

# ACCESS REPORT

## DEVELOPMENT APPLICATION

### PORT MACQUARIE LEISURE & ENTERTAINMENT CENTRE PARK STREET & WARLTERS STREET PORT MACQUARIE



Prepared By Mark Relf

12<sup>th</sup> December 2018



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## Introduction

This report has been prepared to provide an accessibility review of the plans for a proposed cinema, entertainment and retail complex on a site on the corner of Park Street and Warlters Street, Port Macquarie.

The development shall consist of:

- Basement parking for 153 cars including 4 accessible spaces.
- Ground floor retail shops.
- First floor retail.
- 9 cinemas on the second and third floors.
- Restaurant / function room (Tenancy 41) on the third floor.

The development proposes five on-grade accessible entrances of the ground floor with lift access to all levels of the building.

All nine cinemas will be wheelchair accessible and incorporate assistive listening devices for people with hearing impairment while ticketing, concession amenities and sanitary facilities shall also be accessible in accordance with the criteria listed below.

### Assessment Criteria

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

- (1) DDA Premises Standards and Disability Discrimination Act (DDA)
- (2) Parts D3, E3.6, F2.4 of the Building Code of Australia (BCA 2016).
- (3) Australian Standard AS1428.1 (2009) – Design for Access and Mobility.
- (4) Australian Standard AS1428.4.1 (2009) – Design for Access and Mobility.
- (5) Australian Standard AS1735.12 (1999) – Lifts.
- (6) Australian Standard AS2890.6 (2009) – Parking for People with Disability.

### DA Plans

The plans relied upon for this accessibility assessment include the following:

Drawing No.	Revision	Description
DA-00	A	Cover Sheet
DA-01	A	Site Plan
DA-10	A	Basement Carpark Plan
DA-11	A	Ground Floor Plan
DA-12	A	First Floor Plan
DA-13	A	Second Floor Plan
DA-14	A	Third Floor Plan

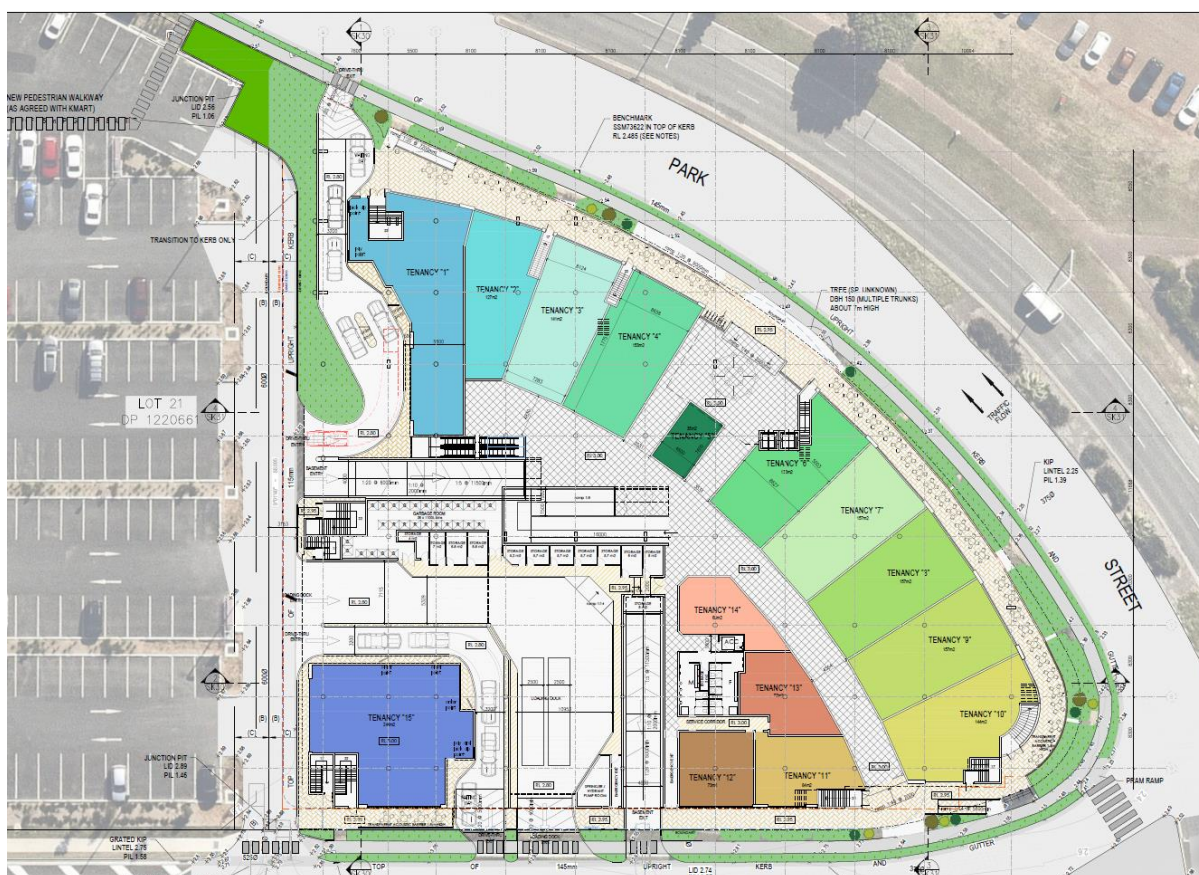
Drawing No.	Revision	Description
DA-15	A	Roof Plan
DA-20	A	Elevations
DA-30	A	Sections
DA-31	A	Sections
DA-40	A	Montage
DA-41	A	Montage
DA-50	A	View Analysis
DA-51	A	Shadow Diagrams

