

Kingston Park Kiosk

Site Options

October 2020

368/20 - Attachment 3
C101224/7960



**WOODS
BAGOT**

“Tulukutangga” - Kingston Park

“Kurna form of Ngarrindjeri name, ‘Tulukudangk.’”



SITE CONTEXT

Kingston Park - THEN...



CARAVAN PARK - 1947



ALASKA KIOSK - 1947



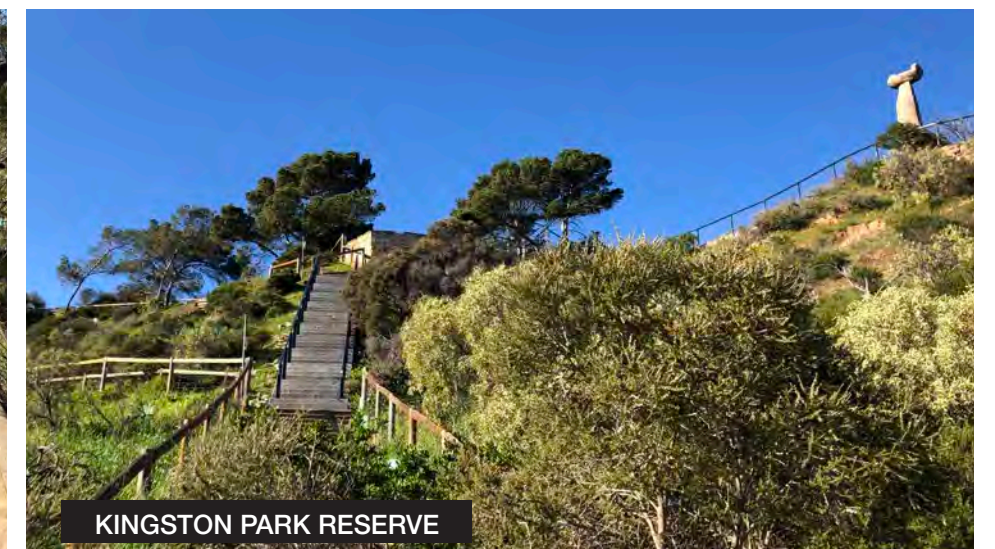
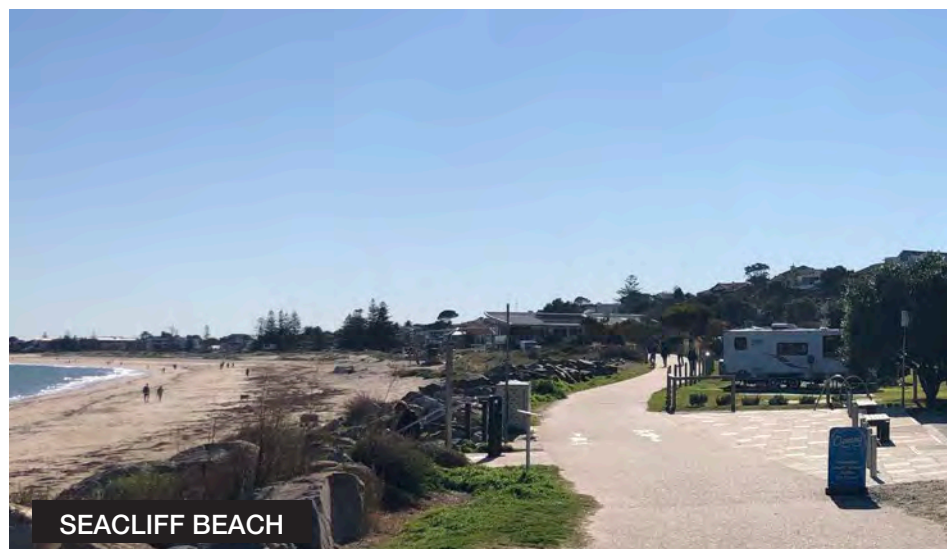
FORESHORE - 1900



NAMED AFTER PADDY & CHARLIE, SONS OF SIR GEORGE KINGSTON

SITE CONTEXT

Kingston Park - NOW...



A man in a black long-sleeved shirt is shown from the side, holding a dark wooden bowl filled with greenery. He is performing a ritual, as evidenced by the white smoke or steam rising from the bowl. The background is a blurred natural setting with trees and a crowd of people in the foreground.

*“Marni naa putni Kaurna
yarta-ana.”*

“Welcome to Kuarna Land.”

