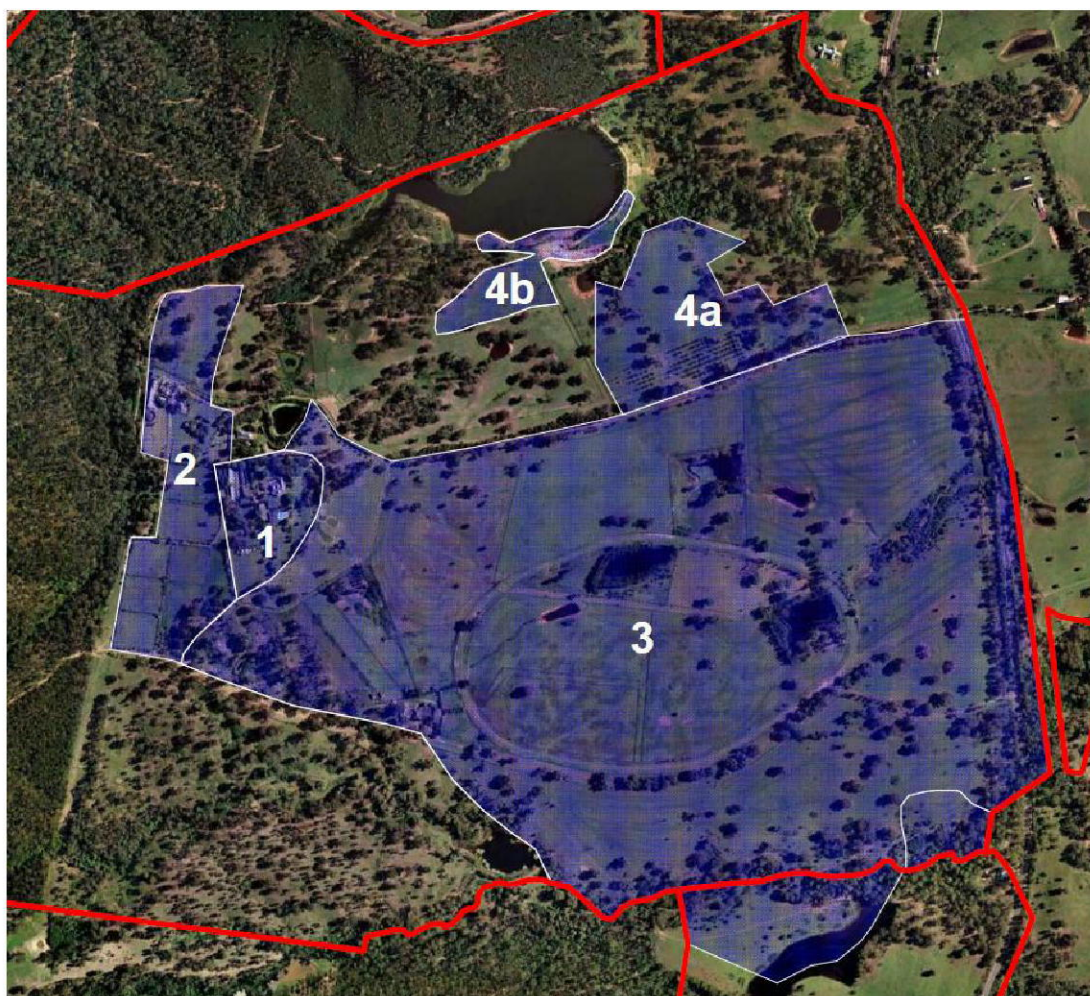


## ACCESS REPORT

### “FERNHILL”

## ACCESS STRATEGY



27<sup>TH</sup> JUNE 2013

## INTRODUCTION

The purpose of this report is to provide an accessibility strategy that demonstrates how people with disabilities will achieve equitable and dignified access to enable inclusive participation to events and functions within the Fernhill estate complex. In particular, areas 1, 2, 3, 4a and 4b as shown on the cover page of this report.

In development of this Access Strategy I have made a site inspection, reviewed the various event proposals and liaised with the planning team.

The Access Strategy encompasses five primary elements which have been applied to seven general categories of events based on the buildings and/or localities within the estate.

The primary accessibility elements and functions include.

