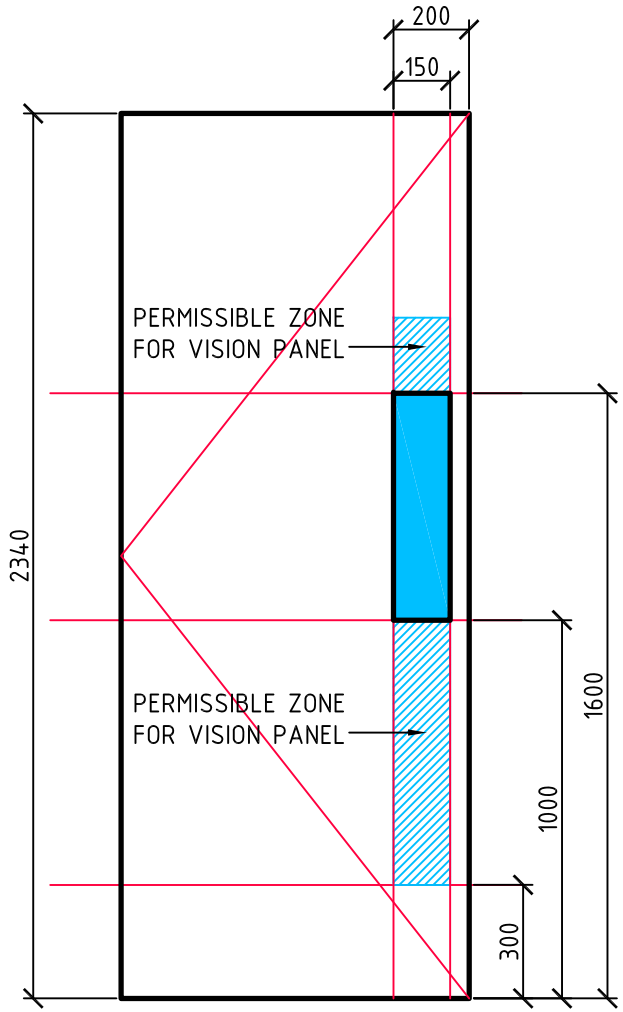
TECHNICAL SHEET

DATE: OCT 2014 | SCALE: AS SHOWN

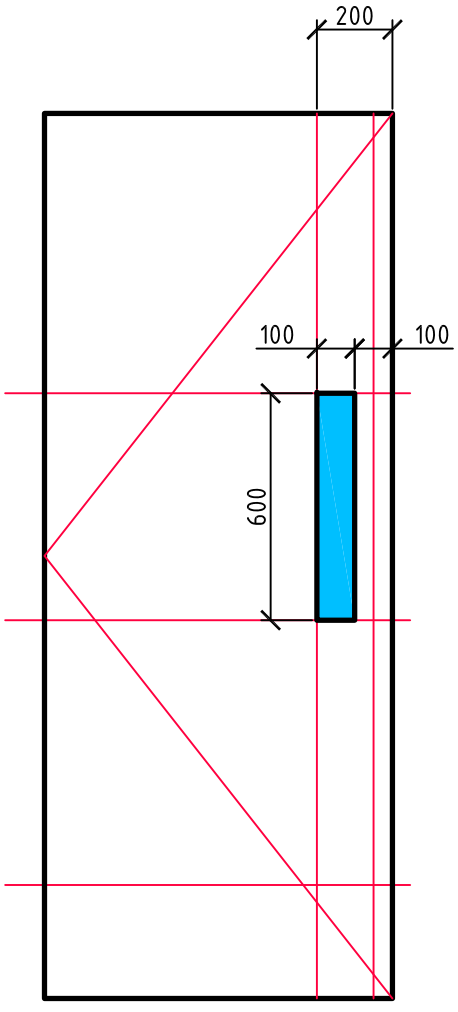
STAGE: - | DRAWN: RAS

TYPE: - | REVISION: [-]

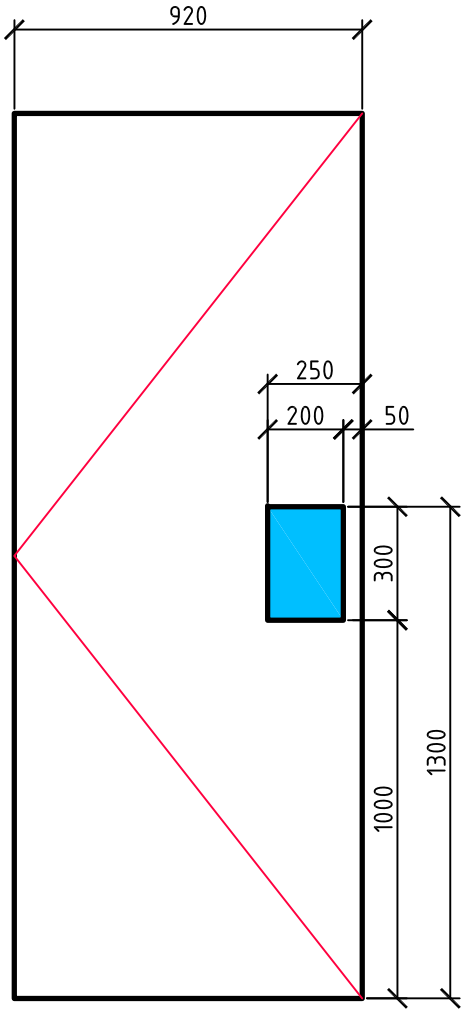
D3.6



MINIMUM GLAZED AREA FOR VISION PANEL IN A NON FIRE RATED DOOR PANEL TO COMPLY WITH THE INTENTION OF AS1428.2 - CLAUSE 11.6.2



