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places

Disability Access Report

Prepared for

SJB Planning

Location

Lilyfield Skate Plaza,
Leichhardt Park, 70 Mary St, Lilyfield NSW 2040

Date

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1 Introduction

1.1 Report Background

Inclusive Places has been commissioned by SJB Planning to provide professional Access consulting services for the proposed development of a skate plaza in Lilyfield NSW. Services provided within the proposed facility will include access paths, skate bowls, viewing areas, upgrades to existing on-site parking and provision of visitor facilities including a bubbler.

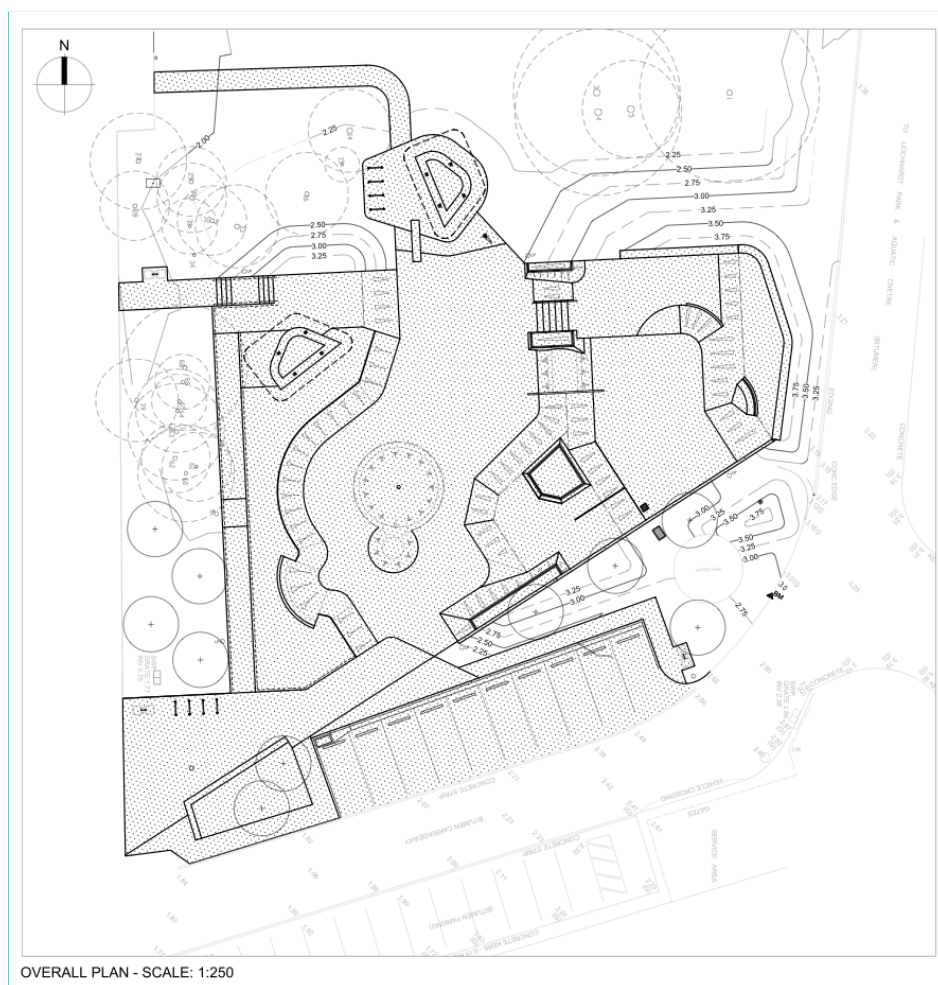


Figure - proposed overall plan

Options for step free access to and from one skate bowl within the skate plaza have been incorporated into the design. This has been provided through an AS1428.1(2009) compliant ramp to the skate bowl entry point on the north-western corner of the western skate bowl, which then has a level exit at the southern edge. Step free access is available to the eastern skate bowl so that advanced wheelchair skaters can have access as illustrated below. Raised accessible viewing areas have been provided in two (2) locations.