THE KAURNA CULTURAL SIGNIFICANCE

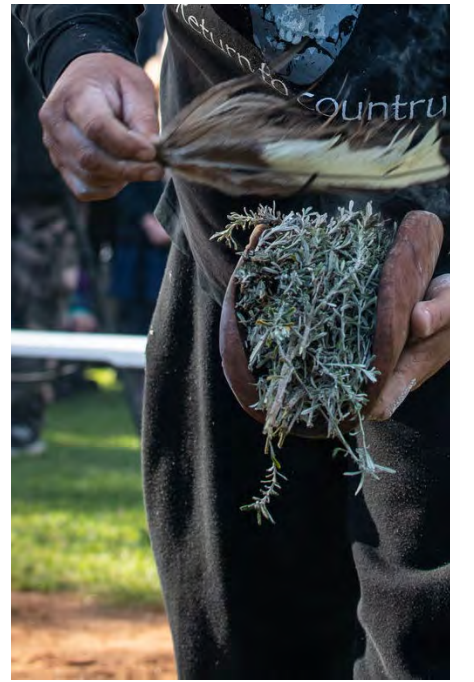
Kingston Park 'Tulukutangga'



TJILBRUKE SPRING



COASTAL LAGOONS



TJILBRUKE MONUMENT



NATIVE SPECIES



2019 REPATRIATION CEREMONY

SITE ANALYSIS

Kingston Park 'Tulukutangga'

- 01. ABORIGINAL CULTURAL HERITAGE RISK ZONE (HIGH)
- 02. TJILBRUKE SPRING (REGISTERED CULTURAL SITE)
- 03. KINGSTON HISTORIC HOUSE (STATE HERITAGE LISTED)
- 04. TJILBRUKE MONUMENT
- 05. KINGSTON CARAVAN PARK
- 06. KINGSTON PARK COASTAL RESERVE
- 07. SEACLIFF YACHT CLUB
- 08. JOHN MATHWIN RESERVE
- 09. SEACLIFF PRIMARY SCHOOL



SITE ANALYSIS

Current F&B Offering

THE MISSED OPPORTUNITY

As it stands, there is an evident 'gap' in the Kingston Park foreshore daytime f&b offering. Outside of major precincts such as the Seacliff Beach Hotel & Surf Life Saving club, the closest 'grab & go' style offering can be found on Jetty Road, a 30 min walk from the Caravan Park. The Kingston Park Reserve has proven to be a bustling hive of activity year round, explaining the high demand for a permant cafe to be located on the foreshore.

SURF LIFE SAVING CLUB

Open from 9am - 8:30pm Thursday to Sunday, The Surf Life Saving Club offers a relaxed dining experience with busy evening trade during the summer months.

SEACLIFF BEACH HOTEL

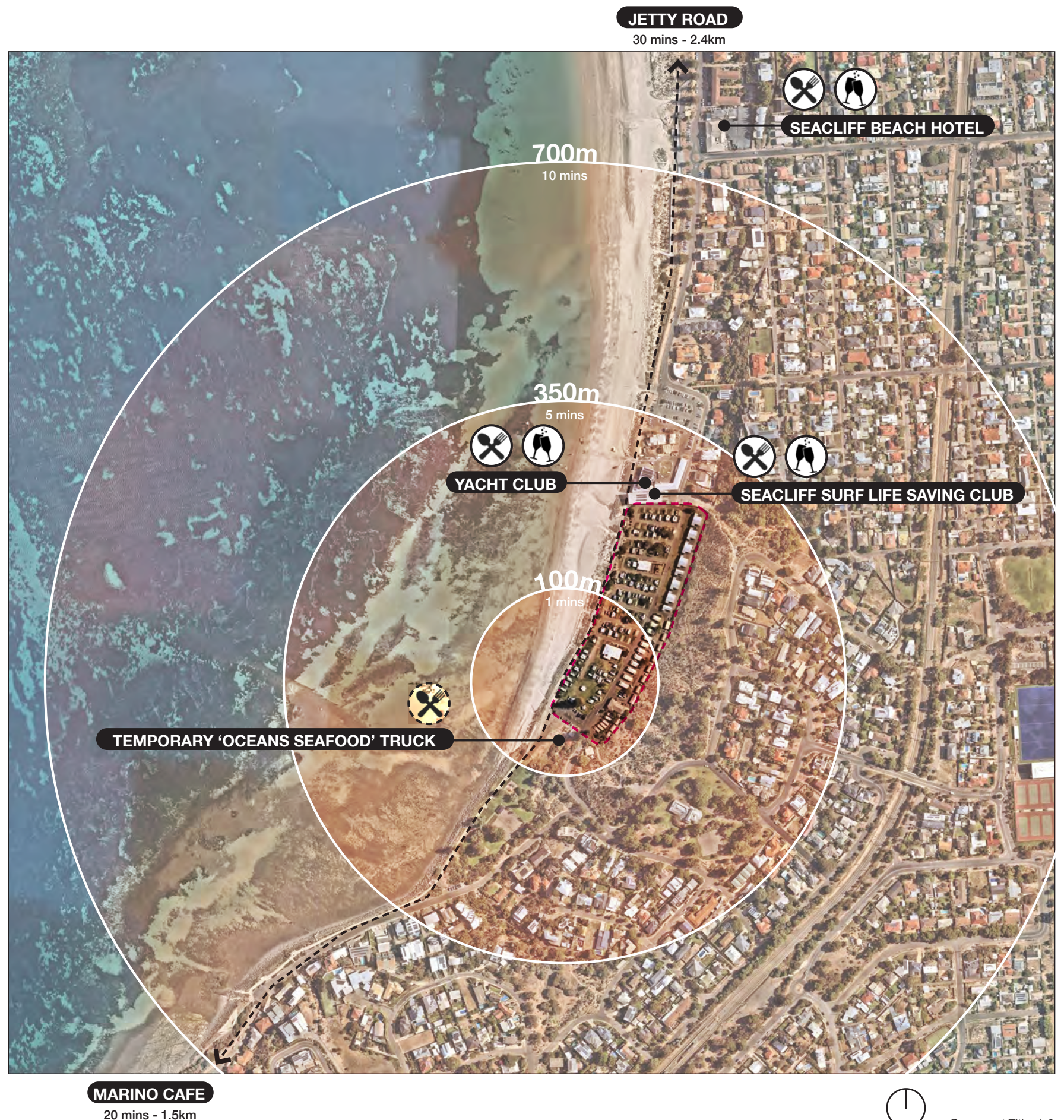
Open from 8am - late 7 days a week, the Beach Hotel offers a more upbeat formal dining / pub experience.

