



REPORT

## Design Audit for Review of “supervisory space” around the proposed play spaces

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## 1.0 Report Introduction

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### 1.1 Preliminary Summary

This Design Audit will relate to works proposed to the Cronulla Plaza Renewal, being the “supervisory space” around the proposed play spaces, and will establish how the proposed works performs in terms of Access and ease of Use by a wide range of potential users.

It is our opinion that the spaces for adults/carers to stand and supervise children’s play will not be in conflict with pedestrians or other activities.

The basis of this design audit is to accompany the Review of Environment Factors (REF) by Sutherland Shire Council, at the property address of “Stage 2” of the Cronulla Plaza upgrade works. This Design Audit has been undertaken as a desktop analysis. It is recommended that the author undertakes a final site inspection of the works at completion.

This Design Audit, reviews and assesses the potential usability and accessibility of the completed premises based on the documentation provided at the time of this report.

### 1.2 Report Revision

Report Revision History:

Date	Issue	Prepared by	Reviewed By
12/02/2023	Draft 1 Version 1	Barry Cotten	Bruce Carr
16/02/2023	Draft 1 Version	Barry Cotten	Bruce Carr
20/02/2023	Final	Barry Cotten	Barry Cotten
15/03/2023	Amended V3	Barry Cotten	Barry Cotten

### 1.3 Report Exemptions and Limitations:

- This report has been prepared for the purpose of Review of Environment Factors (REF)
- Access Matters is not responsible to ensure compliance is met and achieved during any modifications.
- This report is based upon a desk top assessment only.
- This report does not identify or include checks for the slip resistance of surfaces.
- This report is the copyright of Access Matters and must only be used for the purpose that it was originally intended and must only be altered or updated by Access Matters.
- This report does not assess the development for compliance with:
  - The Disability Discrimination Act (1992)
  - Work Health and Safety Act
  - Structural Design and Engineering
  - Parts of the NCC and AS other than those Parts referenced in this report

## 2 Access Report Introduction and Scope

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### 2.1 Development Summary

Access Matters has been engaged by Sutherland Shire Council, to prepare a Design Audit report for the purpose of the Review of Environment Factors (REF) for the proposed to the Cronulla Plaza Renewal.

The extent of the works is the review of the “supervisory space” around the proposed play spaces.

All organisations have the responsibility under the Disability Discrimination Act (DDA) to provide equitable & dignified access to goods and services and premises. If equitable access is not provided, a complaint could be made under the DDA.

### 2.2 Building Classification:

#### *Class 10a – Footpath*

*A Class 10 building includes one or more of the following sub-classifications:*

*(1) Class 10a is a non-habitable building including a private garage, carport, shed or the like.*

*(2) Class 10b is a structure that is a fence, mast, antenna, retaining wall or free-standing wall or swimming pool or the like.*

*(3) Class 10c is a private bushfire shelter.*

### 2.3 Documents Referenced:

The following Australian Standards are referenced although not specifically noted:

- AS 1428.1 2009: General Requirements for access – New Building Work
- AS 1428.2 1992: Part 2: Enhanced & Additional Requirements – Buildings and Facilities.
- AS 1428.4.2 2018: Vision Impairment and Wayfinding
- AS 1428.4.1-2009: Tactile Ground Surface Indicators
- NCC Vol 1 2019
- Disability (Access to Premises – Buildings) Standards 2010 (APS)

### 2.4 Drawings Referenced:

This Access Design Audit for persons with a disability was based on the following architectural drawings prepared Sutherland Shire Council.

Project Number	Description	Date	Rev
18281 – DD <i>Lease plan of management</i>	-	20.01.2023	-

## 2.5 Abbreviations Table:

Abbreviation	Definition
NCC	National Construction Code
BCA	Building Code of Australia
DAPS	Disability Access to Premises Standard
DDA	Disability Discrimination Act
CAPT	Continuous Accessible Path of Travel
DAPB	Designated Accessible Parking Bay
PPE	Principal Pedestrian Entrance
AS	Australian Standard
OHS	Occupational Health and Safety
EA	<i>Access Matters</i>

### **3 Organisational Responsibilities**

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#### **3.1 Disability Discrimination ACT (DDA):**

All organisations have the responsibility under the Disability Discrimination Act (DDA) to provide equitable & dignified access to goods and services and premises.

The DDA provides uniform protection against unfair treatment for persons with a disability. It also states that it is unlawful to discriminate against a friend or carer of the person with a disability. Disability includes physical and intellectual or persons with a learning difficulty or physical disfigurement.