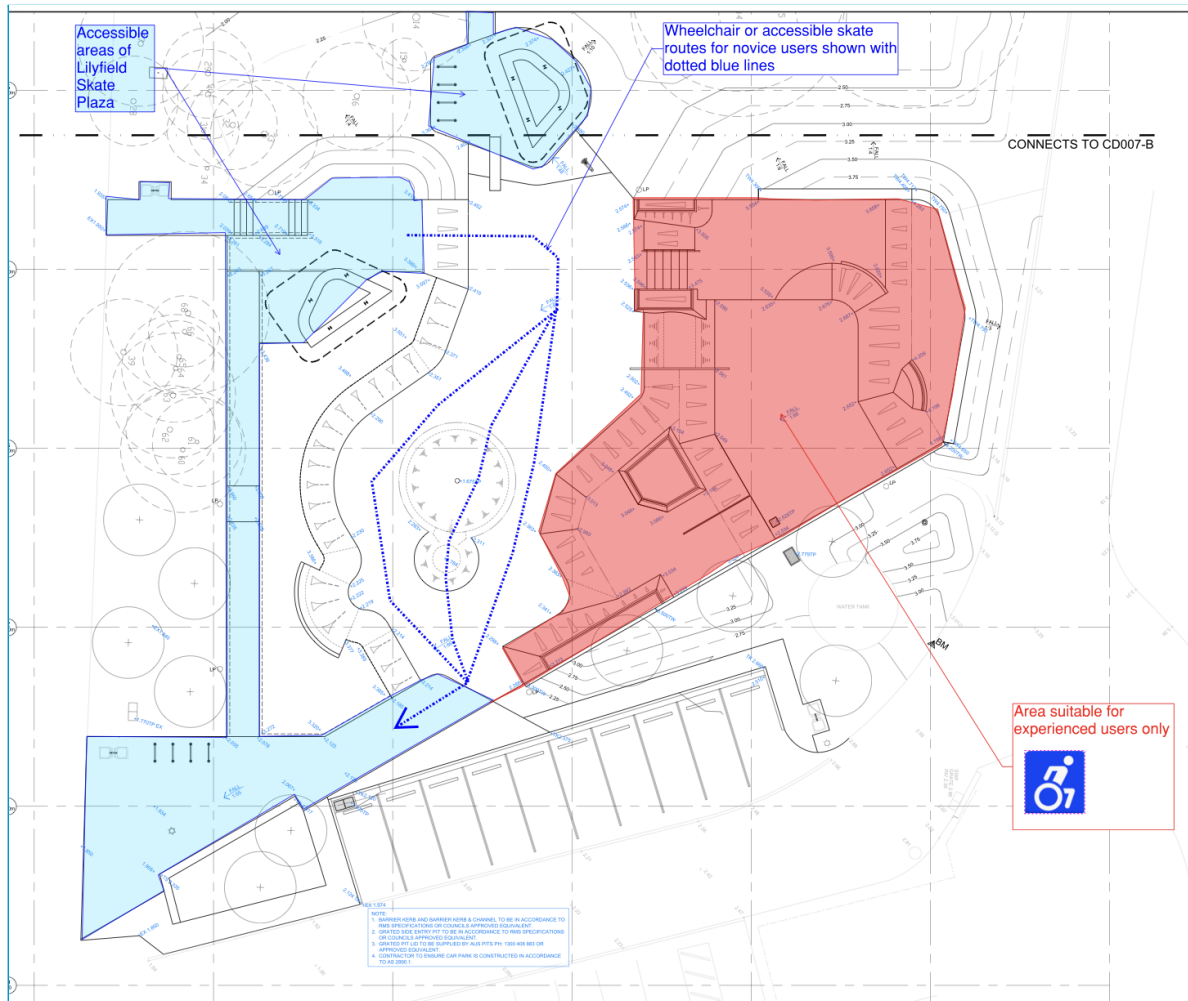


Figure - proposed extent of accessibility

Our engagement involved a detailed desktop assessment of the architectural design documentation.

1.2 Assessment background

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 23 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability. Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts. Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards only apply to buildings covered by the various building classifications found in the Building Code of Australia. Public footpaths and outdoor spaces do not have a building classification, so while they are covered by the definition of 'premises' they are not subject to the Premises Standards, but remain subject to the general non-discrimination provisions of the DDA.

This means that there is no mandatory minimum technical compliance standard under the DDA that can be referred to in relation to footpaths and outdoor spaces.

However to assess the plaza layout and facilities ability to meet the intent of the Disability Discrimination Act (DDA) and other guidance documents, the following commentary is provided.

'Everyone can play' is a NSW Government initiative designed to encourage more inclusive play areas. It is a best practice guideline. There are grants available for local governments who wish to use the checklists and design processes to meet local community needs.

The guidelines have three (3) key questions and a number of supplementary questions and concepts.

1. Can I get there?
 - a. Location
 - b. Layout
 - c. Signage
 - d. Access
2. Can I play?
 - a. Play experience
 - b. Wayfinding
 - c. Access
 - d. Equipment
 - e. Surfacing
3. Can I stay?

- a. Safety
- b. Facilities
- c. Landscape

For this plaza, pathways should be provided to and between the arrival points for people who may walk, use public transport or travel by motor vehicle.

Seating should include a variety of seating configurations, including varying heights, with and without backs and arms, positioned so that they are accessible, suit a wide variety of users (children, carers, parents, grandparents). It is recommended that seating be positioned in a range of locations so that there is seating with summer shade and winter sun.

Play equipment options should include a range of options that enable a child or parent with disabilities to play together. The Everyone Can Play guidelines includes a checklist which encourages increasing levels of play accessibility from Join In to Thrive to Belong.

Accessible facilities located either within the plaza or nearby will enable families or groups to enjoy the facility. This includes picnic and toilet facilities.

1.3 Report Purpose

The key objectives of the report are as follows:

- ❑ Undertake an assessment of the proposed accessibility features against Disability Access Requirements listed in the section below.
- ❑ Verify that the referenced documentation has been reviewed by an appropriately qualified Access Consultant and demonstrate compliance with the access design requirements contained within the NSW Government's 'Everyone Can Play: A Guideline to Create Inclusive Playspaces' is readily achievable
- ❑ Accompany the submission of the REF to the Consent Authority to enable them to be satisfied that the building design is capable of complying with accessibility requirements.

This report assesses the proposed plans for compliance with performance based requirements of the following design criteria:

1. The intent and objects of the Disability (Access to Premises- Buildings) Standards (2010).
2. NSW Government "Everyone can play"
3. Relevant Australian Standards listed in the Premises Standards as follows:
 - a. AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009)
 - b. AS1428.4.1 Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (2009)
 - c. AS2890 (Part 6) (2009) – Parking Facilities – Off-street parking for people with disabilities
 - d. AS4586 (2013) Slip resistance classification of new pedestrian surface materials

At the time of the access review, there are no access provisions within the Building Code of Australia which take precedence for public domain plaza works.

It should be noted that in our professional opinion, to ensure safe and equitable access, the technical specifications set out in the current AS1428.1 (2009) and AS1428.2 (1992) provide best practice guidelines to achieve non-discriminatory access to the public domain. The access recommendations are largely based on design requirements contained within AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009).

This access report highlights and discusses issues relating to accessibility. A summary of all the clauses foreseen as relevant is included within Section 4 of this report. The content of this report is based on documentation referenced in Appendix A.