YACHT CLUB

Similar to the SLSC, the yacht club is predominately a casual dining (pub style) offerig focused on evening trade.

TEMPORARY KINGSTON PARK FOOD TRUCK

From 2014, a food truck has operated on the site of the old kiosk. The most recent iteration is the 'Oceans cafe', operating since mid 2019 offering a fish and chips style takeaway



SITE ANALYSIS

Key Pedestrian Movement

PRIMARY AXIS

North - South, A more recent development of a permanent board walk adjacent the caravan park is the primary means of circulation in the area. The path has consistent high foot traffic throughout the year with walkers, joggers & cyclists as the primary users. The path is also wheelchair friendly and sees a high number of pets accompanying their owners.

SECONDARY LINKS

East - West, Connecting Tjilbruke Monument & lookout to the Carpark below via a set of stairs which are regularly used for direct access to the foreshore. The top carpark is often full in the evenings as people gather to watch the sunset.

East - West, At the North end of the Site another popular set of stairs is regularly used connecting pedestrians to the foreshore and surf life saving club alike.

TRAILS

A small trail runs along the steep face of the Kingston reserve. Used primarily for scenic walks or at slower pace.

A man-made trail also runs through the Tjilbuke spring zone connecting people from the street to the reserve below (a popular gathering zone)



SITE OPTIONS OVERVIEW

Potential Kiosk Locations

SITE 01 CARAVAN PARK CORNER, ADJACENT EXISTING CARPARK

- Highly visible foreshore site, requires 2 - 3 powered caravan park sites to be removed

SITE 02a ADJACENT CARAVAN PARK BBQ AREA

- Opportunity to leverage from existing infrastructure of the bbq area. Requires new access from foreshore path.

SITE 02b INPLACE OF EXISTING CARAVAN PARK RAMP

- Requires existing ramp to be removed and integrated into the new kiosk design

SITE 03 OLD CARETAKERS HOUSE

- Provides a unique opportunity to redevelop the original 'Alaska Kiosk Site' (now abandoned caretakers dwelling) into a contemporary, 'destination' F&B offering

EXCLUDED OPTIONS

SITE A SOUTH SIDE OF EXISTING CARPARK

- Excluded from further analysis due to location within the Tjilbruke spring registered cultural site. Would also contravene land use agreement with Kaurua. In the long term this would also exclude having a food truck on this site.

SITE B YACHT CLUB LAWN

- Site was not considered further due to the adjacency with existing buildings, limiting other activities in the area and not meeting community expectations of a site 'detached' from existing clubs

SITE C ADJACENT EXISTING ADMINISTRATION BUILDING

- Located adjacent the admin replacing existing caravan park cabins. Would need to consider integration with a new admin building. This site was excluded due to a loss in rental income and the strong community opposition to a site incorporated into the function of the caravan park.



DESIGN APPROACH

DESIGN APPROACH
Re-imagining the Past

ALASKA \ ICE //
HOT WATER, EATS & CREAM
SMOKES.