LOCATION OF STANDARD 600x100mm FIRE RATED VISION PANEL TO COMPLY WITH THE INTENTION OF AS1428.2 - CLAUSE 11.6.2



LOCATION OF STANDARD 300x200mm FIRE RATED VISION PANEL TO COMPLY WITH THE INTENTION OF AS1428.2 - CLAUSE 11.6.2

EXTRACT FROM AS 1428.2:1992
11.6.2 GLAZING IN JOINERY DOORS OR FLUSH DOORS

GLAZING IN JOINERY DOORS OR FLUSH DOORS SHALL BE AS FOLLOWS:

a. THE LOWER EDGE OF THE GLAZING SHALL BE NOT LESS THAN 300mm AND NOT MORE THAN 1000mm ABOVE THE BOTTOM EDGE OF THE DOOR.

b. THE UPPER EDGE OF THE GLAZING SHALL BE NOT LESS THAN 1600mm ABOVE THE BOTTOM EDGE OF THE DOOR.

c. IN WIDTH, THE GLAZING SHALL EXTEND NOT MORE THAN 200mm FROM THE LATCH EDGE OF THE DOOR AND SHALL BE NOT LESS THAN 150mm WIDE.

NOTE: GLAZING IN DOORS IS USEFUL TO PEOPLE WITH DISABILITIES AS IT PROVIDES A VIEW OF A USER APPROACHING THE DOOR FROM THE OTHER SIDE. THE LOWER PERIMETERS OF GLAZING ARE SET TO AVOID THE FOOTREST OF A WHEELCHAIR CONTACTING THE GLASS.

THE INSTALLATION OF STANDARD VISION PANELS IN FIRE RATED ASSEMBLIES NEED TO COMPLY WITH THE MANUFACTURERS TESTED ASSEMBLIES.

THE TOTAL AREA FOR VISION PANELS IN FIRE RATED DOORS IS TO BE LESS THAN 65,000sqmm.

THE STANDARD AVAILABLE FIRE RATED VISION PANELS ARE:

- 600 X 100
- 300 X 200
- 450 X 150

THE INSTALLATION OF VISION PANELS IN FIRE RATED DOORS WILL NOT COMPLY WITH EVERY ASPECT OF THE PROVISIONS OF AS1428.2:1992

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REV | DATE | NOTATION / AMMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

CLIENT:

PROJECT ADDRESS:

TITLE: VISION PANEL IN DOORS / FIRE DOORS

DWG.No.

PLOTTED:

STATUS

DATE:

SCALE: 1:20@A4

PROJECT:

JOB:

STAGE:

DRAWN: RAS

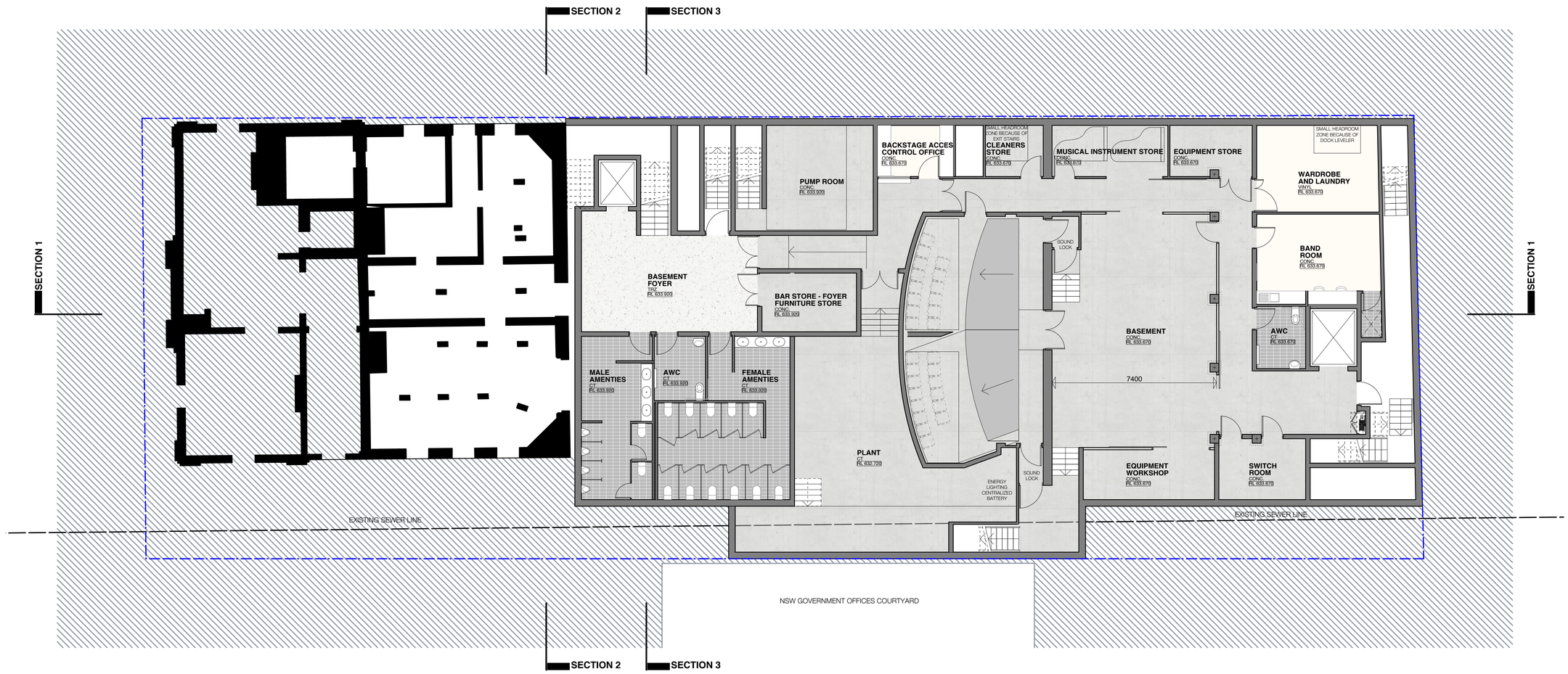
CHECKED:

APPROVED:

TYPE: .

SHEET: of

REVISION



LEVEL 0 FLOOR PLAN

NORTH

LEGEND :

- BOUNDARY
- NEW WALLS
- EXISTING MASONRY

ISSUE	DATE	REVISION
A	10/19/16	Issued for information

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

Goulburn Performing Art Centre

Goulburn Mulwaree Council

Level 0 floor plan (basement)

A110 rev A

project : 21616 print date : 11/16/16

drawn : checked:

scale : 1:100 @ A1 + 1:200 @ A3

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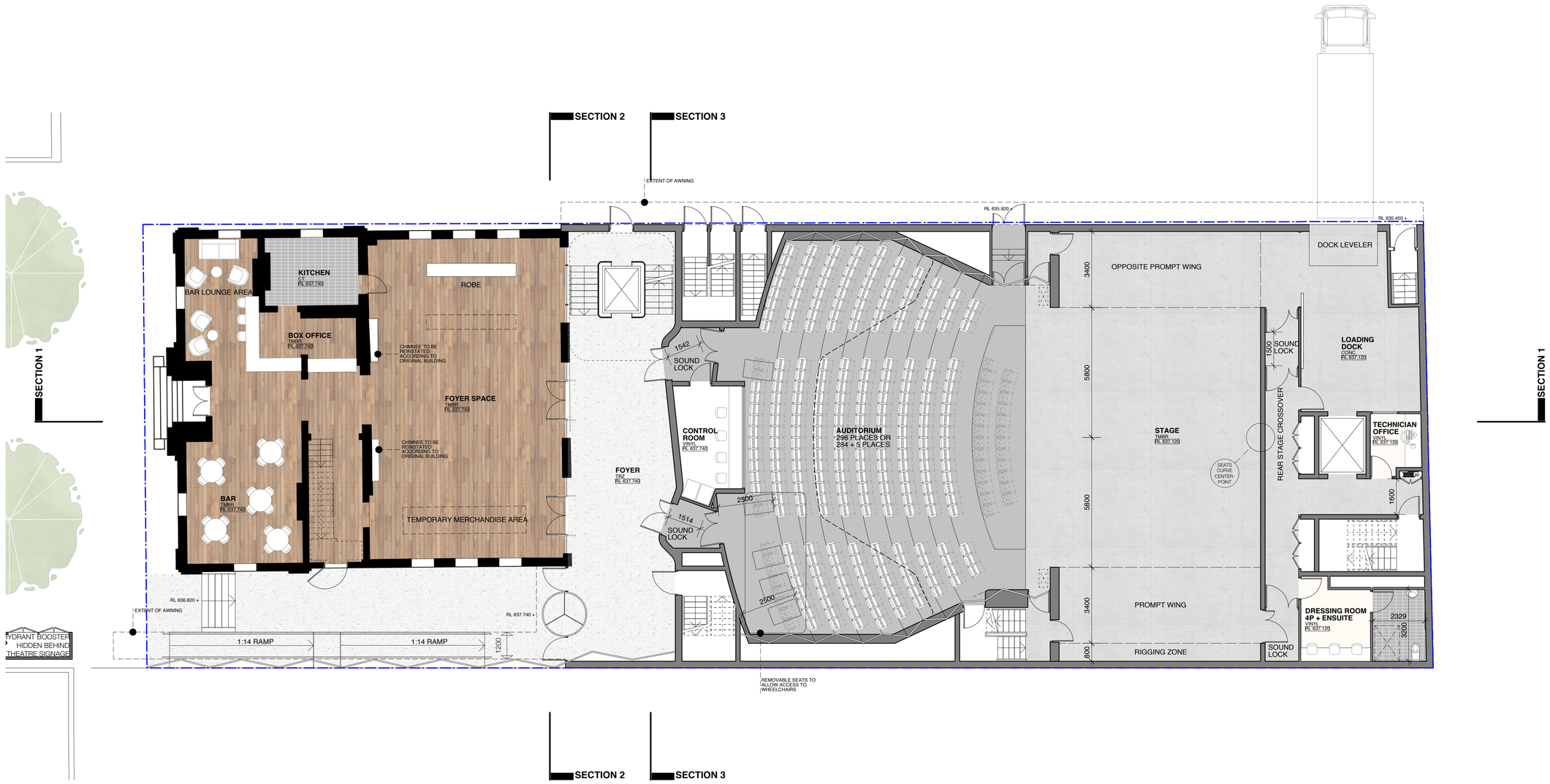
nominated architects
ian brewster reg 5561
larry melocco reg 5481
andrew hjorth reg 5413

