

Monday, July 13, 2020

Revision B

St Marys Town Centre
207 Queen Street
St Marys NSW 2760

ATT: Sue Fryer

**RE: Proposed Shade Sail Structure within Existing Pedestrian Walkway
St Marys Walkway, Off Queen Street & East Lane St Marys NSW 2760
Statement of Access Design Compliance – Development Application**

1. Introduction

Ergon Consulting has been engaged by the client St Marys Town Centre to provide accessibility advice relating to the proposed shade sail structure within the St Marys walkway, off Queen Street and East Lane. The walkway is a public pedestrian walkway and situated between existing buildings.

The shade sail structure has been proposed to provide shade from weather (i.e. sun, rain etc), improve the streetscape environment which will support local businesses, create a sense of vibrancy and promote a socially inclusive community.

2. Site Details

Site Address: St Marys Walkway, Off Queen Street & East Lane NSW 2760

Building Classifications: Class 10b

Building Description: Shade Sail Structure

3. Assessment

The purpose of our assessment is to review the design documentation (attached to Appendix A) prepared for the development application with reference to the following:

- Building Code of Australia (BCA) 2019 Part D3 (*Access for people with a disability*);
- Disability (Access to Premises - Building) Standards 2010;
- AS1428.1-2009 (*General requirements for access: New building work*);
- AS1428.4.1-2009 (*Means to assist the orientation of people with vision impairments: Tactile ground surface indicators*);
- AS1680.3.1-2005 (*Pedestrian Area Category P Lighting – Performance and design requirements*); and
- General best practice access requirements.

Consideration has been given to people with a disability including people with vision impairments such as people who are legally blind, or may have some vision or sensitivity to light.

It is noted the document should not be misinterpreted that it provides an assessment of OH&S regulations, WHS requirements or the DDA Act 1992. A site visit has not been undertaken of the site.

4. Recommendations

Following a general assessment of the design documentation, we have recommended that adjustable hardwired flood lights be installed to each structural post to provide uniform lighting for a person with a vision impairment throughout the walkway during low light conditions. The lighting must be connected to a sensor which switches the lighting on during low light conditions. The minimum luminaires and illuminance levels provided by the proposed lighting must comply with AS1158.3.1-2005 as required for public walkways.

Similarly, we have also recommended that directional tactile ground surface indicators complying with AS1428.4.1-2009 be provided at the centre of the walkway, from the start to the end, to assist a person with a vision impairment with directional information when travelling through the area. The directional cues can be detected either tactually through the feet, via a long cane and for people with residual vision via the minimum 30-45% luminance contrast criteria applied to the tactile indicators and the surrounding flooring.

5. Response to Council Query

In response to Penrith City Council's query "*The proposed shade / light array does not comply with the Disability Discrimination Act lighting requirements for accessible path of travel. Accessible paths of travel shall be in accordance with Australian Standards and other relevant guides of best practice. This includes that pathways shall have consistent lighting (reflected downward – without pooling or producing glare). Also a minimum 30% luminance contrast between the pathway and path edges and background and adjacent surfaces. An independent access consultant audit is recommended*", we confirm that the above recommendations address the concerns raised relating to the consistent lighting and luminance contrast requirements that may occur following installation of the proposed shade sail structure.

6. Statement of Access Design Compliance (DA)

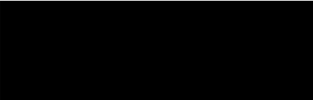
This statement confirms accessibility has been appropriately achieved within the proposed new work and confirms the client's commitment to providing an equitable, and accessible environment for all.

As such, we believe the development approval should be issued as the proposed new work can achieve a reasonable level of access and meet statutory requirements, subject to detailed assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned on (02) 9557 0007.

Yours faithfully,

ERGON CONSULTING PTY LTD



Costa Miroforidis | Principal

Certificate IV in Access Consulting – IATA

B. Construction Management and Property (Building) – UNSW

Graduate Diploma in Building Surveying – UWS

Accredited Member of the Association of Consultants in Access Australia – ACAA

Registered LHA Design Guideline Assessor – LHA

Member of the Australian Institute of Building – AIB

Member of the Australian Institute of Building Surveyors – AIBS

Appendix A

The below design documentation has been prepared by DNP Group.

Document Number	Rev	Title	Date
A101.2	6	Plan	12.07.20
A202.1	6	Elevations N & E	12.07.20

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NOTES
 1. Use figured dimensions. Do not scale from drawing.
 2. All dimensions are in millimetres.
 3. Dimensions are to be read in conjunction with specifications and/or schedules.
 4. Dimensions are to be read in conjunction with specifications and/or schedules.