KINGSTON PARK KIOSK
AN INTEGRATED OUTCOME

KINGSTON
PARK
OFFERING

STORY &
DESIGN
NARRATIVE

CULTURAL
SIGNIFICANCE

HISTORICAL
IMPACT

*A coastal grab & go that reflects its context,
defining a meeting place for locals and
offering a place to dwell and recharge...*



KUTI SHACK, GOOLWA



KUTI SHACK, GOOLWA



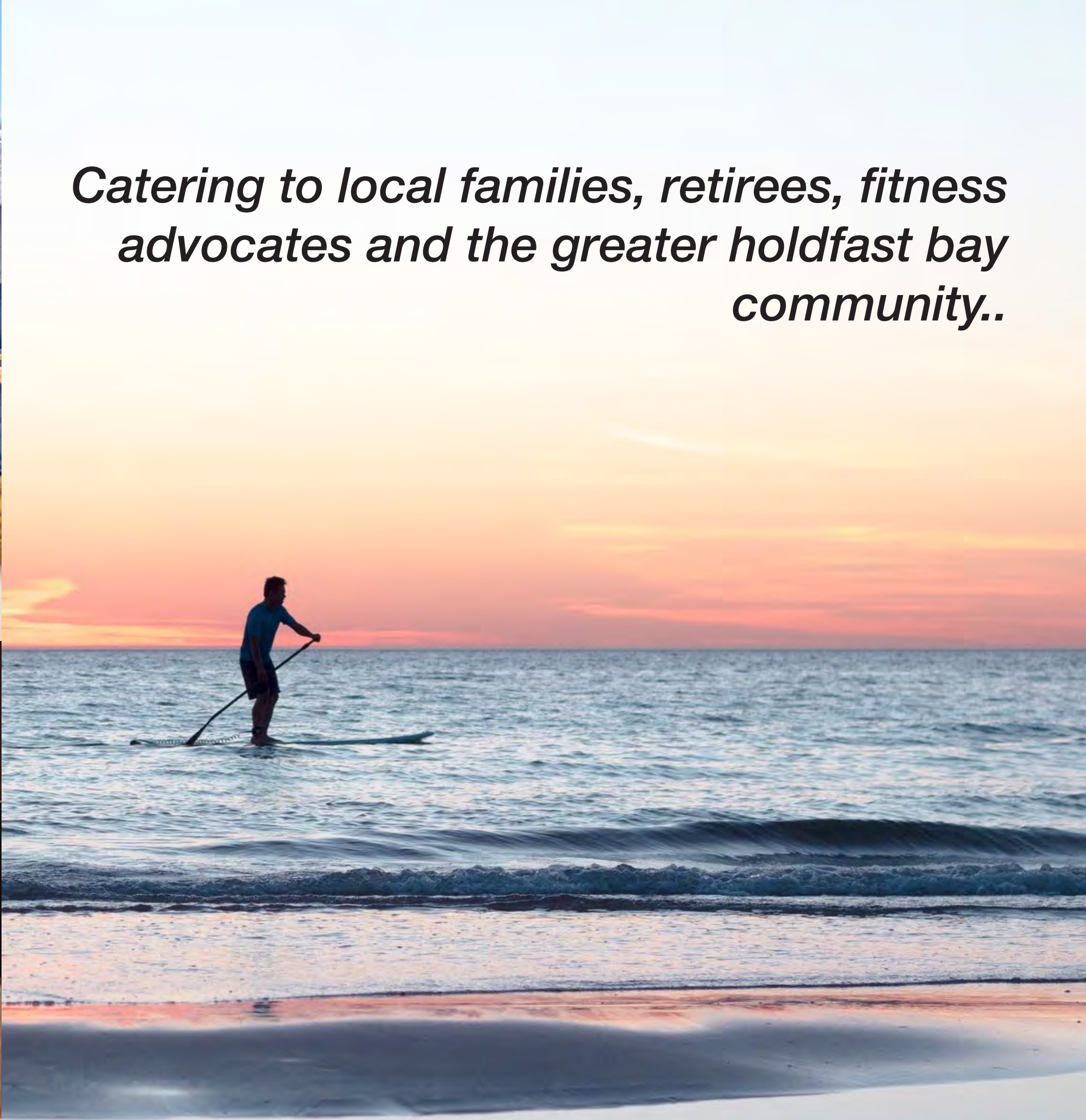
THIRD WAVE, TORQUAY



Catering to local families, retirees, fitness advocates and the greater holdfast bay community..