- (A) Accessible parking and accessible transport arrival points that are connected to accessible pathways to the various event centre.
- (B) Accessible building entry, accessible viewing areas.
- (C) Accessible sanitary facilities.
- (D) Wayfinding signage that incorporates accessible facilities and pathways.
- (E) Access awareness training for event staffing.

The seven event and function centre categories and localities include;

1. Fernhill House and surrounds
2. Great Hall
3. Amphitheatre
4. Race Track and Equestrian Arena
5. Hay Shed
6. Picnic Centre
7. Other outdoor events (e.g. Tough Mudder)

This review has had regard to the following legislation and development standards pertaining to access and mobility for people with disabilities:

- Disability Discrimination Act (DDA)
- Disability Access to Premises Standards (2010)
- Penrith Development Control Plan

*Please note that this study does not provide a comprehensive access audit of existing buildings, amenities, outdoor pathways and topography.*

## EXECUTIVE SUMMARY

With respect to access for people with disabilities the following provides an overview of the proposed access strategy to enable equitable access and inclusive participation of people with disabilities within the proposed events.

The concept plans contained in this report confirm that the existing buildings, site topography or outdoor event areas can provide appropriate access for people with disabilities through the installation of;

- Accessible parking and set-down areas with accessible pathway connections to buildings or accessible viewing platforms for outdoor events.
- Accessible building entrances to Fernhill house, Lawn Marquee, Great Hall, Hays shed.
- Accessible viewing platforms at the amphitheatres, race track and equestrian arena.
- Accessible sanitary facilities.
- Accessible wayfinding information.

Further work shall be undertaken to incorporate site 4b and other outdoor activities.

In summary it is my opinion that the abovementioned accessibility installations and management systems shall facilitate equitable, dignified and inclusive access for people with disabilities in a manner that will comply with the aforementioned accessibility standards and be consistent with the Disability Discrimination Act.

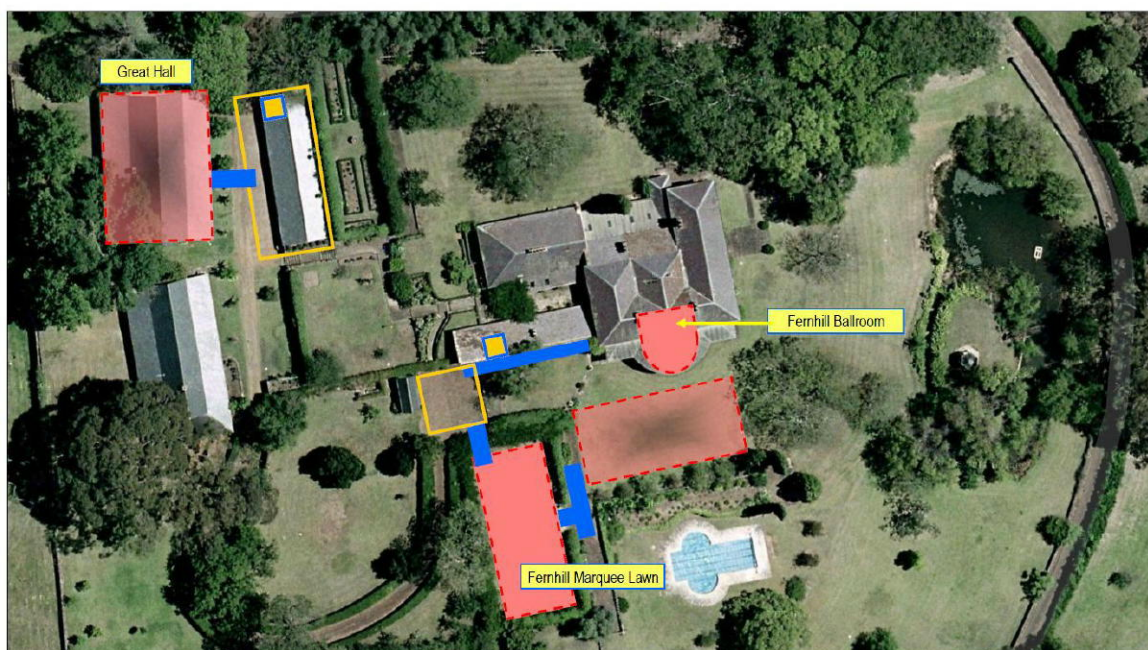


Mark Relf, Access Consultant (ACAA)