1.4 Report Limitations & Exclusions

The limitations and exclusions of this report are as follows:

- ❑ This report is based on a review of the referenced documentation in the report.
- ❑ The assessment undertaken is based on the information made available by the design team. No liability is accepted on the accuracy of the information provided
- ❑ This report makes no evaluation of the existing surrounding streets for compliance with the BCA or other relevant public domain standards.
- ❑ This Report does not address issues in relation to the design, maintenance or operation electrical, mechanical, hydraulic or fire protection services, Utility Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.
- ❑ This assessment does not incorporate the detailed requirements of the BCA Referenced Australian Standards and it's the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- ❑ The commentary within this Access Assessment Report does not relieve the Principal Designer, Principal Building Contractor or the Principal Certifier from their statutory obligations under the EP&A Act, Work Health Safety Act, BDC Regulation and the like and they are to be satisfied that the proposal meets their requirements prior to approval.
- ❑ It is important to note that without the written permission from Inclusive Places (trading as Cheung Access Pty Ltd), no part of this report may be reproduced in any form or by any means. This report is based solely on client instructions and therefore should not be relied upon or used by any third party without prior knowledge and instructions from Inclusive Places (trading as Cheung Access Pty Ltd).
- ❑ All reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.
- ❑ Inclusive Places accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.
- ❑ If the layouts or specified fixtures and fittings of the accessible building elements are modified by the Client from the date of issue of this access report, then Inclusive Places accepts no responsibility for any variations to required access design specifications.

Exclusions to this access Report:

- ❑ Inclusive Places has not reviewed as a part of this report:
 - ❑ Existing pathways and any new works to external (council owned and operated) footways beyond the site including any public transport locations. This is outside the scope of this access assessment.

2 Methodology

The content of this report is based on:

- ❑ Progressive Assessment of REF landscape architectural drawings provided by SJB Planning (please refer to Appendix A).
- ❑ Subsequent phone calls/ emails and review of revised plans

For the REF, the plaza elements will be assessed against the design criteria detailed in AS1428.1 (2009) and AS1428.1 (1992). Accessibility elements that could be impacted would include:

- ❑ Pedestrian crossings
- ❑ Kerb ramps
- ❑ Driveway crossings
- ❑ Footpaths
- ❑ Vertical circulation –stairs, ramps,
- ❑ Tactile Ground Surface Indicators
- ❑ Street furniture – seats, drinking fountains, garden, rubbish bins
- ❑ Accessible Carparking
- ❑ Lighting
- ❑ Wayfinding

A general review against the Everyone Can Play Design Guidelines has also been provided.

3 Plaza Description

The site of the plaza is bound by streets on three sides.

The proposed works consist of:

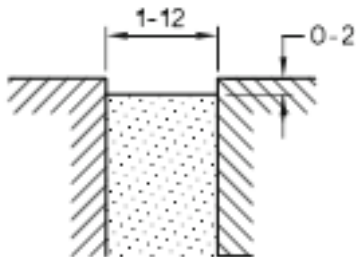
- Car parking upgrades on the southern side of the skate plaza
- Connecting footpaths from the northern side of the site
- Skate bowls
- Viewing areas
- Access ramps and stairs

4 Disability Access Assessment

4.1 Accessibility Standards review

#	Recommendation Type & Action Required	Access Issue & Recommended Resolution
Footpaths		
1.	Informational	<p>Footpath design (AS1428.1 – 2009)</p> <p>The plans show that compliance with AS1428.1 can be achieved with respect to gradients as well as a minimum of 1500mm width and 1800mm width passing space for wheelchairs for the connecting pathways to the accessible viewing area and “accessible” skate bowl.</p> <p>An additional and separate pathway provides access to the second viewing area.</p> <p>The drawings confirm the crossfall of the primary accessible concrete pathway does not exceed 2.5% (1:40) for pedestrian paths.</p> <p>Documentation provided on pavement types, colour and texture did not explicitly detail slip resistance ratings. Continuous accessible paths of travel are typically required to be slip resistant.</p> <p><u>Recommended Resolutions</u></p> <p>Ensure external pathways comply with AS1428.1 (2009) including</p> <ol style="list-style-type: none"> 1. Gradients and cross falls 2. Widths 3. Suitable abutment or barrier 4. Turning area of 1540mm x 2070mm clear of any fixtures or fittings <p>The floor or ground surface abutting the sides of all the walkways need include the following</p> <ol style="list-style-type: none"> 1. a firm and level surface of a different material to that of the walkway 2. at the same level of the walkway, 3. follow the grade of the walkway and 4. extend horizontally for a minimum of 600 mm unless one of the following is provided: <ol style="list-style-type: none"> (i) Kerb in accordance with Figure 18. (ii) Kerb rail and handrail in accordance with Figure 19. (iii) A wall not less than 450 mm in height.