THIRD WAVE, TORQUAY



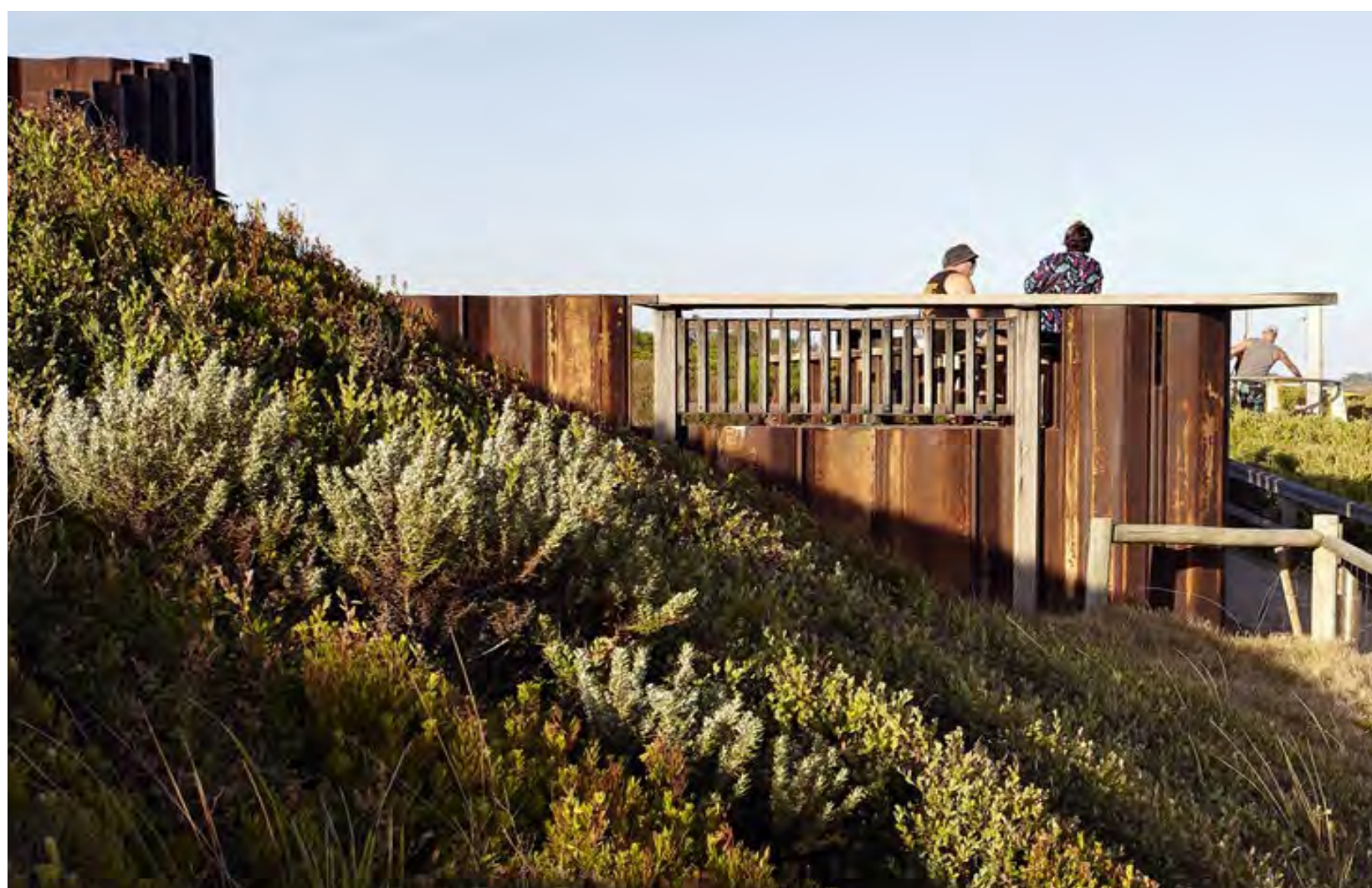
PRECEDENTS

PRECEDENT 01
THIRD WAVE KIOSK | TORQUAY



THIRD WAVE KIOSK | TORQUAY

Integration with Context, Monolithic, Material



IMAGERY BY OTHERS

PRECEDENT 02

KUTI SHACK, GOOLWA PIPI CO | GOOLWA



KUTI SHACK, GOOLWA PIPI CO | GOOLWA

Cultural Connection, Food Offering, Dining



IMAGERY BY OTHERS

PRECEDENT 03
TAMARAMA KIOSK | TAMARAMA



TAMARAMA KIOSK | TAMARAMA

Presence, Foreshore Connection



IMAGERY BY OTHERS

PRECEDENT 04
AMENITIES BLOCK | NORTH BONDI



AMENITIES BLOCK | NORTH BONDI