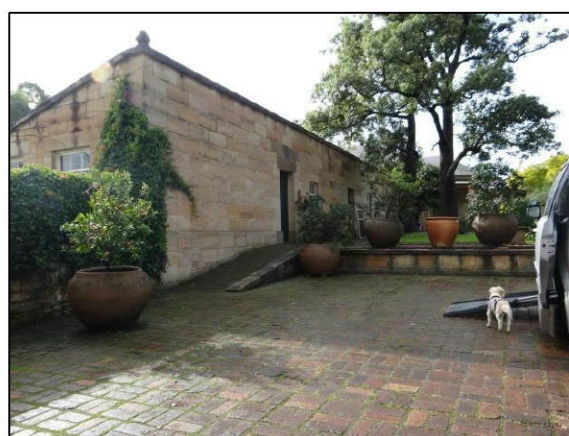
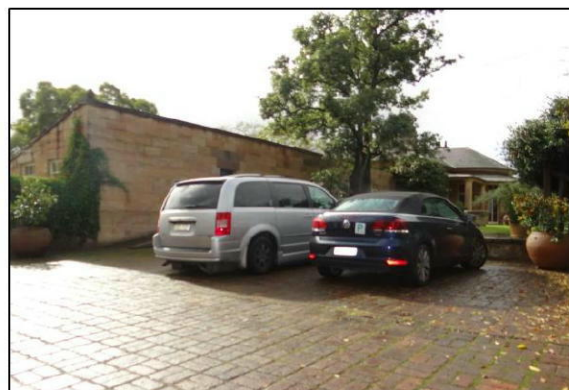


# ACCESSIBILITY ASSESSMENT

## FERNHILL HOUSE & SURROUNDS



1. **Accessible Parking : Fernhill House** - The courtyard area to the southern edge of the house provides an accessible parking and drop-off point that adjoins a pedestrian ramp to access the ground floor level of Fernhill House.
2. **Access Path to : Fernhill House –**  
The ramp has a gradient exceeding 1:14 which could be modified to achieve 1:14 or a temporary ramp system installed to achieve 1:14 to facilitate appropriate access. See Appendix A for examples.
3. The existing paved pathway to the verandah and Ballroom entry provides a generally level surface and subject to cleaning and in-fill of the raked joints the pathway will satisfy AS1428.1.







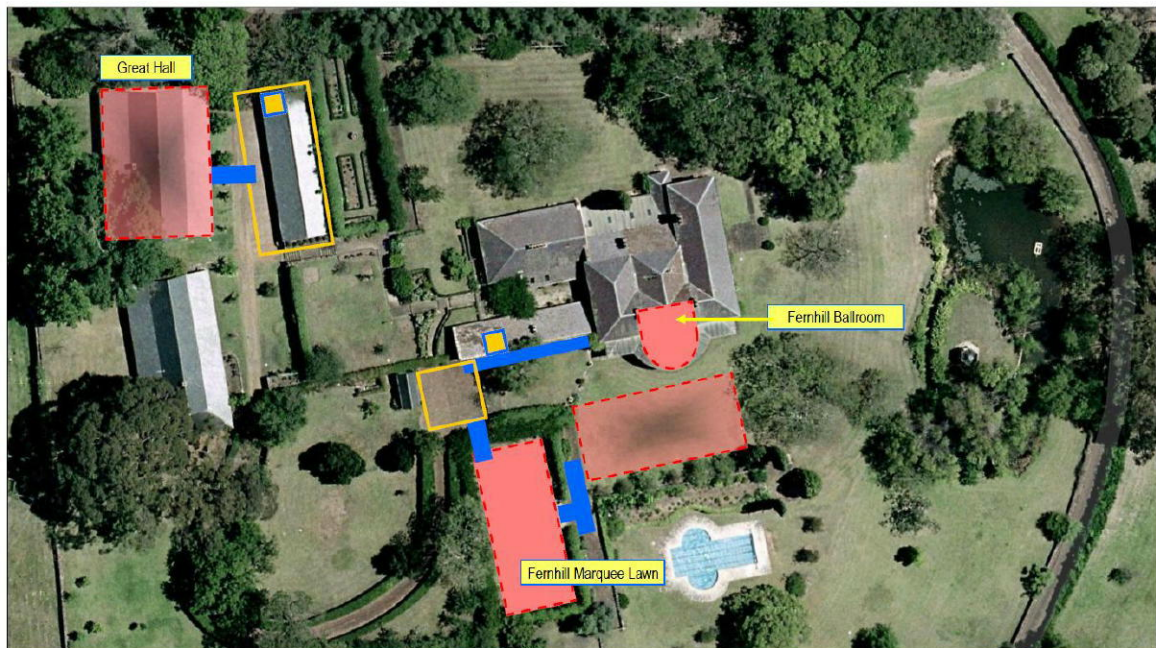
4. The verandah of Fernhill provides low level thresholds through several double doorways into the ballroom. Temporary threshold ramps as illustrated adjacent can be provided to facilitate wheelchair access in a manner consistent with ASI 428.1.