The provisions of the DDA apply to employment, access to premises, education, provision of goods and services and the administration of Commonwealth laws and programs.

Therefore, to comply with the DDA, all business should provide equitable and dignified access. If equitable access is not provided, a complaint could be made under the DDA.

#### **3.2 Disability (Access to Premises – Buildings) Standards 2010 (DAPS):**

The Disability (Access to Premises – Buildings) Standards 2010 was introduced with an updated Building Code of Australia (BCA) on May 1, 2011. These Standards are now legislated as the minimum requirements for new buildings or alterations to existing buildings.

These Standards provide building designers with information regarding the required access provisions for new or altered buildings. The DAPS generally aligns with the BCA and also reference a range of other Australian Standards relating to access.

The objects of these Standards are to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability.

#### **3.3 National Construction Code - Building Code of Australia (BCA):**

The NCC-BCA along with the DDA apply to new buildings or buildings undergoing significant alteration. The NCC-BCA outlines the access requirements for different building Classes & Structures. Sections of the BCA require compliance with a range of access provisions.

## 4. Recommendations for “Supervisory Space” around Play Spaces

Note: The action points starting in **red** font are important recommendations. The other action points in italics are considerations that would further improve pedestrian access and safety.

Component	Action Required
Permanent and temporary outdoor dining/ market stall locations	<p><b>Ensure</b> the location of the permanent and temporary dining and/or market stalls, provide gradients and surfaces, contrasts, wayfinding and circulation spaces as noted in the columns below.</p> <p>Particularly to ensure the walkway is at least 1000mm wide and that passing spaces be provided every 20m and irrelevant of the paving type, the grading and surfaces are provided in accordance with the recommendations below.</p>
Gradients and Surfaces	<p><b>Ensure</b> walkway gradients no steeper than 1 in 33</p> <p><b>Ensure</b> any walkway crossfalls are no steeper than 1 in 40</p> <p><b>Ensure</b> the walkway is at least 1000mm wide and that passing spaces be provided every 20m</p> <p><b>Ensure</b> the ground surfaces abutting the sides of the walkways are firm and level of a different material or colour to that of the walkway and be the same level and grade of the walkway and extend a minimum of 600mm</p> <p><b>Ensure</b> any grates along the walkway have circular openings not greater than 13mm in diameter, orientated so that the long dimension is at right angles to the direction of travel</p> <p><b>Ensure</b> there are no sharp transitions between landing, ramps or entry points</p> <p><b>Ensure</b> the walkway contains a firm, slip resistant surface that can be traversed by a wheelchair to and through the play area/equipment</p> <p><i>Consider a walkway surface colour that contrasts to that of the activity/play areas</i></p>
Contrasts	<p><i>Consider installing colour contrasts to the edges of the walkways to differentiate from the path edges and garden</i></p> <p><i>Consider plantings along the walkways to provide orientation or direction cues for people with vision impairment.</i></p> <p><i>Consider installing colour contrasts to the edges of the walkways to differentiate from the path edges and garden</i></p>
General Wayfinding	<p><b>Ensure</b> any pedestrian areas along the walkway adjoining a carriageway/road have Tactile Ground Surface Indicators (TGSIs) installed</p> <p><b>Ensure</b> TGSIs are placed along the walkway at the top and bottom of any kerb ramps, stairs or ramps.</p>