21616 - A100 Plans.vwx



LEVEL 1 FLOOR PLAN

NORTH

BOUNDARY
NEW WALLS
EXISTING MASONRY

ISSUE	DATE	REVISION
A	10/19/16	Issued for information

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.

Goulburn Performing Art Centre

Goulburn Mulwaree Council

Level 1 floor plan (ground floor)

A111 rev A

project : 21616 print date :11/16/16
drawn : checked:
scale : 1:100 @ A1 + 1:200 @ A3

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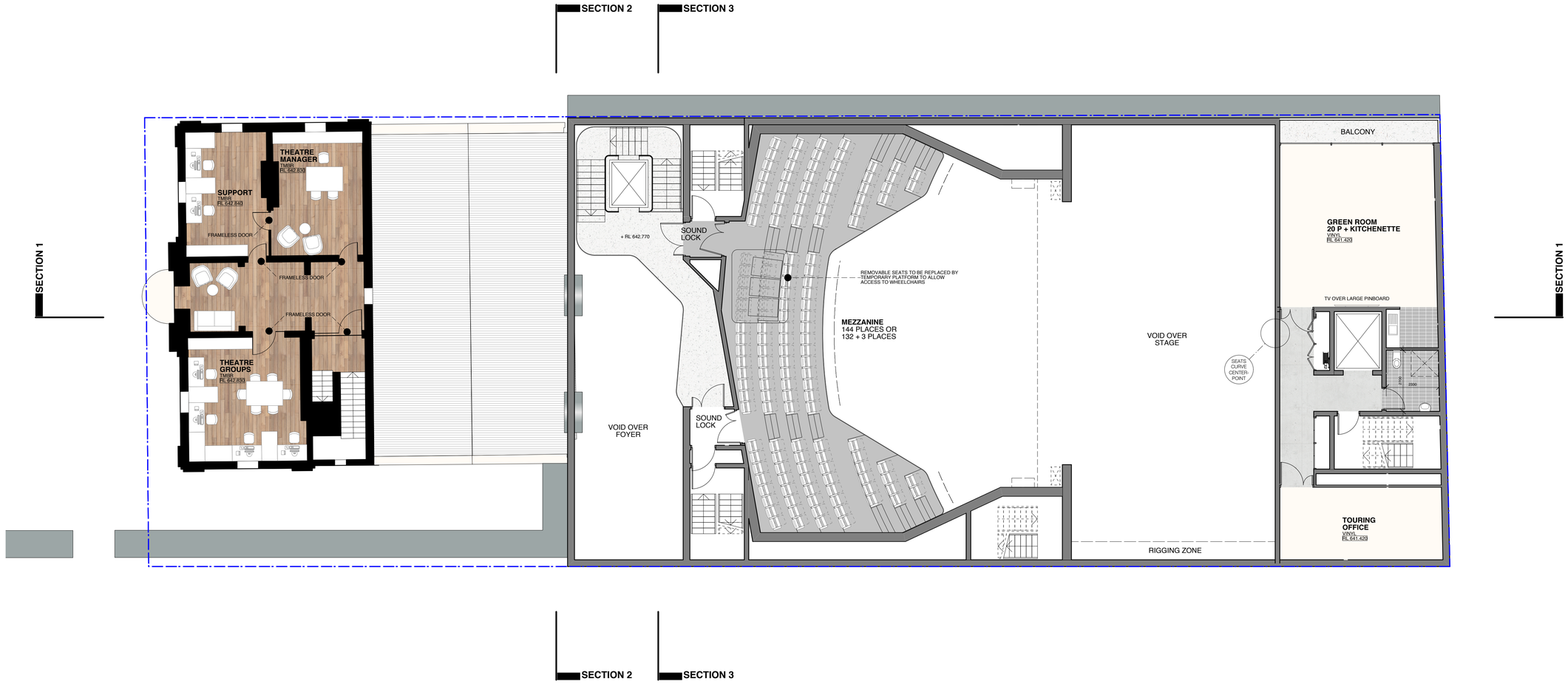
andrew hjorth reg 5413