## Accessibility Assessment

### External Pathway Links & Building Entrances (Parts D3.2 & D3.3 of the BCA)

BCA / DDA Compliance

Complies



1. The development proposes multiple principal entrances adjoining Park Street and Warlters that incorporate 1:14 or less graded accessways to ensure equitable access to development from multiple approaches to the development that readily satisfies Table D3.1 and Parts D3.2, D3.3 of the BCA and DDA Premises Standards.
2. There are also several stairways at the boundary access entry points that are setback at least 900mm from the boundary and will be detailed with handrails, nosings and tactile indicators in accordance with ASI 428.1 and ASI 428.4.1 to satisfy D2.14, D3.3 and D3.8 of the BCA and DDA Premises Standards.
3. At the ground floor level (RL 3.00) the development proposes accessible auto sliding doorways in two principle entry locations while the retail tenancies (1 to 15) shall incorporate level threshold entry or a 1:8 threshold ramped doorway. The threshold ramps shall not exceed 280 length or 35mm rise as specified by ASI 428.1.
4. Entry doorways and glazing markings shall be confirmed at construction certificate stage.

YES

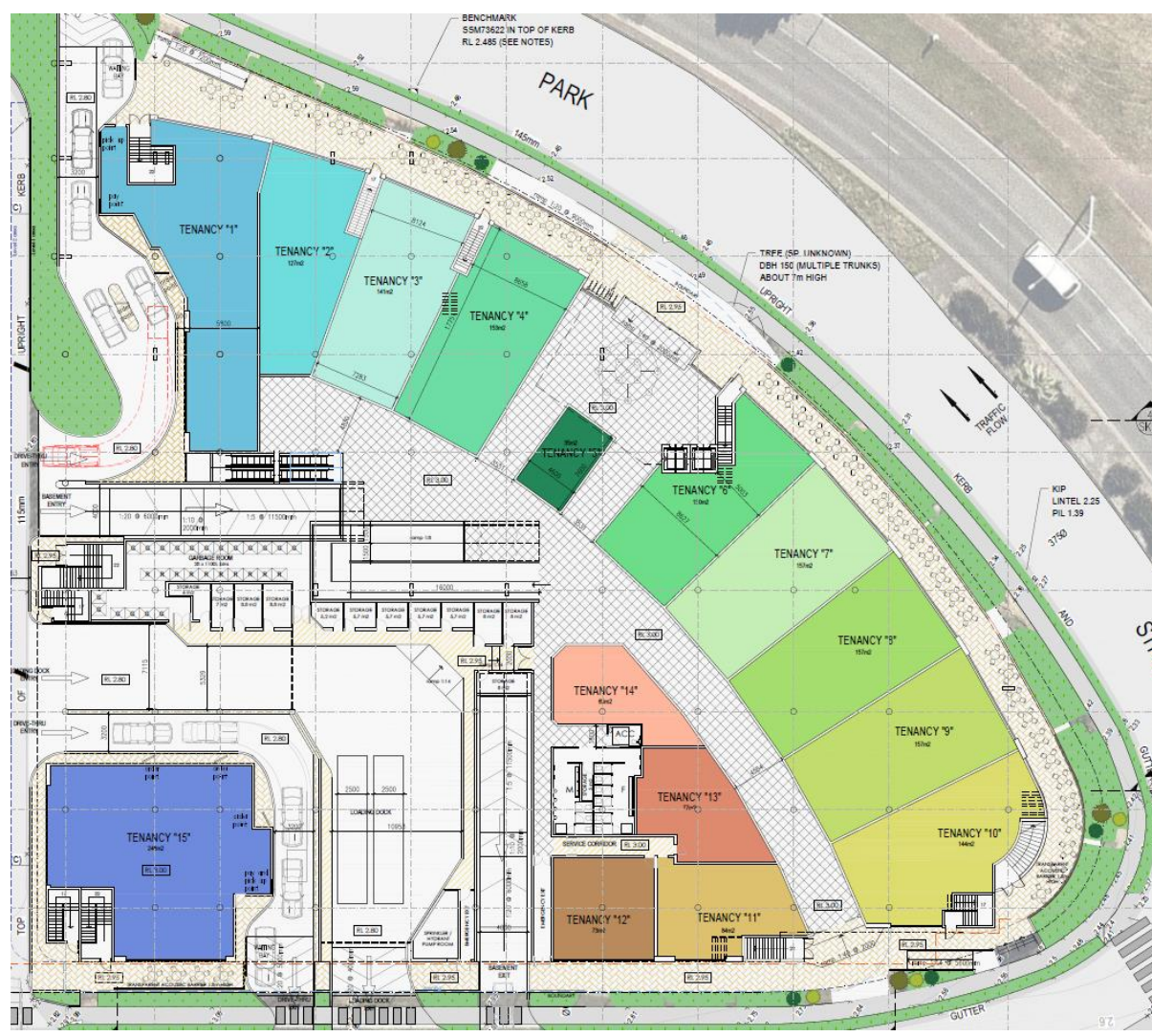
YES

YES

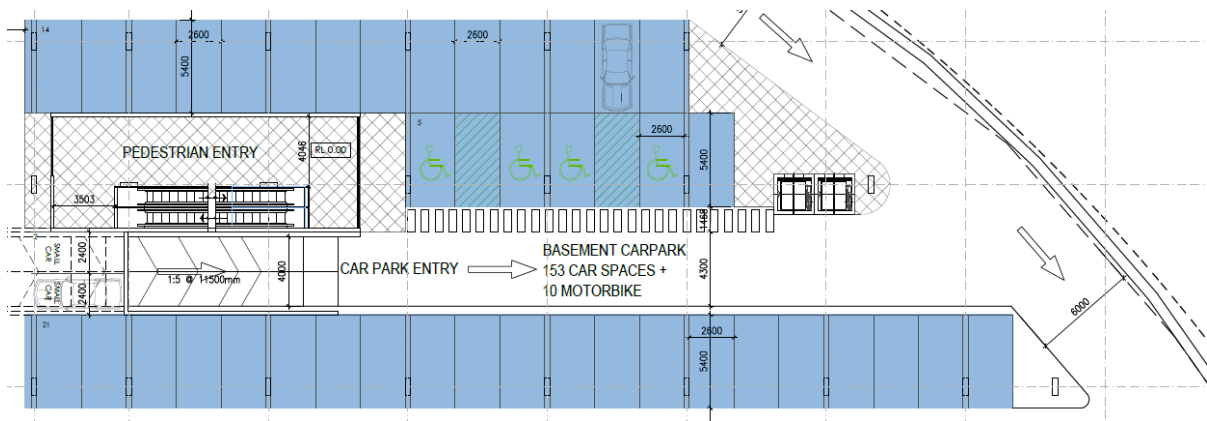


**Internal Accessways (Parts D3.3 & D3.9 of the BCA)**

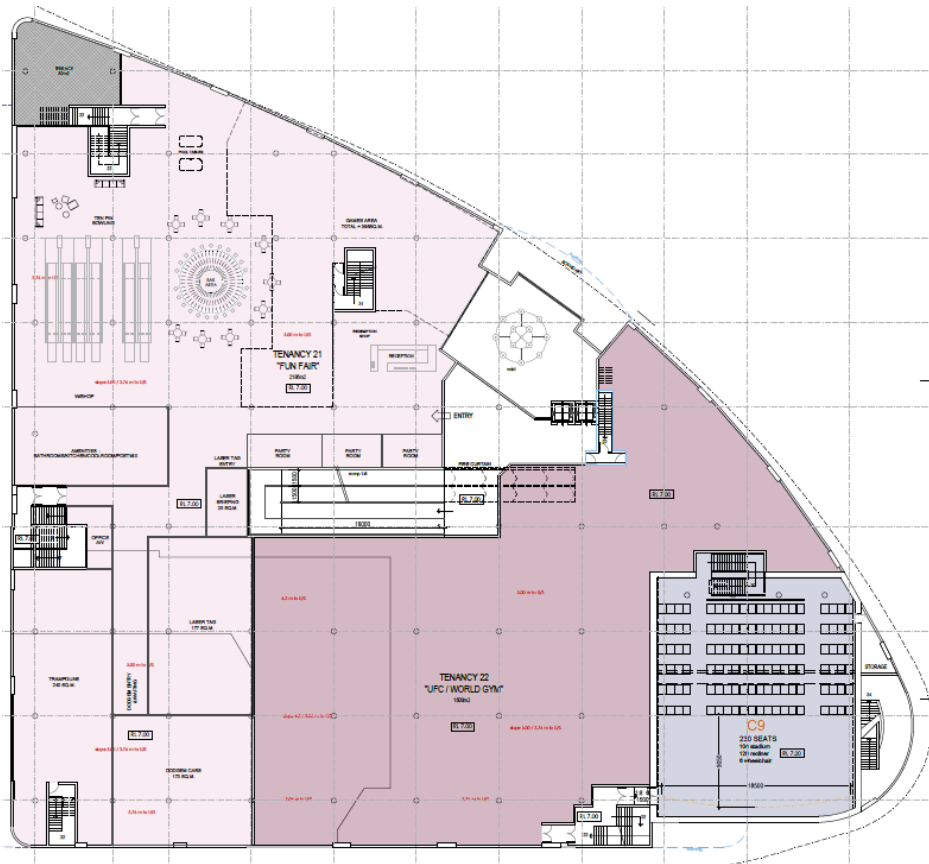
BCA / DDA Compliance	Complies
<b>Ground floor level</b>	
5. Retail tenancies 1 to 15 indicate ample circulation spaces across a single level for each tenancy which complies with AS1428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.	<b>YES</b>
6. The common area sanitary facilities on the ground floor incorporate appropriate corridor access to and with each facility in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.	<b>YES</b>
7. The main lobby and arcade accessway provide direct access to lifts that facilitate entry to the first floor retail and second floor cinema foyer, which enables access to all cinema and various amenities as required by Table D3.1 and Parts D3.2, D3.3 of the BCA and DDA Premises Standards.	<b>YES</b>
8. In addition to the lifts the development proposes a 1:8 ramp to the first and second floors which will satisfy the performance requirements DPI and DP2 of the BCA.	<b>YES at CC stage</b>



BCA / DDA Compliance	Complies
<p><b>Basement access to upper levels</b></p> <p>9. At the basement level the plans show lifts, escalator entry with accessible parking directly adjacent to a 1468mm width walkway to maximise pedestrian safety and access in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>10. The lifts provide ample lift landings in accordance with AS1428.1 to satisfy E3.5 of the BCA and DDA Premises Standards.</p> <p>11. The four (4) accessible parking spaces are designed in accordance with AS2890.6 to satisfy D3.5 of the BCA and DDA Premises Standards.</p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>