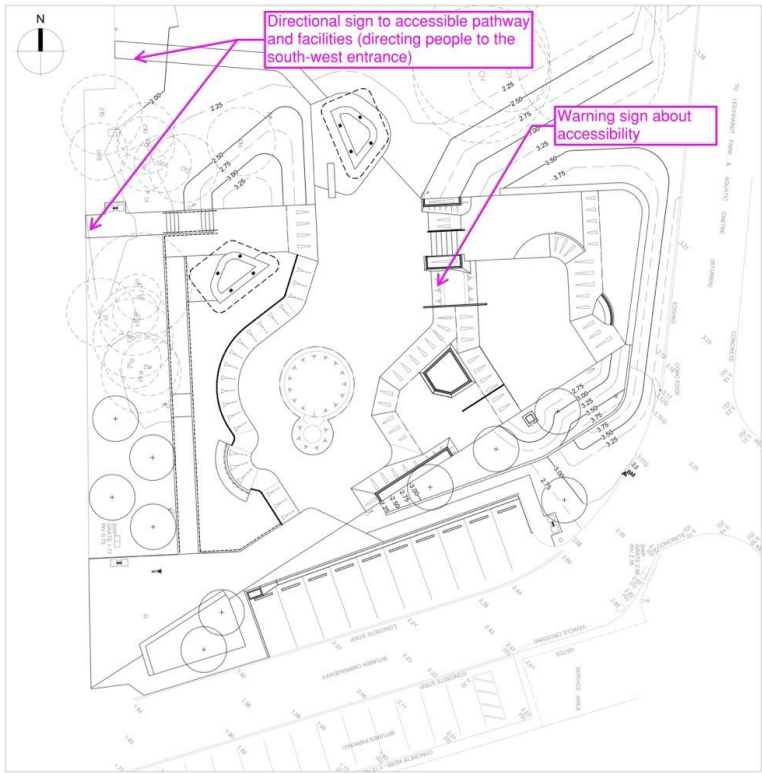


		<p>Confirm slip resistance certification for external areas. In-situ testing to show testing under wet surface conditions as a pendulum classification (AS4586 – 2013)</p> <p>Ensure the profile and mortar joint variation do not exceed 2mm (AS1428.1:2009 Fig 7 Raked Joint Pavers).</p>  <p>Ensure abutting surface joints are in accordance with the requirements of AS1428.1(2009).</p> <p>Ensure any new kerbs and/or kerb ramps are in accordance with the requirements of AS1428.1(2009).</p> <p>Ensure transitions between landings and ramp surfaces are in accordance with the requirements of AS1428.1(2009).</p>
Street Furniture		
2.	Further design consideration required	<p>Seat Details (AS1428.2: 1992, CI 27.2)</p> <p>The drawings show tiered seating in two elevated viewing locations.</p> <p>Seating is also proposed adjacent to the base of the access ramp and exit point of the western “accessible” skate bowl.</p> <p>These are dimensioned with a seat height of 450mm.</p> <p><u>General Comments</u></p> <p>Seats which are 450mm high is an acceptable height for the general population.</p> <p><u>Recommended Resolution</u></p> <ol style="list-style-type: none"> 1. Ensure that rest seating is installed every 50m along a path of travel within the precinct.



		<ol style="list-style-type: none"> The front of the seat to have a clear space at ground level to within 150mm of the front edge of the seat, and to within 100mm of the seat height to allow rearward adjustment of feet when rising. See AS1428.2 (1992) Fig 32 (b) for design details. Confirm that the seat furniture has a luminance contrast with the paving background of not less than 30% is achieved.
3.	Informational	<p>Bench Seat, Bubbler, Bin and Parking ticket machine</p> <p><u>Recommended Resolutions</u></p> <p>Ensure that street furniture suite placement will not obstruct the accessible path of travel.</p> <p>Provide street furniture that has a luminance contrast with the paving background of not less than 30% is achieved.</p>
Kerbs ramps		
4.	Further design consideration required	<p>No details of the means of edging are shown on the plans where new paths join existing roadways.</p> <p>Tactile ground surface indicators have not been indicated on the drawings.</p> <p><u>Recommended Resolutions</u></p> <ol style="list-style-type: none"> For the kerb ramps that are greater than 3000mm from the building line. Consideration to be given to AS1428.4.1: 2009 - Appendix C Kerb ramps, medians and multiple entry points, Figure C6 (B) Right angle intersection, dual entry crossing points – 90degree 1 in 8 kerb ramps – top of kerb ramp greater than 3000mm from the building line. Confirmation that the included angle between the roadway and the ramp surface is a minimum 166 degrees. (AS1428.1 (2009) Fig 24(A) Section A-A). Tactile indicators to: <ul style="list-style-type: none"> be installed on both sides of kerb ramp crossings to comply with AS1428.4.1 meet luminance contrast requirements of AS1428.4.1 meet slip resistance requirements of AS/NZS 4586 Where the level between the roadway and footpath area are proposed to be flush tactile indicators to be installed in accordance with the requirements of AS1428.4.1(2009)



Wayfinding		
5.	Informational	<p>Wayfinding Signage</p> <p>Access is provided to the Western skate bowl and its viewing area.</p>  <p>OVERALL PLAN - SCALE: 1:250</p> <p>A step free skate path of travel is provided between the western and eastern skate bowls for skilled skaters. Information about the use of the site and associated risk is provided at the main entry.</p> <p>Signage will be needed in a number of locations where access is not provided, including the northern and western paths on the site as well as guidance about accessibility of the eastern skate bowl (eg sign content may include “Suitable for experienced users” with a wheelchair symbol)</p>
Accessible Carparking		
6.	Informational	<p>The drawings show a designated accessible parking area on the southern edge of the skate plaza.</p> <p>This is existing parking with no new works proposed.</p>

4.2 Everyone Can Play Design Principles

Below is a review of the development application design drawings against the design principles as outlined in 'Everyone can play' - A Guideline to Create Inclusive Playspaces.