21616 - A100 Plans.vwx



LEVEL 2 FLOOR PLAN

NORTH

BOUNDARY
NEW WALLS
EXISTING MASONRY

ISSUE	DATE	REVISION
A	10/19/16	Issued for information

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Goulburn Performing Art Centre

Goulburn Mulwaree Council

Level 2 floor plan

A112 rev A

project : 21616 print date :11/16/16
drawn : checked:
scale : 1:100 @ A1 + 1:200 @ A3

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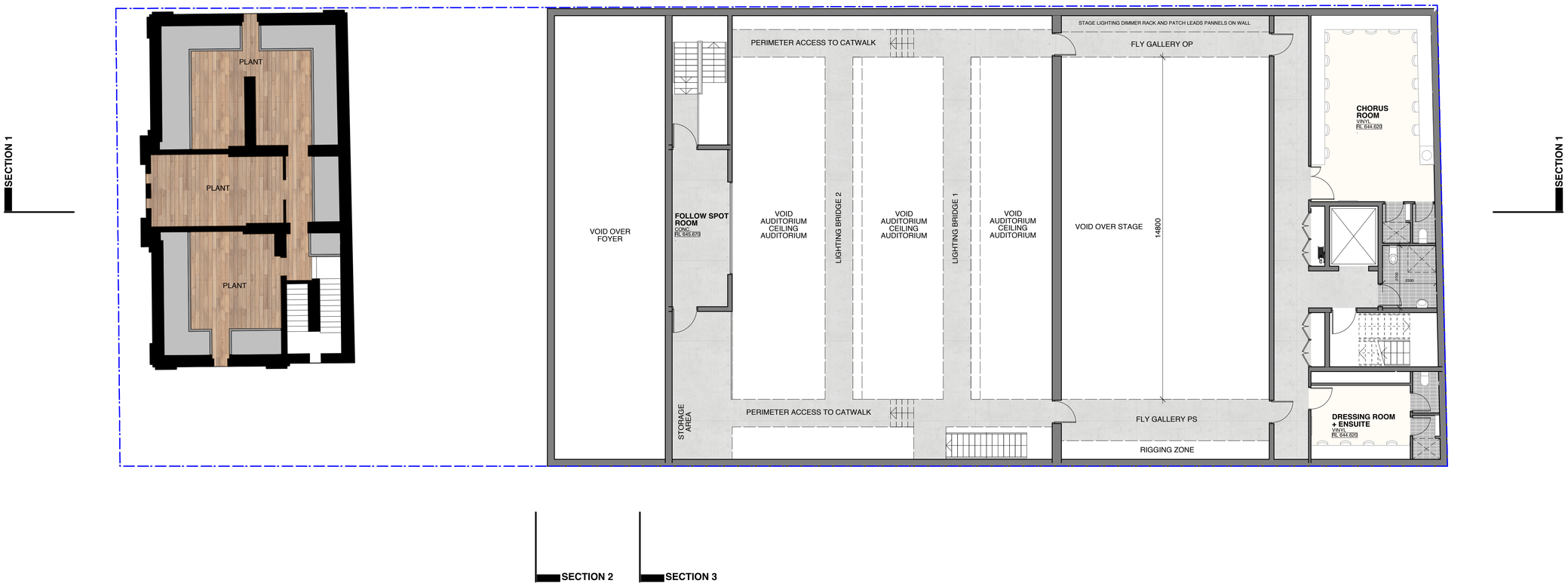
21616 - A100 Plans.vwx



LEVEL 3 FLOOR PLAN

NORTH

BOUNDARY
NEW WALLS
EXISTING MASONRY

ISSUE	DATE	REVISION
A	10/19/16	Issued for information

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.

Goulburn Performing Art Centre

Goulburn Mulwaree Council

Level 3 floor plan

A113 rev A

project : 21616 print date : 11/16/16
drawn : checked:
scale : 1:100 @ A1 + 1:200 @ A3

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21616 - A100 Plans.vwx

SECTION 2

SECTION 3

SECTION 1

SECTION 1

SECTION 2

SECTION 3

LEVEL 4 FLOOR PLAN

NORTH

BOUNDARY
NEW WALLS

ISSUE	DATE	REVISION
A	10/19/16	Issued for information

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.