	<p><b>Ensure</b> there is a minimum 2000mm overhead clearance along the walkway.</p> <p><b>Ensure</b> appropriate signage is provided along the walkway to direct pedestrians to any accessible toilets, change rooms, designated accessible parking bays, accessible entrances/exits or to play equipment</p> <p><b>Ensure</b> there is a continuous path of travel from any accessible parking bays to the walkway</p> <p><b>Ensure</b> the walkway is linked to key areas of the playspace</p> <p><i>Consider installing uniform lighting along the walkways for night time use.</i></p> <p><i>Consider limiting dense plantings that restrict a line of sight from walkway to play area</i></p> <p><i>Consider a path with consistent width and material linking entry points and play zones</i></p> <p><i>Consider keeping any large plants, planter boxes and overhanging trees clear of the walkway</i></p> <p><i>Consider installing TGSIs on the walkways where there is a change of direction.</i></p>
Circulation	<p><b>Ensure</b> there is sufficient circulation space provided at any gates/structures (No gates appear to have been proposed).</p> <p><b>Provide</b> landings at intervals as follows:</p> <ul style="list-style-type: none"> <li>- For walkway gradients of 1 in 33 at intervals no greater than 25m</li> <li>- For walkway gradients of 1 in 20 at intervals no greater than 15m</li> <li>- For walkway gradients between 1 in 20 and 1 in 33, the intervals should be calculated by linear interpolation</li> <li>-</li> </ul> <p><b>Ensure</b> there is sufficient circulation space along then walkway where there is a change in direction.</p>
Seating	<p><b>Ensure</b> any rest or seating areas are easily accessed from walkway</p> <p><b>Ensure</b> there is a clear line of sight from any seating to and over the play equipment</p> <p><b>Ensure</b> seating is provided of varying types and at regular intervals along the walkway to ensure everyone has appropriate rest options</p> <p><b>Ensure</b> any seating, tables, bins, drink fountains etc are set back a minimum of 500mm from walkway</p> <p><i>Consider installing seating at intervals along the walkway</i></p> <p><i>Consider shade/shelter over the seating</i></p> <p><i>Consider objects along the walkway such as seats, bins, drink fountains have an effective contrast to surrounding surfaces</i></p> <p><i>Consider flush edges from the path surface to the play surface for easy access by all users.</i></p>



## 5. Report Conclusion

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This report forms part of the Review of Environment Factors (REF) documents. Further architectural design evidence will be developed as the proposal progresses through to the Construction stages.

The aim of this report had been to provide feedback and confirmation that the proposal meets the principles of good accessible design. This report confirms the client's commitment to providing equitable access to the site.

This Design Audit related to works proposed to the Cronulla Plaza Renewal, being the "supervisory space" around the proposed play spaces, and will establish how the proposed works performs in terms of Access and ease of Use by a wide range of potential users.

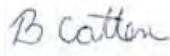
Therefore, in conclusion, this report confirms that if built as proposed the works will achieve the principles of good accessible design and provide adequate spaces for adults/carers to stand and supervise children's play will not be in conflict with pedestrians or other activities.

Should you have any further enquiries regarding this report, please do not hesitate to contact us.

*Yours Sincerely*

*Access Matters*

**Assessed by**

A handwritten signature in blue ink that reads 'B Cotten'.

Barry Cotten (Dip Access)

ACAA Associate Access Consultant (Member # 721)

## Contact us

Phone: 02 7229 4833

Mobile: 0437 804 079

55 Pyrmont Bridge Rd Pyrmont NSW 2009

1 Tudor Street Newcastle West NSW 2302

Level 1 No. 1 Burelli Street Wollongong 2500

[www.accessmatters.com.au](http://www.accessmatters.com.au)



REPORT

**Design Audit For -  
*Cronulla Plaza Renewal  
Pedestrian Circulation around the two  
proposed play spaces***

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## 1.0 Report Introduction

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### 1.1 PRELIMINARY SUMMARY

This Design Audit relates to works proposed to the Cronulla Plaza Renewal, being the Pedestrian Circulation around the two proposed play spaces, and will establish how the proposed works performs in terms of Access and ease of Use by a wide range of potential users.

This design audit has been prepared as supporting documentation for the Review of Environment Factors (REF) by Sutherland Shire Council, at the property address of “Stage 2” of the Cronulla Plaza upgrade works.

This Design Audit has been undertaken as a desktop analysis. It is recommended that the author undertakes a final site inspection of the works at the completion stage.

This Design Audit, reviews and assesses the potential usability and accessibility of the completed works based on the documentation provided at the time of this report.

### 1.2 Report Revision

Report Revision History:

Date	Issue	Prepared by	Reviewed By
12/02/2023	Draft 1 Version 1	Barry Cotten	Bruce Carr
16/02/2023	Draft 1 Version	Barry Cotten	Bruce Carr
20/02/2023	Final	Barry Cotten	Barry Cotten
15/03/2023	Amended V4	Barry Cotten	Barry Cotten

### 1.3 Report Exemptions and Limitations:

- This report has been prepared for the purpose of the Review of Environment Factors (REF), as described by Sutherland Shire Council.
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  - Structural Design and Engineering
  - Parts of the NCC and AS other than those Parts referenced in this report

## 2 Access Report Introduction and Scope

---

### 2.1 Development Summary

Access Matters has been engaged by Sutherland Shire Council, to prepare a Design Audit report for the purpose of Review of Environment Factors (REF) for the proposed works to the Cronulla Plaza Renewal.