For further information please refer to

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/everyone-can-play-guideline-2019-02-20.pdf>

Find	Comments
Location, layout and accessibility	
Connect to street footpaths and the plaza entry with safe road crossing points.	A connected footpath is provided from the street entry which complies with AS1428.1 and AS1428.2.
Connect with transport networks and include appropriate arrival facilities: pedestrian and cycle routes, accessible parking, mini- van drop off zones, busy bays through close proximity.	Pathways connect to the accessible car parking provided on the western side of Maliyawul St.
Orientate and position the playspace to utilise the site's unique features, including views, existing vegetation, topography and passive surveillance.	The playspace is orientated to maximise use of the site's topography.
Include an accessible path (without stair-only access) from/to the street, carpark and supporting facilities that are wide enough for a wheelchair and pram to pass each other with ease.	This is provided with walkway gradients that are either 1:20 or less than 1:20.
Consider a primary entry point that is linked by an orientation path to help people connect between all points of entry and exit.	There is a primary entry point on the south western corner of the site
Consider a formal entry zone that provides a sense of welcome to the playspace and a pause point to observe the layout, become familiar with the space and decide where to go first. A slow introduction to the playspace is important to some people.	The south west entry provides a formal entry point.
Signage and wayfinding	

Develop a map of the playspace that outlines the location of key features to help people navigate the space. (Primarily for destination playspaces only)	Not required for this type of facility (skate facility)
Play experience	
Create a flexible, imaginative and unique playspace that is not solely reliant on equipment for play value.	Not required for this type of facility (skate facility)
Consider a range of dynamic play options to balance, climb, rock, slide, swing or spin.	The western skate bowl provides these opportunities for this context
Provide multiple play opportunities (both comfortable and challenging) to engage people of different ages and ability levels.	The western skate bowl provides a variety of step-free skate options
Position seating and shade directly adjacent to water play to ensure carers can closely supervise.	There is seating available in close proximity to the skate bowl, with overhead shade structures.
Equipment and surfacing	
Include equipment pieces for all abilities and ages (flush carousel, hammock or basket swing, in-ground trampolines, ramp access to feature structure) that are fully integrated into the playspace and reachable for everyone.	The western skate bowl provides a variety of accessible skate options
Consider a variety of play surfacing to provide a contrast between activity, fall and circulation zones.	N/A
Landscape	
Develop a design that reflects the local environment and integrates the playspace into the surrounding landscape, utilising existing vegetation and key views.	This has been achieved.
Safety	

Ensure clear sight lines for passive surveillance from the street or surrounding property are not obstructed.	Complies
Provide a formal or informal boundary enclosure (fence, gate, landform, planting) to provide a secure environment from potential risks. Risks could include busy roads and open water bodies	Not required for this type of facility (skate facility)
Provide appropriate lighting provisions (streetscape or playspace specific) to ensure playspaces are safe at different times of the day.	Lighting design complies
Provide appropriate lighting to the orientation paths and facilities in larger playspaces to enhance time of day use opportunities and provide a feeling of safety.	Lighting design complies
Facilities	
Create a gathering point with seating and shade to promote social interaction.	This has been provided in the accessible viewing area
Provide variation of seating types (back and armrest, platform seating) at regular intervals on the orientation path to ensure everyone has appropriate rest options.	
Provide bins, bubbler/water and bike racks near playspace entry points and picnic facilities. (Ensure these facilities are accessible to people of different sizes and mobility.)	A bubbler is proposed at the base of the access ramp
Provide appropriate, accessible picnic and BBQ facilities situated within the playspace or close by.	
Include an accessible toilet/s and feature change facilities (babies, children, adults) near the playspace.	An existing accessible toilet facility is located nearby the skate bowl and is located on an accessible path of travel
Fit	
Location, layout and accessibility	
Include an accessible path (without stair-only access) from/to the street, carpark and supporting facilities that are wide enough for a wheelchair and pram to pass each other with ease.	Accessible Pathways shown on the drawings are 1500mm to 1800mm width which support people using

	wheelchairs and prams to pass each other.
Include sufficient hard surface adjacent to all seats, allowing wheelchair and pram parking without obstructing the path.	Hard surfaces will be provided adjacent to seats with sufficient space so that wheelchairs and prams do not obstruct the path.
Ensure there is an appropriately located flush edge to the play surface from the access path to help wheelchairs, prams and people with limited mobility travel between the areas with ease.	
Signage and wayfinding	
Include universally designed and multi-sensory entry signage and emergency/maintenance contact details if appropriate.	Not required for this type of facility (skate facility)
Develop a map of the playspace that outlines the location of key features to help people navigate the space. (Primarily for destination playspaces only.)	Not required for this type of facility (skate facility)
Equipment and surfacing	
Ensure the majority of equipment pieces provide inclusive and engaging play experiences for all people.	Area of the skate plaza are available for people with different skill levels
Choose	
Location, layout and accessibility	
If possible, locate the playspace adjacent to supporting facilities, such as toilets, informal recreation spaces/kick-about and food and beverage facilities.	Complies
Consider a formal entry zone that provides a sense of welcome to the playspace and a pause point to observe the layout, become familiar with the space and decide where to go first. A slow introduction to the playspace is important to some people.	South west entry provides the formal entry zone
Include a vantage point/s with seating and shade from which the carers can see the whole playspace.	Seating provided in a variety of locations

Create a quiet area away from the activity zones with seating and a sense of enclosure to provide a place for quiet play and rest.	N/A
Arrange activity zones with subtle separation, without boundaries or significant distance between them.	Eastern skate bowl provides a more complex opportunity for people using wheelchairs to “skate”
Signage and wayfinding	
Develop a map of the playspace that outlines the location of key features to help people navigate the space. (Primarily for destination playspaces only.)	Not required for this type of facility (skate facility)
Play experience	
Create a flexible, imaginative and unique playspace that is not solely reliant on equipment for play value.	N/A
Consider a range of dynamic play options to balance, climb, rock, slide, swing or spin.	N/A
Ensure fun and challenging individual and multi-user play options are included.	N/A
Create informal and imaginative play opportunities to encourage creativity.	N/A
Consider including sensory focused and natural elements. These could include interactive technology, music, sand, water and planting to stimulate the senses.	N/A
Explore opportunities for bike tracks and play paths. This could include directional or activity-themed markings, a variety of bumps, dips and level changes.	N/A
Equipment and surfacing	
Include equipment pieces for all abilities and ages (flush carousel, hammock or basket swing, in-ground trampolines, ramp access to feature structure) that are fully integrated into the playspace and reachable for everyone.	N/A
Ensure surfacing to all abilities play pieces is accessible and compliant with the relevant Australian standards.	Shown on plans to be accessible