Goulburn Performing Art Centre

Goulburn Mulwaree Council

Level 4 floor plan

A114 rev A

project : 21616 print date : 11/16/16
drawn : checked:
scale : 1:100 @ A1 + 1:200 @ A3

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21616 - A100 Plans.vwx

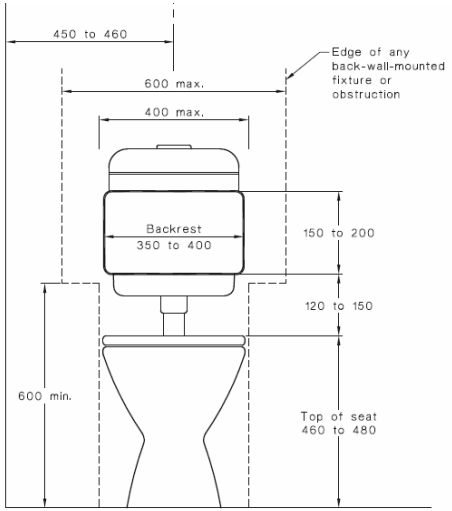
ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES

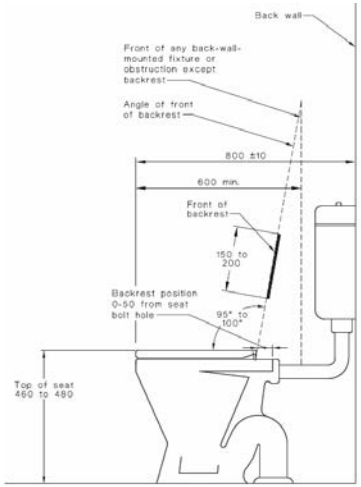
WATER TAPS	STATUS
Taps shall have lever handles, sensor plates, or other similar controls.	
Lever handles shall have not less than 50 mm clearance from an adjacent surface.	
Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations.	
Where hot water is provided, the water shall be delivered through a mixing spout.	

WC PAN CLEARANCES		STATUS
Offset from side wall to CL of WC pan	450-460 mm	
Distance from rear wall to front of WC Pan	800 ±10 mm	
Top of seat height	460-480 mm AFFL	



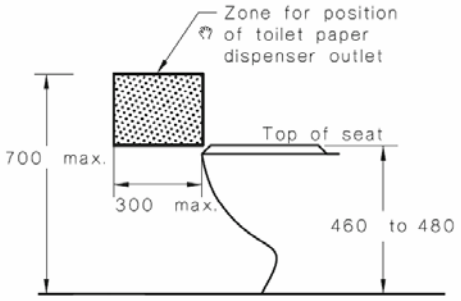
WC SEAT	STATUS
be of the full-round type	
be securely fixed in position when in use;	
have seat fixings that create lateral stability for the seat when in use;	
be load-rated to 150 kg;	
have a minimum luminance contrast of 30% with the background (e.g., pan, wall or floor against which it is viewed).	

BACKREST	STATUS
Shall be capable of withstanding a force in any direction of 1100 N;	
Width of backrest – 350- 400 mm	
Height of backrest – 150-200 mm	
Bottom of back rest – 120-150 mm above top of seat	
Angle of incline 95-100 °	

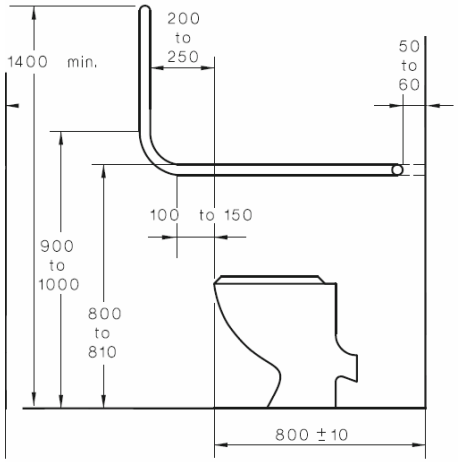


FLUSHING CONTROL	STATUS
Flushing controls shall be user activated, either hand operated or automatic..	
The flushing control shall be proud of the surface and shall activate the flush before the button becomes level with the surrounding surface.	

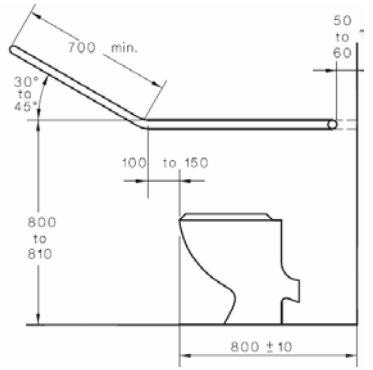
TOILET PAPER DISPENSER		STATUS
Distance in front of front of WC pan	300 mm max	
Height above floor	700 mm max	



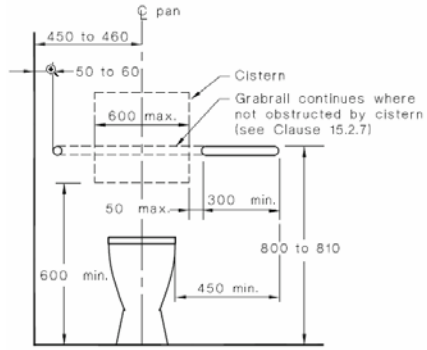
GRABRAILS 90 DEG		STATUS
Horizontal rail height	800 ±10 mm	
Distance from front of WC pan to vertical rail	200-250 mm	
Top of vertical rail	1400 mm AFFL min	