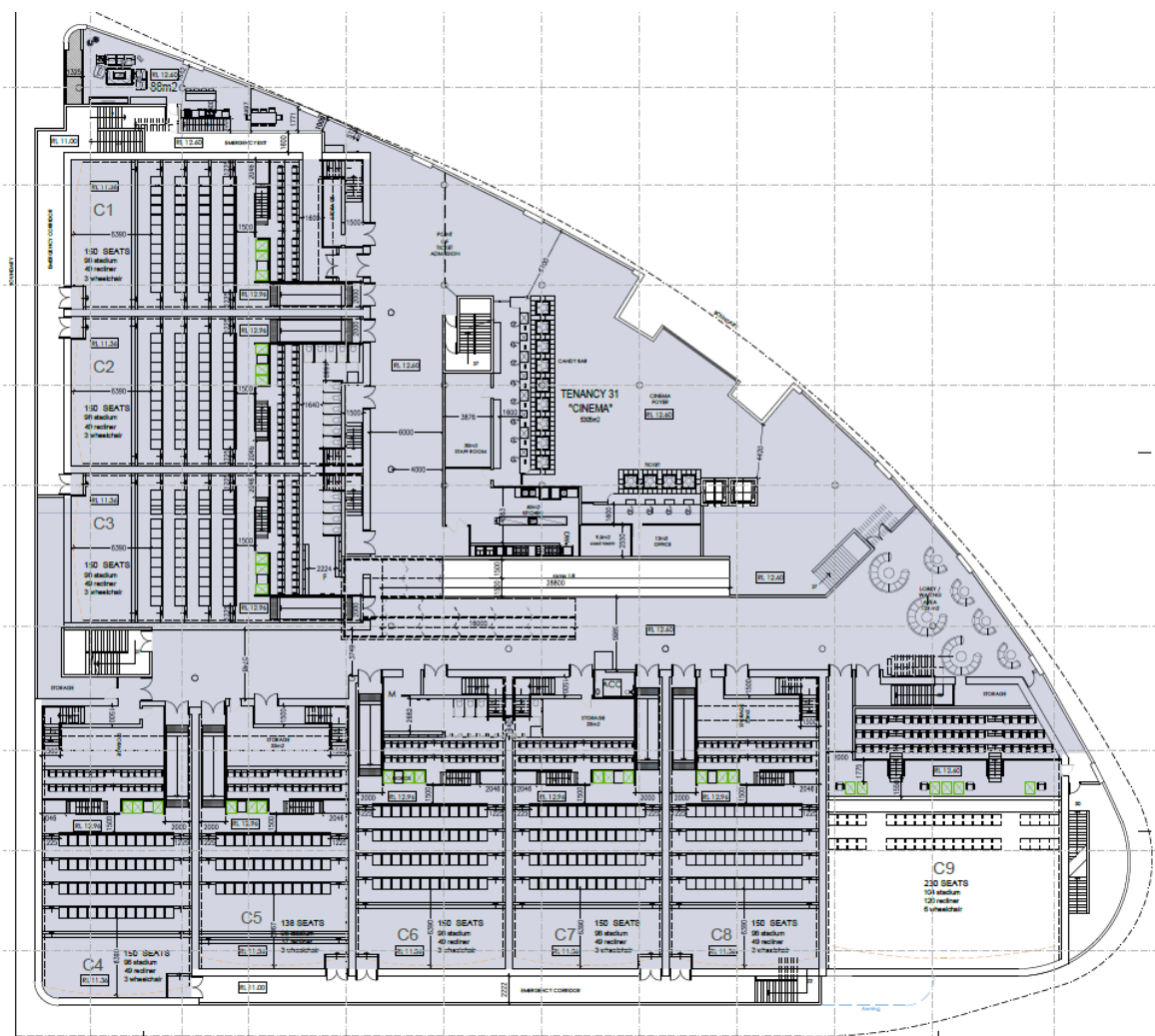


### First floor level



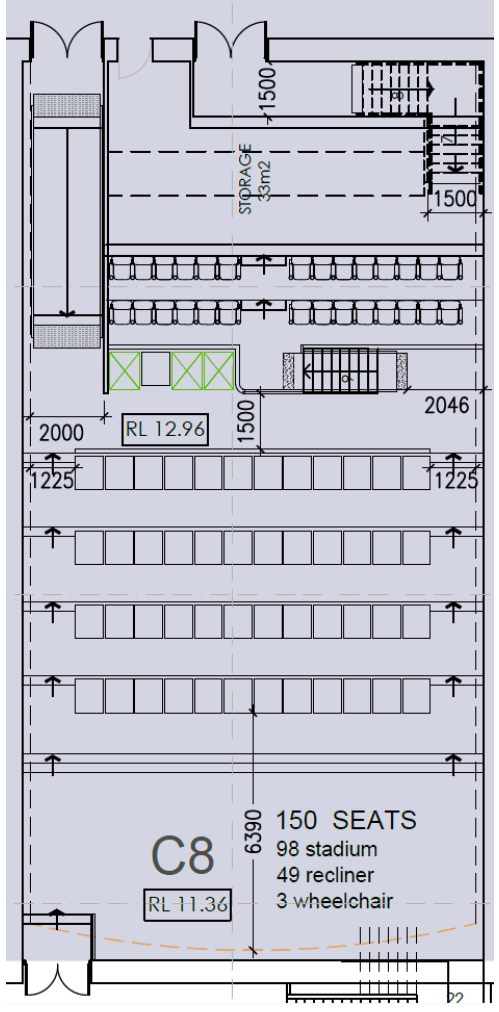
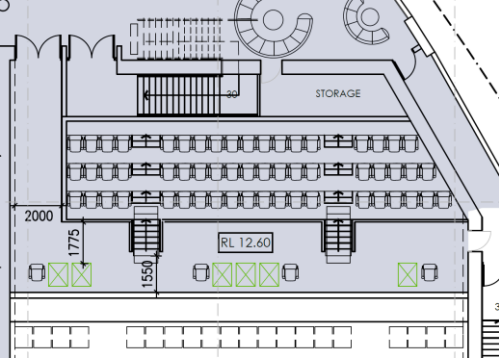
BCA / DDA Compliance	Complies
<p>12. The open plan foyer proposes adequate circulation spaces adjoining the lifts and proposed entries to tenancies 21 and 22 in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>13. Retail tenancies 21 and 22 indicate ample circulation spaces across a single level for each tenancy which complies with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p>	