Create surfacing to sensory play and main equipment pieces that is comfortably trafficable by all, including those with limited mobility.	Western skate bowl is accessible
Landscape	
Include a landscape area (e.g. turf kick-about) close by to provide opportunities for unstructured play and connections to the local environment.	Existing areas allow for unstructured play and connections to the local environment.
Safety	
Create a sense of distinction between quiet areas and activity spaces through landform, planting and surface materials.	Not required for this type of facility (skate facility)
Provide appropriate lighting provisions (streetscape or playspace specific) to ensure playspaces are safe at different times of the day.	Lighting design complies
Facilities	
Provide variation of seating types (back and armrest, platform seating) at regular intervals on the orientation path to ensure everyone has appropriate rest options.	Structured seating provided that is robust for this type of skate plaza
Provide appropriate, accessible picnic and BBQ facilities situated within the playspace or close by.	Skate Plaza is located in area that has other community facilities including a cafe
Join In	
Location, layout and accessibility	
Connect to street footpaths and the plaza entry with safe road crossing points.	Not required for this type of facility (skate facility)
Connect with transport networks and include appropriate arrival facilities: pedestrian and cycle routes, accessible parking, mini- van drop off zones, bus bays through close proximity.	Public transport routes, parking, pedestrian and cycle routes provided nearby.

Include an accessible path (without stair-only access) from/to the street, carpark and supporting facilities that are wide enough for a wheelchair and pram to pass each other with ease.	This has been shown on the drawings.
Consider a primary entry point that is linked by an orientation path to help people connect between all points of entry and exit.	Not required for this type of facility (skate facility)
Ensure there is an appropriately located flush edge to the play surface from the access path to help wheelchairs, prams and people with limited mobility travel between the areas with ease.	This has been shown on the drawings.
Arrange activity zones with subtle separation, without boundaries or significant distance between them.	This has been shown on the drawings.
Play experience	
Create a flexible, imaginative and unique playspace that is not solely reliant on equipment for play value.	This is a skate plaza Not required for this type of facility
Consider a range of dynamic play options to balance, climb, rock, slide, swing or spin.	The western skate bowl has a range of surface options for skaters and other users
Provide multiple play opportunities (both comfortable and challenging) to engage people of different ages and ability levels.	The western skate bowl has a range of surface options for skaters and other users
Ensure fun and challenging individual and multi-user play options are included.	The western skate bowl has a range of surface options for skaters and other users
Create informal and imaginative play opportunities to encourage creativity.	N/A
Consider including sensory focused and natural elements. These could include interactive technology, music, sand, water and planting to stimulate the senses.	N/A
Equipment and surfacing	
Include equipment pieces for all abilities and ages (flush carousel, hammock or basket swing, in-ground	The western skate bowl has a range of options for skaters and other users

trampolines, ramp access to feature structure) that are fully integrated into the playspace and reachable for everyone.	N/A
Ensure the majority of equipment pieces provide inclusive and engaging play experiences for all people.	The western skate bowl has a range of options for skaters and other users.
Ensure surfacing to all abilities play pieces is accessible and compliant with the relevant Australian standards.	The western skate bowl has a range of surface options for skaters and other users
Create surfacing to sensory play and main equipment pieces that is comfortably trafficable by all, including those with limited mobility.	Not required for this type of facility (skate facility)
Landscape	
Include a landscape area (e.g. turf kick-about) close by to provide opportunities for unstructured play and connections to the local environment.	This is shown in the design drawings.
Establish a well-considered planting palette specific to the playspace's context (orientation, shade and wind provision) and environment. This will create a micro- climate for year-round enjoyment with seasonal variation and maximise comfort at all times of day.	Planting plan proposes a mix of ground covers and canopy trees
Include shade structures, sails and significant tree canopies to provide shade to play zones and seating areas.	The skate park includes the 2 shade structures over areas that have accessible seating. The site is also surrounded by significant canopy trees which provide extensive shade.
Safety	
Ensure all playspace equipment, fall zones and surfacing complies with relevant Australian standards.	N/A
Facilities	
Create a gathering point with seating and shade to promote social interaction.	Elevated viewing areas provides a gathering point
Provide variation of seating types (back and armrest, platform seating) at regular intervals on the orientation path to ensure everyone has appropriate rest options.	Robust seating provided suitable for the skate plaza.

Provide bins, bubbler/water and bike racks near playspace entry points and picnic facilities. (Ensure these facilities are accessible to people of different sizes and mobility.)	Bubbler located close to western skate bowl (accessible)
Provide appropriate, accessible picnic and BBQ facilities situated within the playspace or close by.	
Include picnic facilities with a solid shade structure to provide year-round weather protection.	Elevated viewing areas include weather protection structures
Include an accessible toilet/s and feature change facilities (babies, children, adults) near the playspace.	Existing facilities provided north of the skate plaza on an accessible path of travel
Thrive	
Location, layout and accessibility	
Create a quiet area away from the activity zones with seating and a sense of enclosure to provide a place for quiet play and rest.	N/A
Arrange activity zones with subtle separation, without boundaries or significant distance between them.	Eastern and western skate bowls have different skill levels
Play experience	
Create a flexible, imaginative and unique playspace that is not solely reliant on equipment for play value.	The western skate bowl has a range of options for skaters and other users.
Provide multiple play opportunities (both comfortable and challenging) to engage people of different ages and ability levels.	The western skate bowl has a range of options for skaters and other users.
Ensure fun and challenging individual and multi-user play options are included.	The western skate bowl has a range of options for skaters and other users.
Create informal and imaginative play opportunities to encourage creativity.	N/A
Consider including sensory focused and natural elements. These could include interactive technology, music, sand, water and planting to stimulate the senses.	N/A
Position seating and shade directly adjacent to water play to ensure carers can closely supervise.	N/A