GRABRAILS 45 DEG		STATUS
Horizontal rail height	800 ±10 mm	
Distance from front of WC pan to inclined rail	100-150 mm	
Length of inclined rail	700 mm min	



GRABRAILS REAR RAIL		STATUS
Horizontal rail height	800 ±10 mm	
Distance from front of WC pan to vertical rail	200-250 mm	
Top of vertical rail	1400 mm AFFL min	



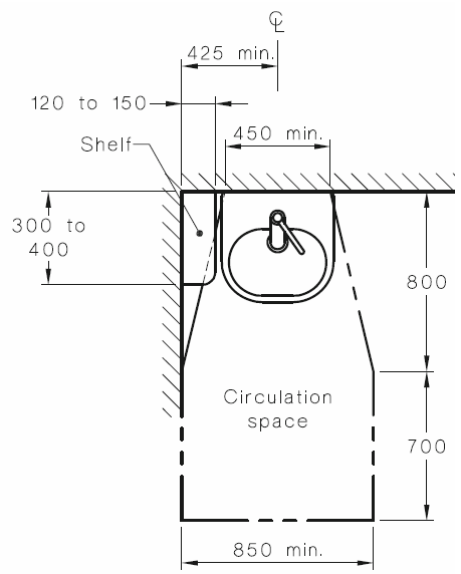
ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

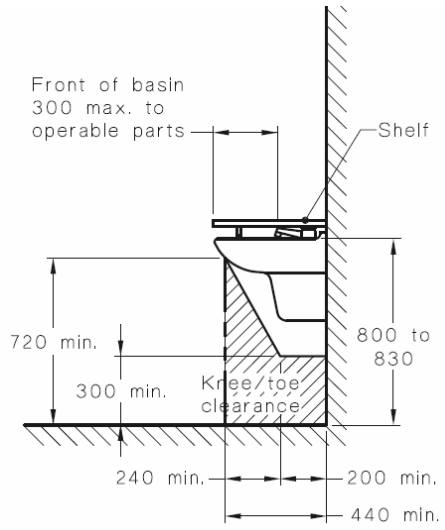
AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES

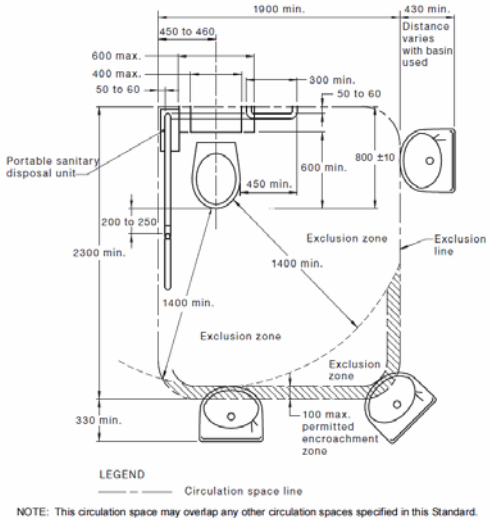
WC DOORS	STATUS
WC doors may be either hinged or sliding.	
Outward-opening doors shall have a mechanism that holds the door in a closed position without the use of a latch.	
Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle.	
In an emergency, the latch mechanism shall be openable from the outside.	
The force required to operate the door shall be not greater than 20N	
Door handles and hardware shall be lever or “D” handle type	

HANDBASINS	STATUS
The washbasin shall be outside the pan circulation	
Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.	
The projection of the washbasin from the wall and the position of taps, bowl and drain outlet shall be determined in accordance with Figures 44(A) and 44(B);	
Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin.	
Centreline distance from side wall – 425 mm	
Circulation space 1500 x 850 mm min	
Top of basin – 800-830 mm	





WC CIRCULATION		STATUS
Width of WC zone	1900 mm min	
Length of WC zone	2300 mm min	
Exclusion zone in front of WC pan	1400 mm min	
Encroachment by handbasin	100 mm max	



NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

MIRROR	STATUS
In all sanitary facilities, the mirror shall be located either above or adjacent to the washbasin.	
Top of vanity – 800-830 mm	
Bottom of mirror – 900 mm max	
Top of mirror – 1850 mm min	

SHELVES	STATUS
As a vanity top at a height of 800 mm to 830 mm and a minimum width of 120 mm and depth of 300 mm to 400 mm without encroaching into any circulation space.	
A separate fixture within any circulation space at a height of 900 mm to 1000 mm with a width of 120 mm to 150 mm and length of 300 mm to 400 mm;	

SHELVES	STATUS
A separate fixture external to all circulation spaces at a height of 790 mm to 1000 mm with a minimum width of 120 mm and minimum length of 400 mm.	