Material, Landscape Use, Scale



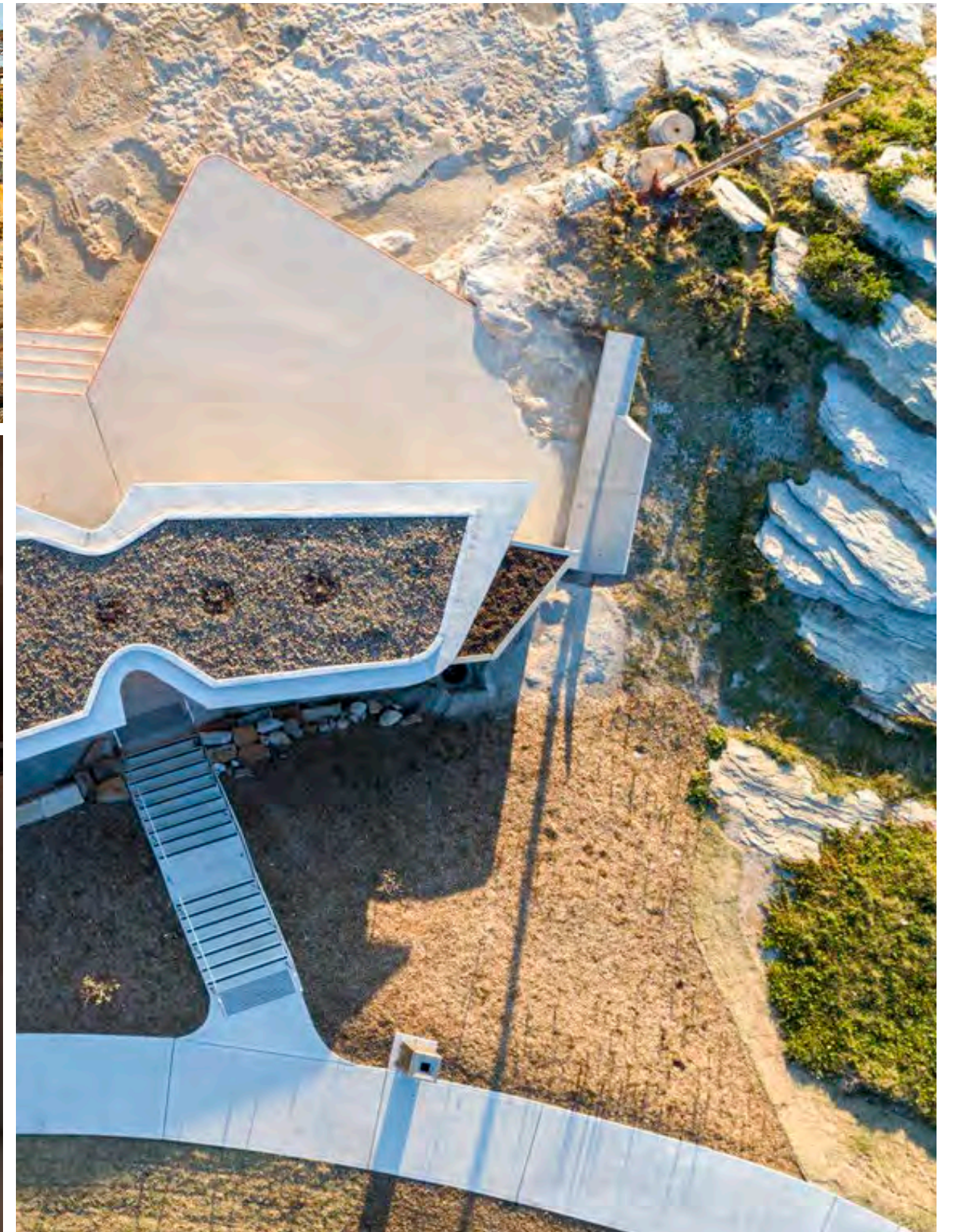
IMAGERY BY OTHERS

PRECEDENT 03
MAHON POOL AMENITIES | MAROUBRA BEACH



MAHON POOL AMENITIES | MAROUBRA BEACH

Identity, Material , Monolithic



IMAGERY BY OTHERS

PRECEDENT 06
PARRAMATTA PARK AMENITIES | PARRAMATTA



PARRAMATTA PARK AMENITIES | PARRAMATTA

Pavillion, Material, Permeability



IMAGERY BY OTHERS

SITE OPTIONS

SITE OPTIONS ANALYSIS

Site 02a

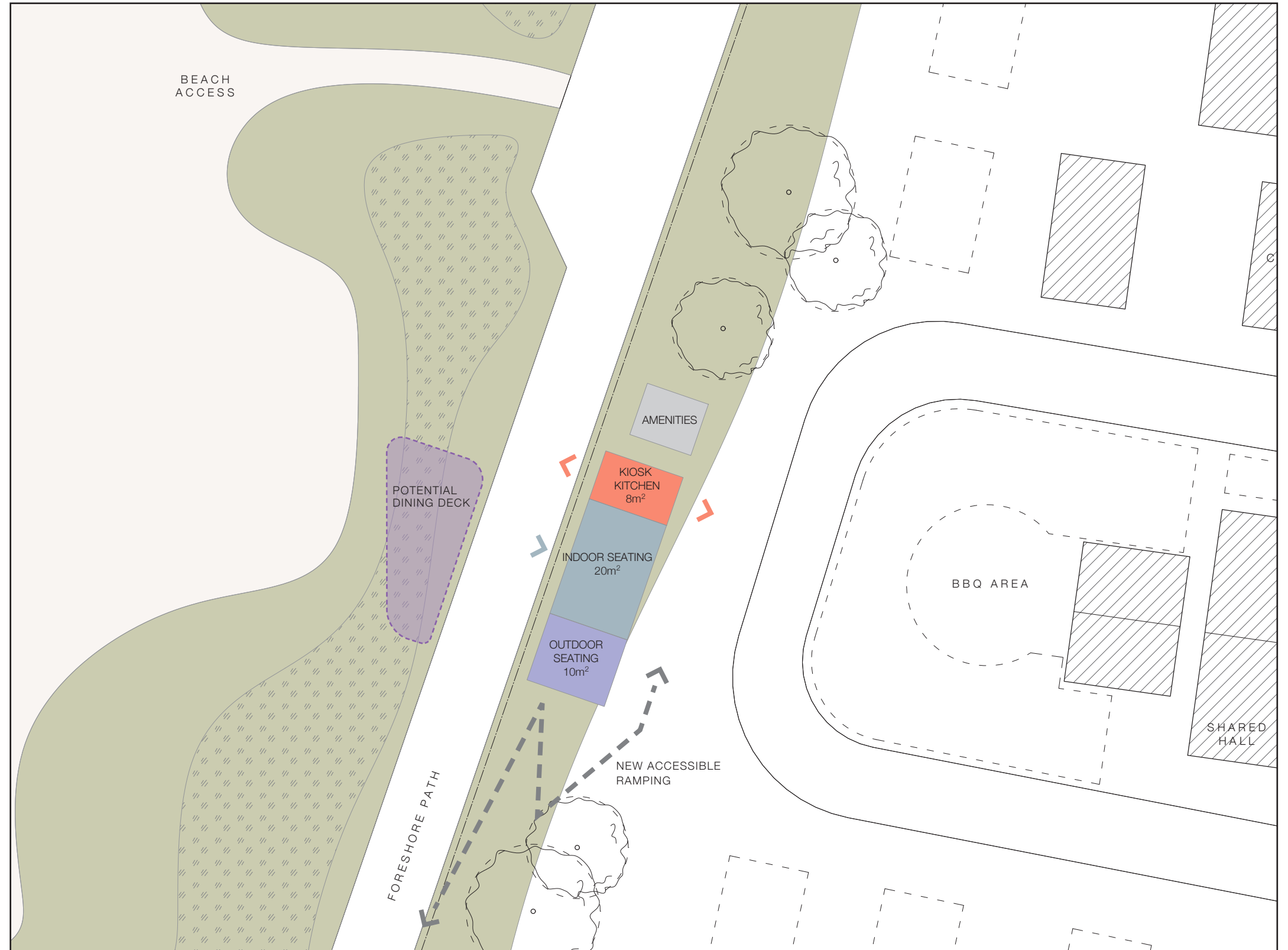


SUMMARY

Site 02a sits in-line with the existing caravan park communal bbq area. The change in site levels from the footpath offers an opportunity for a split level design that caters for caravan park users and the public alike. This site has a strong foreshore presence

SITE PARAMETERS

ACCESSIBILITY & CONNECTION	● ● ● ● ● ● ● ● ○ ○
VISUAL IMPACT & IDENTITY	● ● ● ● ● ● ● ○ ○ ○
FORESHORE EXPERIENCE	● ● ● ● ● ● ● ● ○ ○
WEATHER PROTECTION	● ● ● ● ● ● ○ ○ ○ ○
SERVICEABILITY & DELIVERY	● ● ● ○ ○ ○ ○ ○ ○ ○
OPPORTUNITY TO LEVERAGE FROM EXISTING ACTIVITY	● ● ● ● ● ● ● ● ○ ○
FINANCIAL ASSESSMENT	● ● ○ ○ ○ ○ ○ ○ ○ ○