Explore opportunities for bike tracks and play paths. This could include directional or activity-themed markings, a variety of bumps, dips and level changes.	N/A
Equipment and surfacing	
Include equipment pieces for all abilities and ages (flush carousel, hammock or basket swing, in-ground trampolines, ramp access to feature structure) that are fully integrated into the playspace and reachable for everyone.	N/A
Ensure the majority of equipment pieces provide inclusive and engaging play experiences for all people.	N/A
Create surfacing to sensory play and main equipment pieces that is comfortably trafficable by all, including those with limited mobility.	N/A
Landscape	
Include a landscape area (e.g. turf kick-about) close by to provide opportunities for unstructured play and connections to the local environment.	There are existing adjacent areas which allow for unstructured play and connections to the local environment.
Safety	
Provide a formal or informal boundary enclosure (fence, gate, landform, planting) to provide a secure environment from potential risks. Risks could include busy roads and open water bodies.	Not required as this is a skate plaza
Create a sense of distinction between quiet areas and activity spaces through landform, planting and surface materials.	N/A
Ensure all playspace equipment, fall zones and surfacing complies with relevant Australian standards.	To the extent possible The western skate bowl is accessible
Belong	
Location, layout and accessibility	

Orientate and position the playspace to utilise the site's unique features, including views, existing vegetation, topography and passive surveillance.	Not required as this is a skate plaza
If possible, locate the playspace adjacent to supporting facilities, such as toilets, informal recreation spaces/kick-about and food and beverage facilities.	The skate plaza is located near an existing accessible toilet as well as sports fields and a cafe
Include sufficient hard surface adjacent to all seats, allowing wheelchair and pram parking without obstructing the path.	Complies
Include a vantage point/s with seating and shade from which the carers can see the whole playspace.	Complies
Create a quiet area away from the activity zones with seating and a sense of enclosure to provide a place for quiet play and rest.	N/A
Arrange activity zones with subtle separation, without boundaries or significant distance between them.	Western skate bowl is accessible; eastern skate bowl has step free access (that is not in accordance with the requirements of AS1428.1(2009) but provides a challenge)
Signage and wayfinding	
Include universally designed and multi-sensory entry signage and emergency/maintenance contact details if appropriate.	Not required for this type of facility (skate facility)
Play experience	
Create a flexible, imaginative and unique playspace that is not solely reliant on equipment for play value.	N/A
Ensure fun and challenging individual and multi-user play options are included.	Western skate bowl is accessible and provides a range of options
Position seating and shade directly adjacent to water play to ensure carers can closely supervise.	N/A
Landscape	
Develop a design that reflects the local environment and integrates the playspace into the surrounding landscape, utilising existing vegetation and key views.	Complies

Establish a well-considered planting palette specific to the playspace's context (orientation, shade and wind provision) and environment. This will create a micro- climate for year-round enjoyment with seasonal variation and maximise comfort at all times of day.	Complies
Include shade structures, sails and significant tree canopies to provide shade to play zones and seating areas.	Complies
Safety	
Provide a formal or informal boundary enclosure (fence, gate, landform, planting) to provide a secure environment from potential risks. Risks could include busy roads and open water bodies.	N/A
Create a sense of distinction between quiet areas and activity spaces through landform, planting and surface materials.	Quiet areas provided nearby
Provide appropriate lighting provisions (streetscape or playspace specific) to ensure playspaces are safe at different times of the day.	Lighting design complies
Provide appropriate lighting to the orientation paths and facilities in larger playspaces to enhance time of day use opportunities and provide a feeling of safety.	Lighting design complies
Facilities	
Create a gathering point with seating and shade to promote social interaction.	Complies
Provide variation of seating types (back and armrest, platform seating) at regular intervals on the orientation path to ensure everyone has appropriate rest options.	Robust seating provided
Provide bins, bubbler/water and bike racks near playspace entry points and picnic facilities. (Ensure these facilities are accessible to people of different sizes and mobility.)	Bubbler provided in an accessible location
Provide appropriate, accessible picnic and BBQ facilities situated within the playspace or close by.	Provided nearby
Include picnic facilities with a solid shade structure to provide year-round weather protection.	Provided nearby
Include an accessible toilet/s and feature change facilities (babies, children, adults) near the playspace	Existing accessible toilet is provided to the north of the skate plaza

4.3 Further Recommended Actions

Ensure during ongoing design and construction of the skate plaza, picnic shelters and pathways in and around the plaza meet the intent of the DDA, Premises Standards and Everyone Can Play guidelines:

- Pathways are in accordance with the requirements of AS1428.1-2009
 - Skate Plaza area is connected to accessible paths of travel
 - from the property boundary for
 - pedestrian arrival,
 - bus stops
 - on-site parking
 - on street car parking
 - To on-site accessible facilities (cafe, toilets, accessible adult change facility)
 - Accessible facilities (cafe, toilets, accessible adult change facility) are connected to other areas of the plaza that are accessible
 - Wayfinding is provided at accessible seating and picnic shelter to on-site facilities
 - Wayfinding is provided at entrances that are not accessible with directional information to the accessible paths of travel
- Skate plaza has
 - suitable boundary for child safety
 - traversable surface for people with disabilities
- Seating
 - has a variety of forms
 - Different forms provided in varying locations around plaza
 - Some seating areas include an extended concrete or paved area so that a person using a wheelchair can sit with friend, family or carer
 - Oriented towards the activity areas (towards skate bowl)
 - Includes summer and winter shade options

5 Conclusion

We note below required items to ensure compliance with relevant disability design requirements at the time of Construction Certificate.