SOAP DISPENSERS, TOWEL DISPENSERS	STATUS
soap dispensers, towel dispensers, hand dryers and similar fittings shall be operable by one hand	
be installed with the height of their operative component or outlet not less than 900 mm and not more than 1100 mm above the plane of the finished floor	
no closer than 500 mm from an internal corner	

CLOTHES HOOKS (INDIVIDUAL WC)	STATUS
A clothes-hook shall be installed 1200 mm to 1350 mm above the plane of the finished floor and not less than 500 mm out from any internal corner.	

SLIP RESISTANCE HB198	STATUS
Wet pendulum test – P3	
Oil-wet inclining platform test – R10	

ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES

SHOWERS	STATUS
Shower recesses and the circulation space for each shower recess from the finished floor to a height of not less than 900 mm shall be as shown in Figure 47. Grabrails, shower hose fittings; taps, soap holder, shelf (if provided) and the folding seat are the only fixtures permitted in these spaces.	
Shower recess fittings shall be provided as shown in Figures 47 and 48. Not less than two clothes-hanging devices, as specified in Clause 15.4.4, shall be fitted outside the shower recess. One such device shall be located within 400 ±10 mm and the other within 600 ±10 mm of the folding seat.	

FLOOR WASTES	STATUS
The floor of the shower recess and associated circulation space shall be self draining and without a step-down, raised step kerb or hob at the entry to the recess.	
The waste outlet for the shower shall be provided in accordance with Figure 47.	
The slope of the floor of the shower recess shall have a gradient between 1:60 and 1:80,	
The slope of floor of the remainder of the sanitary facility shall have a gradient between 1:80 and 1:100,	

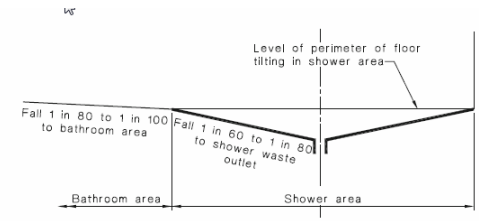


FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS

OPENING SHOWER SCREENS	STATUS
The means of screening a shower recess shall be either by a curtain or a door system that maintains the required circulation space of 1600 mm × 2350 mm.	

GRABRAILS	STATUS
Grabrails shall be fixed on the walls in the positions shown in Figures 47 and 48. Taps, soap holder and shower head support grabrail may encroach into the 600 mm clearance above the grabrail.	

SOAP HOLDER	STATUS
The soap holder shall be located within the zone shown in Figure 48.	

TAPS	STATUS
Taps, as specified in Clause 15.2.1, shall be located within the zone shown in Figure 48.	

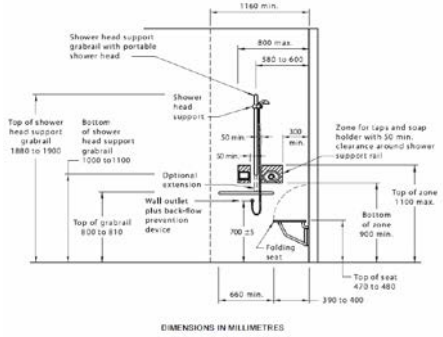
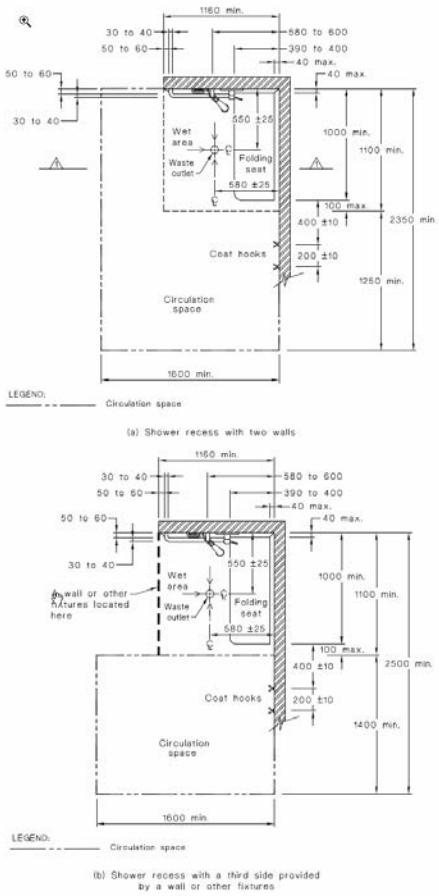


FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION

SHOWER HEAD	STATUS
A hand-held shower head shall be provided, which shall have a flexible hose of a minimum length of 1500 mm.	
An adjustable shower head holder shall be provided to support the shower head and shall—	
be installed on the shower head holder support grabrail	
allow the graspable portion of the shower head to be positioned at various angles and heights;	

SHOWER HEAD	STATUS
allow the graspable portion of the shower head to be located at heights between 1000 mm and 1800 mm above the plane of the finished floor; and	
allow access and adjustment from a seated position.	



CLOTHES HOOKS (SHOWERS)	STATUS
Two clothes hooks shall be installed within reach of the shower seat.	

CIRCULATION SPACES	STATUS
Circulation spaces, including door circulation spaces, may be overlapped.