5. **Accessible Toilets** – While there are no permanent accessible toilets within the property there are numerous suppliers of sanitary facilities for temporary events that can also provide an accessible facility. Appendix B provides examples.
6. Longer term the installation of a permanent accessible sanitary facility can be provided.
7. **Marquee lawn Area** will be accessible from the courtyard parking which is at the same level and will include an accessible pathway connection.
8. **Wayfinding Signage & Staff Training** – The event management shall ensure that people with disabilities shall be afforded with appropriate information and assistance to use the accessible facilities. The management systems shall incorporate;
  - (a) **Booking Systems** that provide information about the range of accessible facilities and services such as; accessible parking locations, accessible pathways to accessible venues / or viewing areas, hearing augmentation area for outdoor amphitheatres and website access that requests patrons to indicate requests for assistance.
  - (b) **Event signage** that incorporates directional signage and/or contact personnel to accessible facilities.
  - (c) **Staff Training** that incorporates disability awareness training.

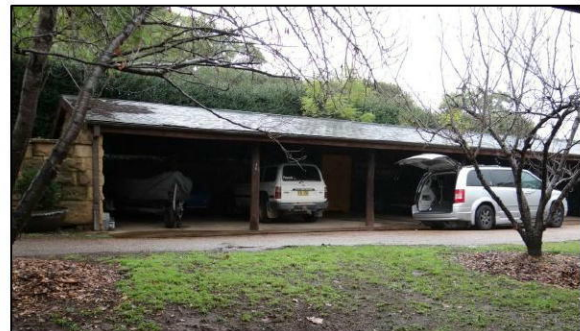


## GREAT HALL

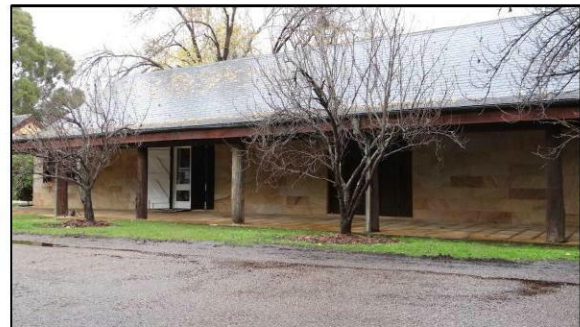


### 9. Accessible Parking : Great Hall -

The carport adjacent to the Great Hall provides an accessible parking and drop-off point that adjoins a pedestrian access to the Great Hall.



### 10. Access Path to : Great Hall – The existing paved pathway to the verandah of the Great Hall provides a generally level surface and subject to a small 1000mm pathway in-fill from driveway to the entry path will satisfy ASI428.1.



### 11. The verandah of the Great Hall provides low level thresholds through several double doorways. Temporary threshold ramps as illustrated adjacent can be provided to facilitate wheelchair access in a manner consistent with ASI428.1.