The extent of the alterations (works) is being the Pedestrian Circulation around the two proposed play spaces.

All organisations have the responsibility under the Disability Discrimination Act (DDA) to provide equitable & dignified access to goods and services and premises. If equitable access is not provided, a complaint could be made under the DDA.

### 2.2 Building Classification:

#### *Class 10a – Footpath*

*A Class 10 building includes one or more of the following sub-classifications:*

- (1) Class 10a is a non-habitable building including a private garage, carport, shed or the like.*
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- AS 1428.4.1-2009: Tactile Ground Surface Indicators
- NCC Vol 1 2019
- Disability (Access to Premises – Buildings) Standards 2010 (APS)

### 2.4 Drawings Referenced:

This Access Design Audit for persons with a disability was based on the following architectural drawings prepared by Sutherland Shire Council.

<b>Project Number</b>	<b>Description</b>	<b>Date</b>	<b>REV</b>
156110 – Civil Plan Sheet 6	Sheet No. C06	20.01.2023	-
18281 – DD Landscape Coversheet	Sheet L00	20.01.2023	-
18281- DD Layout and surface finishes sheet 1	Sheet L01	20.01.2023	-
18281 - DD Layout and surface finishes Sheet 2	L02	20.01.2023	-
18281 - DD Layout and surface finishes Sheet 3	L03	20.01.2023	-
18281 - DD Layout and surface finishes Sheet 4	L04	20.01.2023	-
18281 - DD Layout and surface finishes Sheet 5	L05	20.01.2023	-
18281 - DD Layout and surface finishes Sheet 6	L06	20.01.2023	-
18281 - DD Playground layout option 3	-	20.01.2023	-

## 2.5 Abbreviations Table:

<b>Abbreviation</b>	<b>Definition</b>
NCC	National Construction Code
BCA	Building Code of Australia
DAPS	Disability Access to Premises Standard
DDA	Disability Discrimination Act
CAPT	Continuous Accessible Path of Travel
DAPB	Designated Accessible Parking Bay
PPE	Principal Pedestrian Entrance
AS	Australian Standard
OHS	Occupational Health and Safety
EA	<i>Access Matters</i>

### **3 Organisational Responsibilities**

---

#### **3.1 Disability Discrimination ACT (DDA):**

All organisations have the responsibility under the Disability Discrimination Act (DDA) to provide equitable & dignified access to goods and services and premises.

The DDA provides uniform protection against unfair treatment for persons with a disability. It also states that it is unlawful to discriminate against a friend or carer of the person with a disability. Disability includes physical and intellectual or persons with a learning difficulty or physical disfigurement.

The provisions of the DDA apply to employment, access to premises, education, provision of goods and services and the administration of Commonwealth laws and programs.

Therefore, to comply with the DDA, all business should provide equitable and dignified access. If equitable access is not provided, a complaint could be made under the DDA.

#### **3.2 Disability (Access to Premises – Buildings) Standards 2010 (DAPS):**

The Disability (Access to Premises – Buildings) Standards 2010 was introduced with an updated Building Code of Australia (BCA) on May 1, 2011. These Standards are now legislated as the minimum requirements for new buildings or alterations to existing buildings.

These Standards provide building designers with information regarding the required access provisions for new or altered buildings. The DAPS generally aligns with the BCA and also reference a range of other Australian Standards relating to access.

The objects of these Standards are to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability.

#### **3.3 National Construction Code - Building Code of Australia (BCA):**

The NCC-BCA along with the DDA apply to new buildings or buildings undergoing significant alteration. The NCC-BCA outlines the access requirements for different building Classes & Structures. Sections of the BCA require compliance with a range of access provisions.



## 4. Recommendations for Pedestrian Walkway

Note: The action points starting in **red** font are important recommendations. The other action points in italics are considerations that would further improve pedestrian access and safety.