Item	Recommended Action
1	<p>External accessible pathways to comply with AS1428.1-2009:</p> <ul style="list-style-type: none"> • Clause 6 - dimensions - width and turning areas • Clause 7 - construction tolerances between surfaces and level abutment • Clause 10 - gradients and crossfalls
2	<p>Parking, where upgraded, to be in accordance with either AS2890.6 including:</p> <ul style="list-style-type: none"> ○ Bay dimensions ○ Shared zones (accessible only) ○ Markings as required • Shared zones to have bollards in accordance with AS2890.6
3	<p>Tactile indicators to:</p> <ul style="list-style-type: none"> • be installed on at flush levels between roads and pedestrian areas to comply with AS1428.4.1 • meet luminance contrast requirements of AS1428.4.1 • meet slip resistance requirements of AS/NZS 4586
4	<p>For all pedestrian pathways and flooring:</p> <p>1. Provide NATA endorsed Slip resistance test report and certificates for paving and floor surfaces which are on an accessible path of travel - As per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance, as detailed below.</p> <ul style="list-style-type: none"> a. External footpaths and walkways no steeper than 1:14 <p>Wet Pendulum P4 or Oil-wet platform test R11</p> <ul style="list-style-type: none"> b. TGSIs <p>(NCC requirement Table D2.14)</p> <p>Wet Pendulum P4 or Oil-wet platform test R11</p> <p>2. Testing to be conducted in accordance with the requirements of AS4586 by a NATA accredited testing body</p>
5	<p>Further assessment of equipment to be provided prior to construction certificate, to be in accordance with the Everyone Can Play design guidelines.</p>
6	<p>Signage to be provided in the following locations</p> <ul style="list-style-type: none"> <input type="checkbox"/> Directional signage where the path is not accessible <ul style="list-style-type: none"> <input type="checkbox"/> northern entry path, <input type="checkbox"/> western entry path with stairs

- | | |
|--|--|
| | <input type="checkbox"/> Ramped divide between Western and Eastern skate bowls with information that there is no accessible exit from eastern skate bowl |
|--|--|

On the basis of our assessment, we confirm that the REF plans for the Lilyfield Skate Plaza can achieve the disability requirements and 'Everyone Can Play' Design principles as outlined in Section 4 of this report, provided the recommended resolutions are considered during the construction phase.

Statement of Qualifications

I declare that I am an appropriately qualified and competent person practicing in the relevant area of work. I have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies. (My qualifications and accreditations are listed below)

Full Name	Jane Bryce
Company	Inclusive Places (trading as Cheung Access) Pty Ltd
Address	GPO Box 1380, Sydney NSW 2001
Qualifications and Accreditations	<ul style="list-style-type: none"> • Diploma of Arts (Habilitation Studies – Orientation & Mobility) • Grad Dip Rehabilitation Counselling • Cert IV Workplace Assessment and Training • Cert IV Access Consulting • Accredited with the Association of Consultants in Access, Australia Member No. 200 
Signature	
Date	9 February 2022

Appendix A: Report Documentation Relied Upon

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- ❑ National Construction Code Series – Volume 1 of the Building Code of Australia 2019 Amendment 1 (BCA)
- ❑ National Construction Code Series – Guide to the Building Code of Australia 2019
- ❑ Disability (Access to Premises - Building) Standards 2010
- ❑ Architectural drawings and documentation, provided by SJB Planning as detailed in the screenshot below:

Title Page & Drawing Index	1821_CD000
General Notes	1821_CD001
CONSTRUCTION PLANS	
Existing Conditions Plan	1821_CD002
Demolition Plan	1821_CD003
Site Plan	1821_CD004
Surface Finishes Plan	1821_CD006-A
Surface Finishes Plan	1821_CD006-B
Levels Plan	1821_CD007-A
Levels Plan	1821_CD007-B
Drainage Plan	1821_CD008
Setout Plan	1821_CD009-A
Setout Plan	1821_CD009-B
Dimensions Plan	1821_CD010-A
Dimensions Plan	1821_CD010-B
Steel Plan	1821_CD011
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SECTIONS	
Section Key Plan	1821_CD100
Sections 01	1821_CD101
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Retaining Wall Plan	1821_CD110
Retaining Wall Sections	1821_CD111

DETAILS	
Engineering Details 01	1821_CD200
Engineering Details 02	1821_CD201
Engineering Details 03	1821_CD202
Engineering Details 04	1821_CD203
Engineering Details 05	1821_CD204
Drainage Details 01	1821_CD205
Carpark Details 01	1821_CD210
FABRICATION	
Steel Shelter Details 01	1821_CD300
Steel Shelter Details 02	1821_CD301
Balustrade/Handrail Plan	1821_CD310
Balustrade Details 01	1821_CD311
Entrance Signage	1821_CD320
LANDSCAPE WORKS	
Planting Plan	1821_CD400
Planting Details	1821_CD401

CLIENT NAME:

INNER WEST COUNCIL
7-15 Wetherill Street, Leichhardt
NSW 2040

PROJECT NAME:

LEICHHARDT PARK SKATE PARK
70 Mary Street,
Lilyfield NSW 2040

DRAWING TITLE:

Drawing Index

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