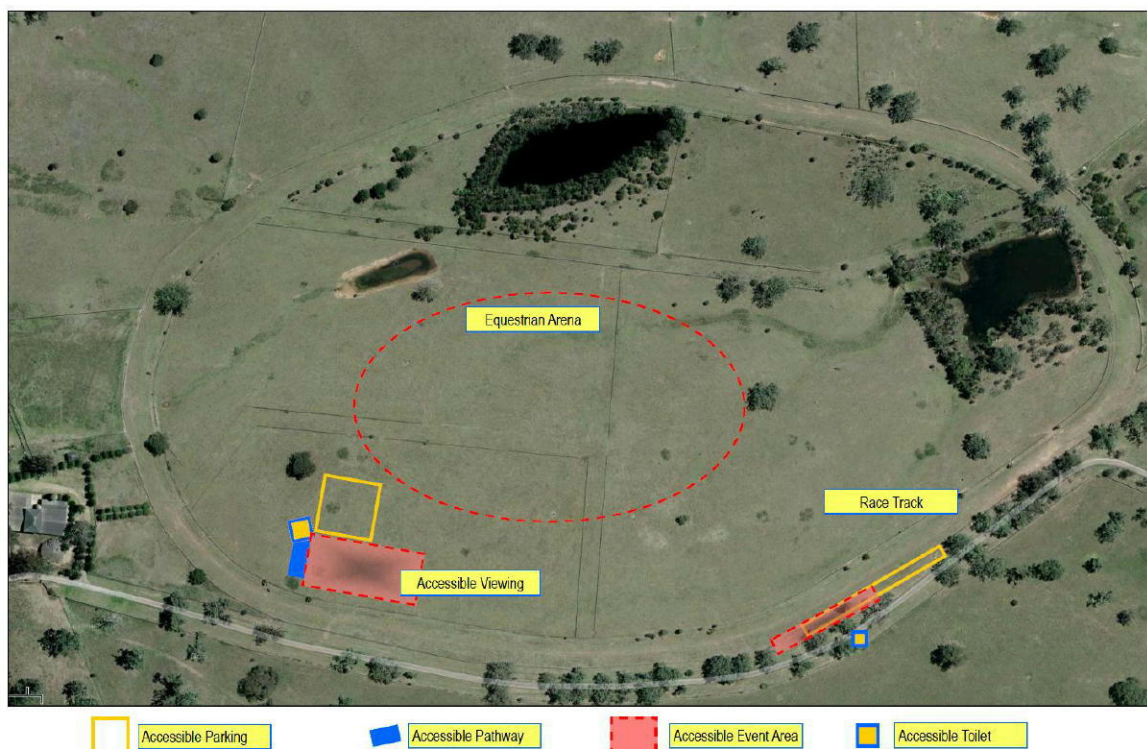




- 12. Accessible Toilets** – While there are no permanent accessible toilets within the property there are numerous suppliers of sanitary facilities for temporary events that can also provide an accessible facility. Appendix B provides examples.
13. Longer term the installation of a permanent accessible sanitary facility can be provided.
- 14. Wayfinding Signage & Staff Training** – The event management shall ensure that people with disabilities shall be afforded with appropriate information and assistance to use the accessible facilities. The management systems shall incorporate;
- (a) Booking Systems** that provide information about the range of accessible facilities and services such as; accessible parking locations, accessible pathways to accessible venues / or viewing areas, hearing augmentation area for outdoor amphitheatres and website access that requests patrons to indicate requests for assistance.
  - (b) Event signage** that incorporates directional signage and/or contact personnel to accessible facilities.
  - (c) Staff Training** that incorporates disability awareness training.