Component	Action Required
Gradients and Surfaces	<p><b>Ensure</b> walkway gradients no steeper than 1 in 33</p> <p><b>Ensure</b> any walkway crossfalls are no steeper than 1 in 40</p> <p><b>Ensure</b> the walkway is at least 1000mm wide and that passing spaces be provided every 20m</p> <p><b>Ensure</b> the ground surfaces abutting the sides of the walkways are firm and level of a different material or colour to that of the walkway and be the same level and grade of the walkway and extend a minimum of 600mm</p> <p><b>Ensure</b> any grates along the walkway have circular openings not greater than 13mm in diameter, orientated so that the long dimension is at right angles to the direction of travel</p> <p><b>Ensure</b> there are no sharp transitions between landing, ramps or entry points</p> <p><b>Ensure</b> the walkway contains a firm, slip resistant surface that can be traversed by a wheelchair to and through the play area/equipment</p> <p><i>Consider a walkway surface colour that contrasts to that of the activity/play areas</i></p>
Contrasts	<p><i>Consider installing colour contrasts to the edges of the walkways to differentiate from the path edges and garden</i></p> <p><i>Consider plantings along the walkways to provide orientation or direction cues for people with vision impairment.</i></p> <p><i>Consider installing colour contrasts to the edges of the walkways to differentiate from the path edges and garden</i></p>
General Wayfinding	<p><b>Ensure</b> any pedestrian areas along the walkway adjoining a carriageway/road have Tactile Ground Surface Indicators (TGSIs) installed</p> <p><b>Ensure</b> TGSIs are placed along the walkway at the top and bottom of any kerb ramps, stairs or ramps.</p> <p><b>Ensure</b> there is a minimum 2000mm overhead clearance along the walkway.</p> <p><b>Ensure</b> appropriate signage is provided along the walkway to direct pedestrians to any accessible toilets, change rooms, designated accessible parking bays, accessible entrances/exits or to play equipment</p> <p><b>Ensure</b> there is a continuous path of travel from any accessible parking bays to the walkway</p> <p><b>Ensure</b> the walkway is linked to key areas of the playspace</p>

	<p><i>Consider installing uniform lighting along the walkways for night time use.</i></p> <p><i>Consider limiting dense plantings that restrict a line of sight from walkway to play area</i></p> <p><i>Consider a path with consistent width and material linking entry points and play zones</i></p> <p><i>Consider keeping any large plants, planter boxes and overhanging trees clear of the walkway</i></p> <p><i>Consider installing TGSIs on the walkways where there is a change of direction.</i></p>
Circulation	<p><b>Ensure</b> there is sufficient circulation space provided at any gates / structures (no gates appear to be proposed)</p> <p><b>Provide</b> landings at intervals as follows:</p> <ul style="list-style-type: none"> <li>- For walkway gradients of 1 in 33 at intervals no greater than 25m</li> <li>- For walkway gradients of 1 in 20 at intervals no greater than 15m</li> <li>- For walkway gradients between 1 in 20 and 1 in 33, the intervals should be calculated by linear interpolation</li> <li>-</li> </ul> <p><b>Ensure</b> there is sufficient circulation space along then walkway where there is a change in direction.</p>
Seating	<p><b>Ensure</b> any rest or seating areas are easily accessed from walkway</p> <p><b>Ensure</b> there is a clear line of sight from any seating to and over the play equipment</p> <p><b>Ensure</b> seating is provided of varying types and at regular intervals along the walkway to ensure everyone has appropriate rest oprions</p> <p><b>Ensure</b> any seating, tables, bins, drink fountains etc are set back a minimum of 500mm from walkway</p> <p><i>Consider installing seating at intervals along the walkway</i></p> <p><i>Consider shade/shelter over the seating</i></p> <p><i>Consider objects along the walkway such as seats, bins, drink fountains have an effective contrast to surrounding surfaces</i></p>

## 5. Report Conclusion

---

This report forms part of the Review of Environment Factors (REF) documents. Further architectural design evidence will be developed as the proposal progresses through to the Construction stages.

The aim of this report had been to provide feedback and confirmation that the proposal meets the principles of good accessible design. This report confirms the client's commitment to providing equitable access to the works.


Therefore in conclusion, this report confirms that if built as proposed the development will achieve the principles of good accessible design including appropriate pedestrian circulation.

Should you have any further enquiries regarding this report, please do not hesitate to contact us.

*Yours Sincerely*

*Access Matters*

**Assessed by**

A handwritten signature in blue ink that reads 'B Cotten'.

Barry Cotten (Dip Access)

ACAA Associate Access Consultant (Member # 721)

## Contact us

Phone: 02 7229 4833

Mobile: 0437 804 079

55 Pyrmont Bridge Rd Pyrmont NSW 2009

1 Tudor Street Newcastle West NSW 2302

Level 1 No. 1 Burelli Street Wollongong 2500

[www.accessmatters.com.au](http://www.accessmatters.com.au)