### Second floor cinemas, lounge / foyer areas

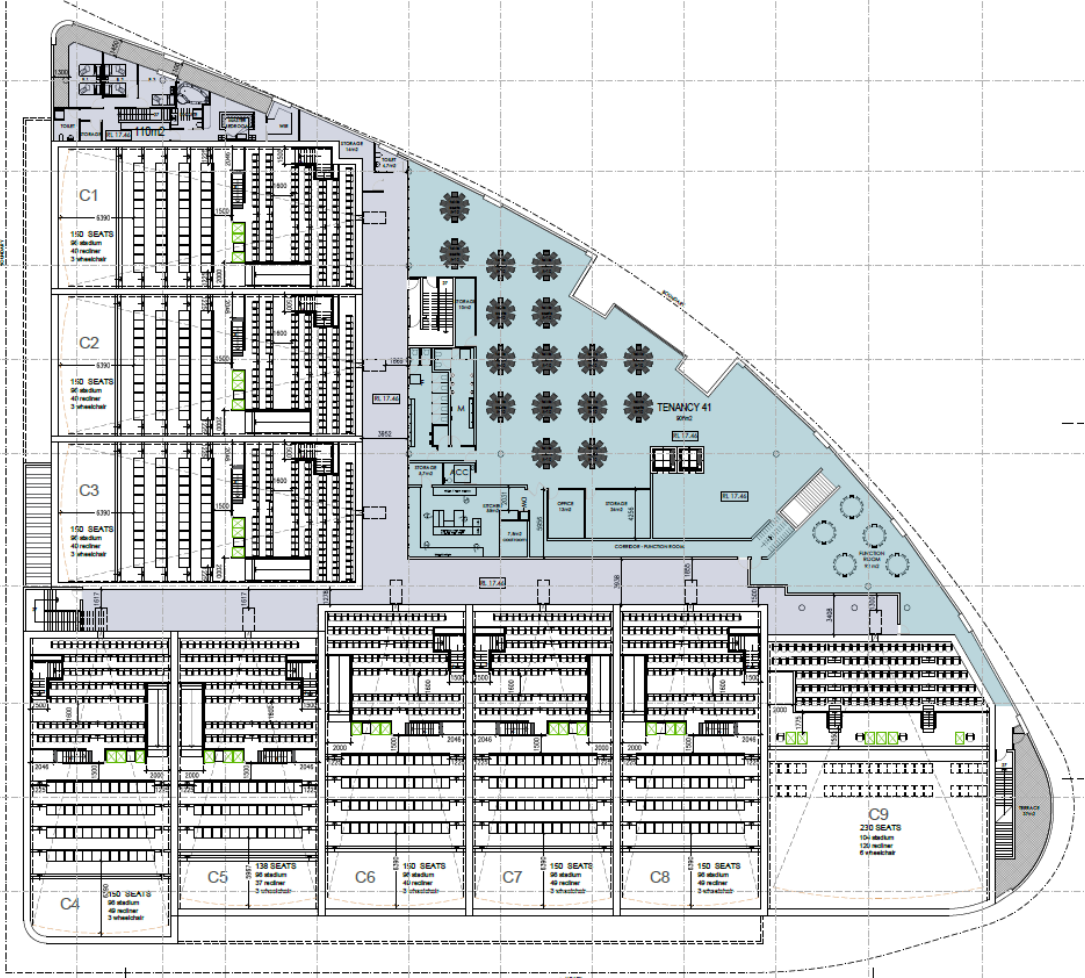


<p>14. The open plan foyer areas are accessible in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards and provides equitable access to ticketing, concessions, sanitary facilities and an accessible entrance to all nine [9] cinemas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>15. The plans also show stairways to upper level seating for all cinemas that will be detailed with handrails, nosings and tactile indicators in accordance with ASI428.1 and ASI428.4.1 to satisfy D2.14, D3.3 and D3.8 of the BCA and DDA Premises Standards.</p>	<p><b>YES</b></p> <p><b>YES at CC Stage</b></p>
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BCA / DDA Compliance	Complies
<b>Cinema Access</b>	
<p>16. <b>Cinemas 1 to 8</b> propose direct access from the open plan lounge areas to a double doorway which facilitates access to a 1:14 ramp that leads to the wheelchair accessible seating spaces.</p> <p>17. The lounge area adjacent to the cinema door provides ample circulation to comply with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>18. Within the cinemas 1 to 8 the plans show seating for 150 including three (3) accessible wheelchair seating spaces on the accessible row with spatial areas to access the wheelchair seating spaces complying with ASI428.1 to satisfy Table D3.9 of the BCA and the DDA Premises Standards in terms of quantity, companion seats and location – <u>not being in the front row.</u></p> <p>19. The stairway aisles on each side of the cinema shall incorporate 50-70mm illuminated step nosings that provide a 30% minimum luminance contrast, which will be detailed at construction certificate stage.</p>	 <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES at CC stage</b></p>
<p>20. <b>Cinema 9</b> access is proposed from the open plan lounge areas to a double doorway which facilitates level accessways to the wheelchair accessible seating spaces.</p> <p>21. The lounge area adjacent to the cinema door provides ample circulation to comply with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p>	 <p><b>YES</b></p>