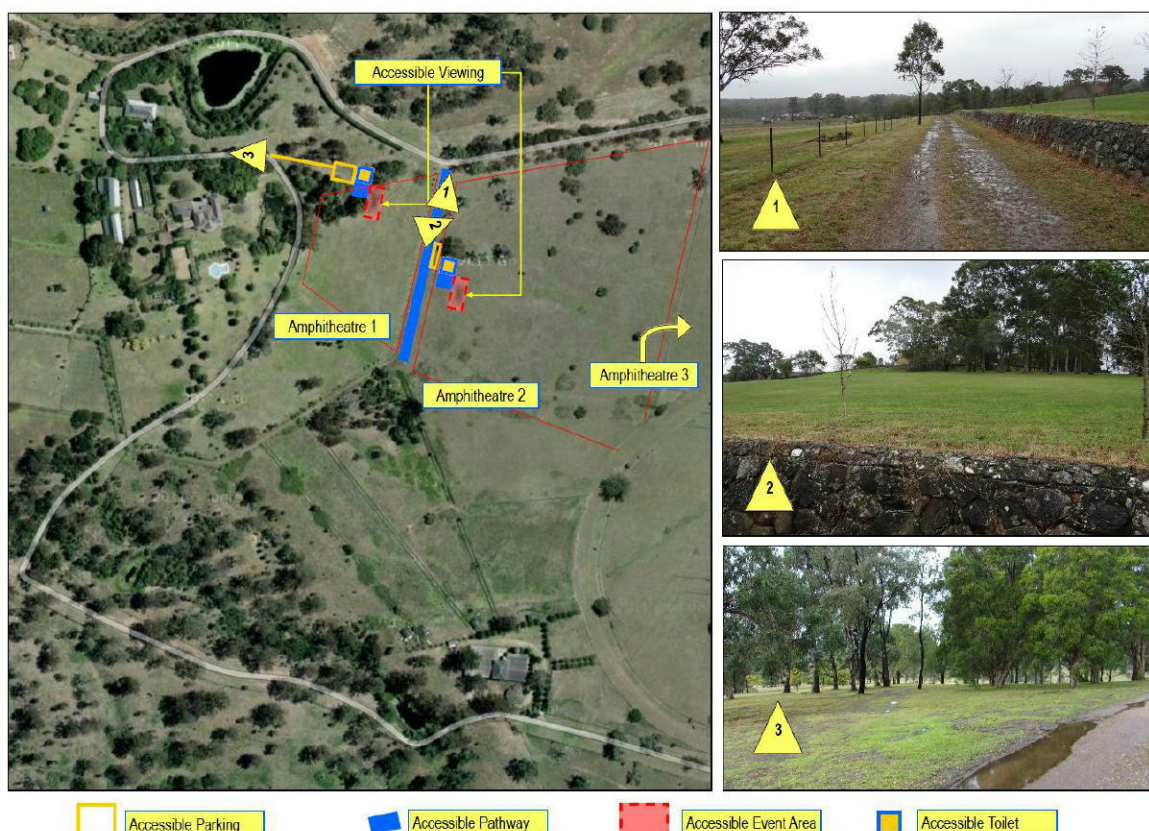
## RACE TRACK & EQUESTRIAN ARENA



15. **Accessible Parking, Access Paths & Viewing** : Accessible parking and drop-off point will be provided that adjoins a pedestrian access to an accessible viewing platform.
16. **Accessible Toilets** – While there are no permanent accessible toilets within the property there are numerous suppliers of sanitary facilities for temporary events that can also provide an accessible facility. Appendix B provides examples.
17. **Wayfinding Signage & Staff Training** – The event management shall ensure that people with disabilities shall be afforded with appropriate information and assistance to use the accessible facilities. The management systems shall incorporate;
  - (d) **Booking Systems** that provide information about the range of accessible facilities and services such as; accessible parking locations, accessible pathways to accessible venues / or viewing areas, hearing augmentation area for outdoor amphitheatres and website access that requests patrons to indicate requests for assistance.
  - (e) **Event signage** that incorporates directional signage and/or contact personnel to accessible facilities.
  - (f) **Staff Training** that incorporates disability awareness training.



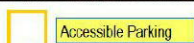
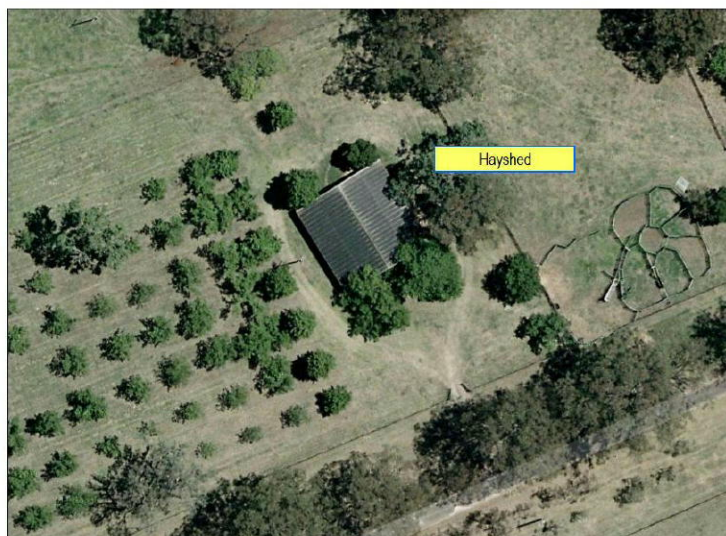
## AMPHITHEATRES