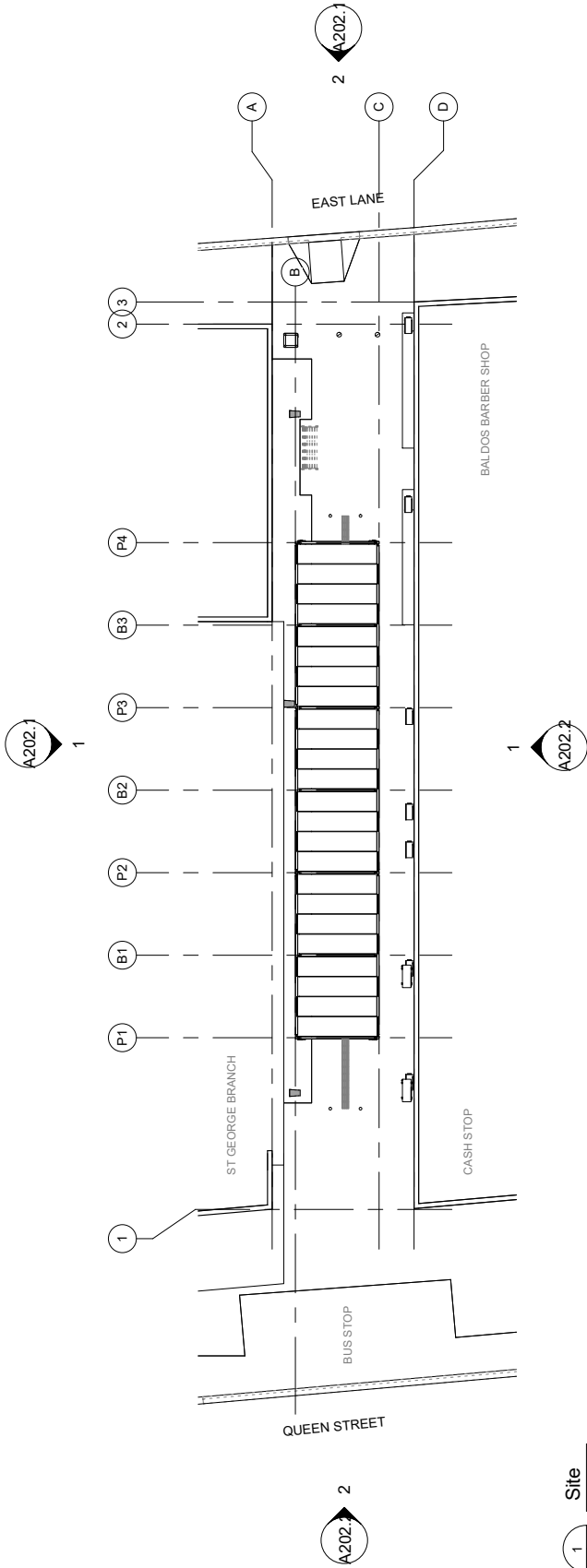


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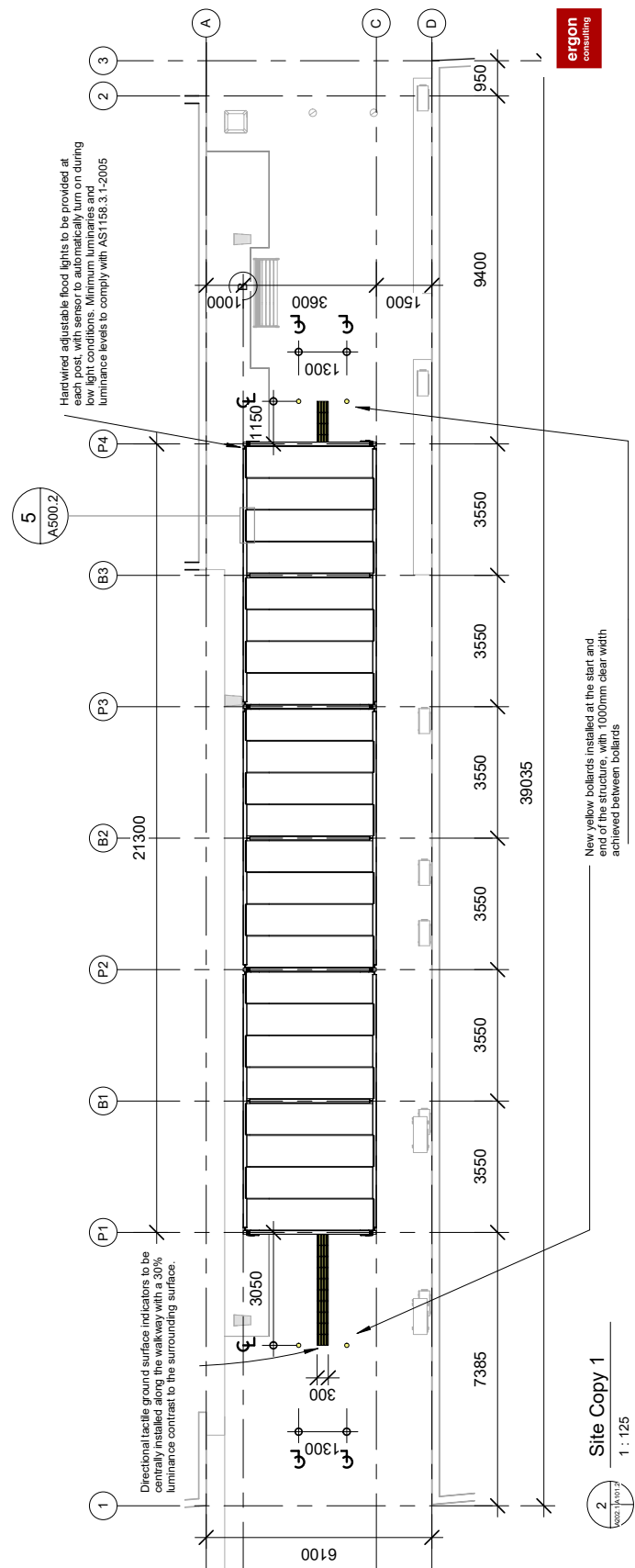
Revision Schedule	
1 For Approval	1/1/20
2 For Review	8/3/20
3 For Revision	6/6/20
6 For Accessibility Review	12/7/20



Client	St Marys Town Centre
Project Address	St Marys Walk Way, Off Queen Street and East Lane
Drawing	Plan
Project	Awning
File Location	C:\dnp\group\works\current\work\226_19_S1\mwp\Structure_N01.rvt
Drawn	Checked
Paul Edwards	Checker
Scale	Date
As indicated	12/7/2020
Project No.	Drawing No.
226_19	A101.2



1 Site 1 : 200



2 Site Copy 1 1 : 125