<p>22. Within the cinema 9 the plans show seating for 230 including six (6) accessible wheelchair seating spaces with spatial areas to access the wheelchair seating spaces complying with ASI428.1 to satisfy Table D3.9 of the BCA and the DDA Premises Standards in terms of quantity, adjacent companion seats and location –</p>	<p><b>YES</b></p>



BCA / DDA Compliance	Complies
<p><u>not being in the front row.</u></p> <p>23. The stairway aisles within the cinema shall incorporate 50-70mm illuminate step nosings that provide a 30% minimum luminance contrast, which will be detailed at construction certificate stage.</p>	<p><b>YES at CC stage</b></p>
<p><b>Third floor restaurant/function area, cinema back of house and caretaker/manager residence</b></p> 	
<p>24. The plans show open access from the lifts to all dining/function areas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>25. The sanitary facilities on this level propose unisex wheelchair accessible and ambulant accessible male and female cubicles in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>26. The plans also indicate a caretakers/manager residence and cinema back of house areas which are not required to be accessible consistent with clause D3.4 and table D3.1 of the BCA and the DDA Premises Standards.</p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>
<p>27. <b>Lifts</b> - The lifts will be detailed with lift cars, controls and other features in accordance with ASI735.12 to satisfy E3.6 of the BCA and DDA Premises Standards.</p>	<p><b>YES</b></p>

BCA / DDA Compliance	Complies
28. <b>Non-Fire Isolated Stairways</b> - The plans also show stairways to upper level seating for all cinemas that will be detailed with handrails, slip resistant luminance contrasting nosings and tactile indicators in accordance with AS1428.1 and AS1428.4.1 to satisfy D2.14, D3.3 and D3.8 of the BCA and DDA Premises Standards.	<b>YES at CC stage</b>
29. <b>Doors</b> - Details of doorways, door hardware, door force, luminance contrast shall be confirmed at construction certificate stage in accordance with AS1428.1 and AS1428.4.1 to satisfy Parts D3.3 and D3.8 of the BCA and DDA Premises Standards.	<b>YES at CC stage</b>
30. <b>Fire Isolated Stairways</b> - Various fire isolated stairways will be detailed with a single continuous inner handrail and slip resistant luminance contrasting nosings in accordance with AS1428.1 to satisfy D2.14, D2.17, D3.3 of the BCA and DDA Premises Standards.	<b>YES at CC stage</b>