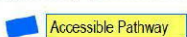
18. **Accessible Parking, Access Paths & Viewing** : Accessible parking and drop-off point will be provided that adjoins a pedestrian access to an accessible viewing platform.
19. **Accessible Toilets** – While there are no permanent accessible toilets within the property there are numerous suppliers of sanitary facilities for temporary events that can also provide an accessible facility. Appendix B provides examples.
20. **Wayfinding Signage & Staff Training** – The event management shall ensure that people with disabilities shall be afforded with appropriate information and assistance to use the accessible facilities. The management systems shall incorporate;
  - (g) **Booking Systems** that provide information about the range of accessible facilities and services such as; accessible parking locations, accessible pathways to accessible venues / or viewing areas, hearing augmentation area for outdoor amphitheatres and website access that requests patrons to indicate requests for assistance.
  - (h) **Event signage** that incorporates directional signage and/or contact personnel to accessible facilities.
  - (i) **Staff Training** that incorporates disability awareness training.



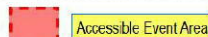
## HAYSHED



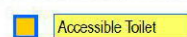
Accessible Parking



Accessible Pathway



Accessible Event Area



Accessible Toilet

21. **Accessible Parking : Hayshed** - The area will provide an accessible parking and drop-off point that adjoins a pedestrian access to the Hayshed.
22. The Hayshed will provide a paved forecourt that incorporates a level threshold entry consistent with AS1428.1.
23. **Accessible Toilets** – While there are no permanent accessible toilets within the property there are numerous suppliers of sanitary facilities for temporary events that can also provide an accessible facility. Appendix B provides examples.
24. Longer term the installation of a permanent accessible sanitary facility can be provided.
25. **Wayfinding Signage & Staff Training** – The event management shall ensure that people with disabilities shall be afforded with appropriate information and assistance to use the accessible facilities. The management systems shall incorporate;
  - (j) **Booking Systems** that provide information about the range of accessible facilities and services such as; accessible parking locations, accessible pathways to accessible venues / or viewing areas, hearing augmentation area for outdoor amphitheatres and website access that requests patrons to indicate requests for assistance.
  - (k) **Event signage** that incorporates directional signage and/or contact personnel to accessible facilities.
  - (l) **Staff Training** that incorporates disability awareness training.



## APPENDIX A –TEMPORARY RAMPS



### NEXUS™ SERIES III

#### Aluminium Modular ACCESS RAMPS



The Nexus Series is our premium range of modular access ramps. The collective components form an attractive design, which have minimal impact on the surroundings yet fulfill the primary objective of providing ease of access.

The system's features allow a multitude of uses - disabled access, shopping carts and prams, delivery trolleys, temporary construction and building site access, elevated walkways and use as a directional thoroughfare.

The optional perforated floorplate surface has been proven ideal for extreme weather conditions - heavy rain, frost and snow, cyclones or muddy tropical conditions. Unwanted substances drain away, whilst retaining a non-slip surface.



Checkerplate floor  
R10.5  
slip rated



Perforated floor  
R12  
slip rated



Epoxy floor  
R14  
slip rated

#### Features

- Modular construction, steel frame sections
- Tubular steel handrails
- Aluminium ramp surface with non-slip finish
- Adaptable and interchangeable design
- No site construction required
- Suitable for indoor and outdoor use
- Fully adjustable to almost any height
- Colour coordinated to your requirements
- Load rated up to 500 kg
- Easy to assemble and available in kit form
- Can be delivered Australia wide
- 10 year structural warranty
- All steelwork is galvanised and powder coated for durability



Heavy duty handrails



Balustrade matching handrails



Optional School handrails



### MODULAR LANDINGS & DECKS

#### A landing compliments a quality ramp.

In order to provide the circulation space required by AS 1428, Australian Ramp Systems has created an ingenious and flexible landing system to work with our ramps.

Landings can be the solution where you need to join up multiple doorways or add another building which has to link up to others. Where initially it seems that multiple ramps may be needed, often we can build the decking in to accommodate just one ramp as a less costly alternative, for example in accommodation units and school blocks.

Our landings are fully engineered, and supplied prefabricated with box-section framework and adjustable-height support legs. Modwood is the recommended flooring surface.

With an average width of 10m, landings are available in various sizes up to 60m long. However all landings are custom made to suit your needs and we offer you complete on-site access in one easy installation contract.



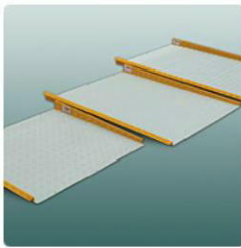
#### Features

- Aluminium 80mm x 40mm box section, fully-welded sub-frame
- Available up to 60m long
- Adjustable height support legs
- Load rating 300kg/m2
- Modwood surface recommended
- TGSi installation service



## PORTABLE RAMPS

Australian Ramp Systems offers a variety of ramps to eliminate small trip hazards. Our portable ramps are lightweight and easy to install.



### MINI RAMP

Mini ramps for long or short term use. Durable and adaptable to suit all situations, domestic or commercial.

- Hinged for variable step heights
- 1000mm wide x 600, 900, 1200 or 1500mm long
- High visibility safety edges



Checker Plate Surface

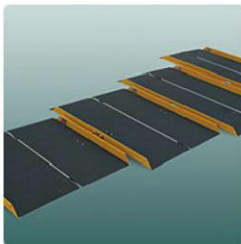


Mounting Hinge



take a look...

Length (mm)	900	1200	1500
Width (mm)	1000	1000	1000
Recommended 1:10	90	120	150
Max Height	130	165	200



### PORTABLE FOLDING RAMP

Aluminium floor plate with Deck Grip non-slip finish.

- Carry handle and velcro strap
- Suitable for indoor and outdoor use
- No assembly required
- High visibility safety edges



Folds for easy storage and transport

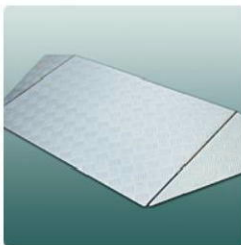


Deck Grip surface



take a look...

Length (mm)	900	1200	1500	2000
Width (mm)	945	945	945	945
Weight (kg)	9.5	12.5	15.5	19.5
Max Height	230	285	350	500




### PORTABLE KERB RAMP

- 450mm long
- Free standing
- Adjustable height
- Hinged edges for easy storage
- Custom sizes available
- All sides have equal gradient



## APPENDIX B – PORTABLE TOILETS





# Auzbilt Transportable Buildings

Product Range

**Product Catalogue.**

### Disabled Toilet

2.4 x 2.4 metre disabled toilet with shower, hand basin, mirror, and air conditioning on request.



### For Sale or Hire



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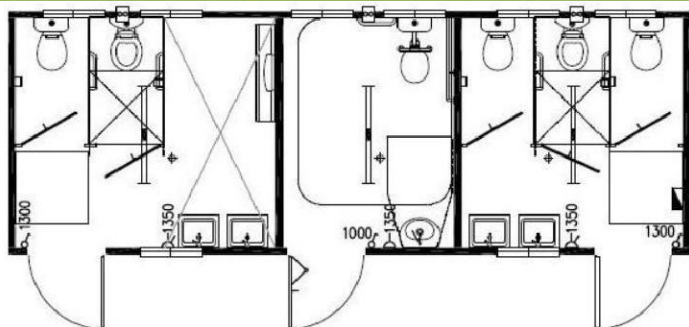
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## Disabled and Easy Access Portable Toilet hire

### Wheel Chair Access for Disabled and Special Needs events and functions

The Rent A Bathroom Special Needs portable toilet features internal layout which meets Australian standards and has a flat ground level entry floor with wide door for ease of wheelchair access.

This cabinet has been time tested around the world and is made of rugged polyethylene for years of durable use. The one piece seamless roof gives the unit added strength and stability.

Hand grips on each side and built in corner grips make moving easy. The fit out inside is designed for special needs occupants and complies to the Australian Standard for disable toilets including the heavy duty stainless steel support railing and it's positioning.

#### KEY FEATURES

- Wide Self Closing Door
- Flat Floor Design which means no ramps
- Meets Australian Standards
- Translucent Roof provides bright interior
- Interior designed for special needs
- Easily operated hand pump
- Large waste and fresh water capacity





## 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, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code 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 principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with 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.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