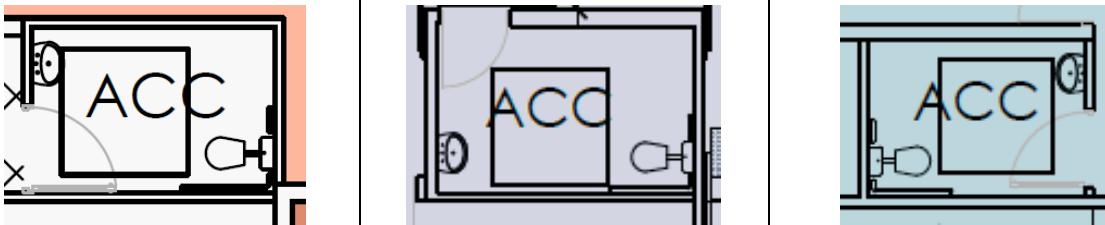
### ***Hearing Augmentation (Part D3.7 of the BCA)***

BCA / DDA Compliance	Complies
31. In accordance with Part D3.7 of the BCA the construction certificate plans confirm the provision of an assistive listening system within the cinemas, function areas where in-built sound amplifiers are installed; either an audio induction loop, FM or infrared system.	<b>YES at CC stage</b>
32. The installations shall also incorporate raised tactile and Braille signage to identify the seating area that provides the hearing augmentation system.	<b>YES at CC stage</b>

### ***Tactile ground surface indicators (Part D3.8 of the BCA)***

BCA / DDA Compliance	Complies
33. In accordance with Part D3.8 of the BCA the non-fire isolated stairs and ramps shall incorporate tactile ground surface indicators as required by AS1428.4.1.	<b>YES at CC stage</b>

### ***Accessible Sanitary Facilities (Part F2.4 of the BCA)***

BCA / DDA Compliance	Complies
	
34. The plans propose groups of toilets on the ground, second and third floors which include male, female and unisex accessible toilets which complies with Table F2.4	<b>YES</b>

BCA / DDA Compliance	Complies
of the BCA and DDA Premises Standards.	
35. Sanitary facilities for the first floor areas shall form part of the fitout DA for each tenancy at a later date.	
36. In accordance with ASI428.1 the plans show a unisex wheelchair accessible toilet of approximately 2100 X 2700 with a layout that satisfies F2.4 of the BCA and the DDA Premises Standards.	YES
37. The plans propose male and female toilets with male and female ambulant accessible toilet cubicles which will be detailed with grabrails and circulation spaces as specified by ASI428.1 to satisfy the DDA Premises Standards and Part F2.4 of the BCA.	YES at CC stage

### ***Identification – Braille and tactile signage (Part D3.6 of the BCA)***

BCA / DDA Compliance	Complies
38. In accordance with Part D3.6 and Specification D3.6 of the BCA the construction certificate plans confirm the provision of raised tactile and Braille signage for ALL toilets, the hearing augmentation systems and fire exit doorways.	YES at CC stage

### ***Lifts (Part E3.6 of the BCA)***

BCA / DDA Compliance	Complies
39. The development proposes the existing lift will be renewed and a new lift to facilitate equitable and inclusive access to all foyer areas and cinema entries to readily satisfy Table D3.1, Part D3.3 of the BCA and the DDA Premises Standards.	YES
40. The Lift Specification for the new lift will confirm a 2000mm X 1100mm minimum lift car that shall provide control panels with tactile and Braille, handrails to comply with ASI735.12 and Part E3.6 of the BCA and the DDA Premises Standards.	YES at CC stage

### ***Conclusion***

In summary, the plans illustrate that all areas within the cinema and entertainment complex will provide equitable access to readily comply with Australian Standards ASI428.1, ASI428.4.1, ASI735.12 to satisfy Parts D3.2, D3.3, D3.6, D3.7, D3.8, D3.9, D3.12, E3.6, F2.4 of the BCA and the DDA Premises Standards.

Details of various fixtures and fittings associated with ramps, stairs, lifts, hearing augmentation, accessible toilet installations, door schedule and tactile/Braille signs and the like shall be confirmed at construction certificate stage to reaffirm the above outcomes.



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, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors People or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide 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 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 ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.