SITE OPTIONS ANALYSIS

Site 02b

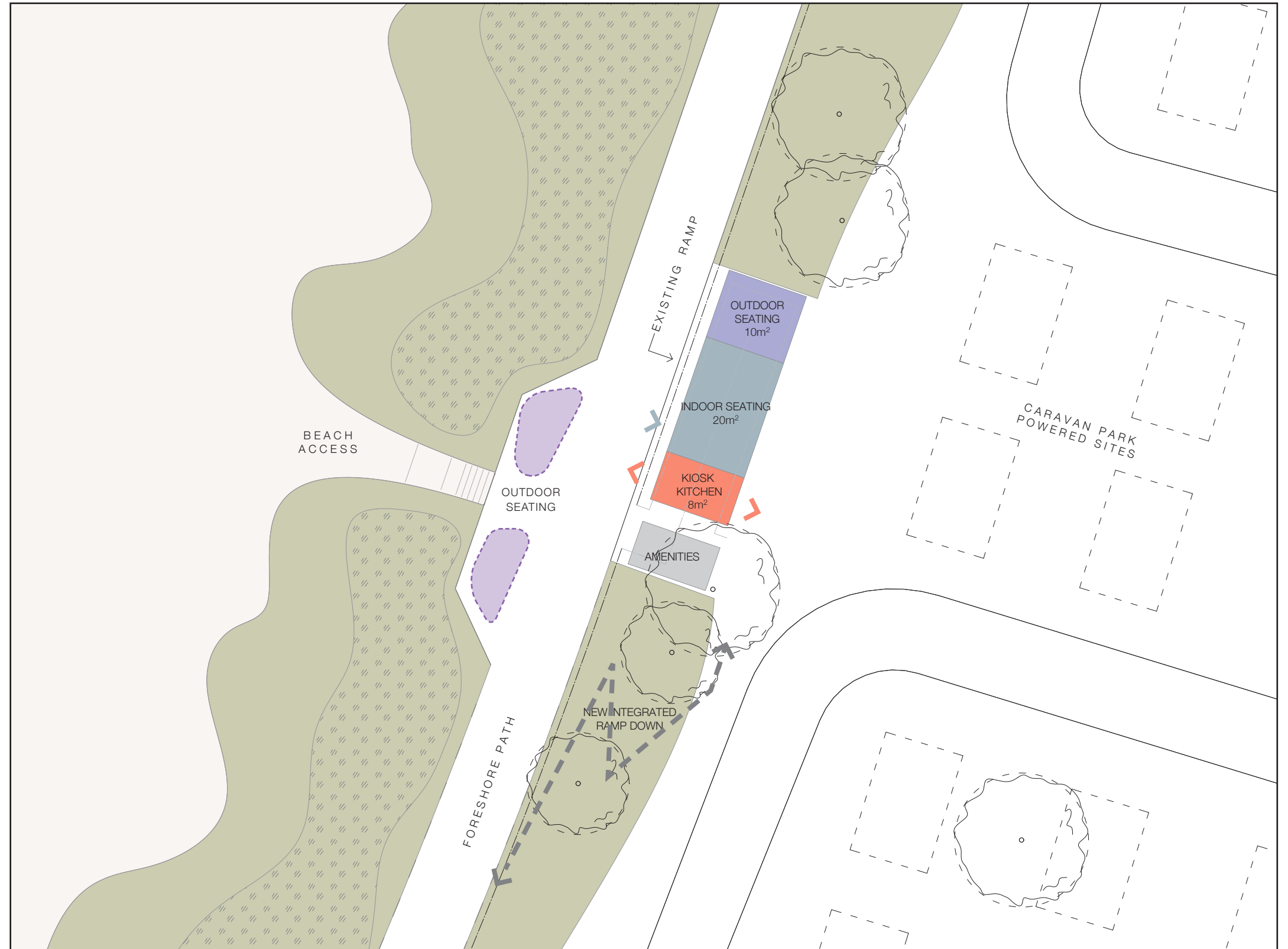


SUMMARY

Similar to site 02a, this location offers direct access to and from the beach and a unique foreshore experience with the opportunity to extend decking onto the west side of the footpath. It replaces the existing ramp structure which can then be re-introduced in an integrated design approach.

SITE PARAMETERS

ACCESSIBILITY & CONNECTION	● ● ● ● ● ● ● ● ○ ○
VISUAL IMPACT & IDENTITY	● ● ● ● ● ● ● ○ ○ ○
FORESHORE EXPERIENCE	● ● ● ● ● ● ● ● ● ○
WEATHER PROTECTION	● ● ● ● ● ● ○ ○ ○ ○
SERVICEABILITY & DELIVERY	● ● ● ○ ○ ○ ○ ○ ○ ○
OPPORTUNITY TO LEVERAGE FROM EXISTING ACTIVITY	● ● ● ● ● ● ● ● ○ ○
FINANCIAL ANALYSIS	● ● ○ ○ ○ ○ ○ ○ ○ ○



SITE OPTIONS ANALYSIS

Site 03

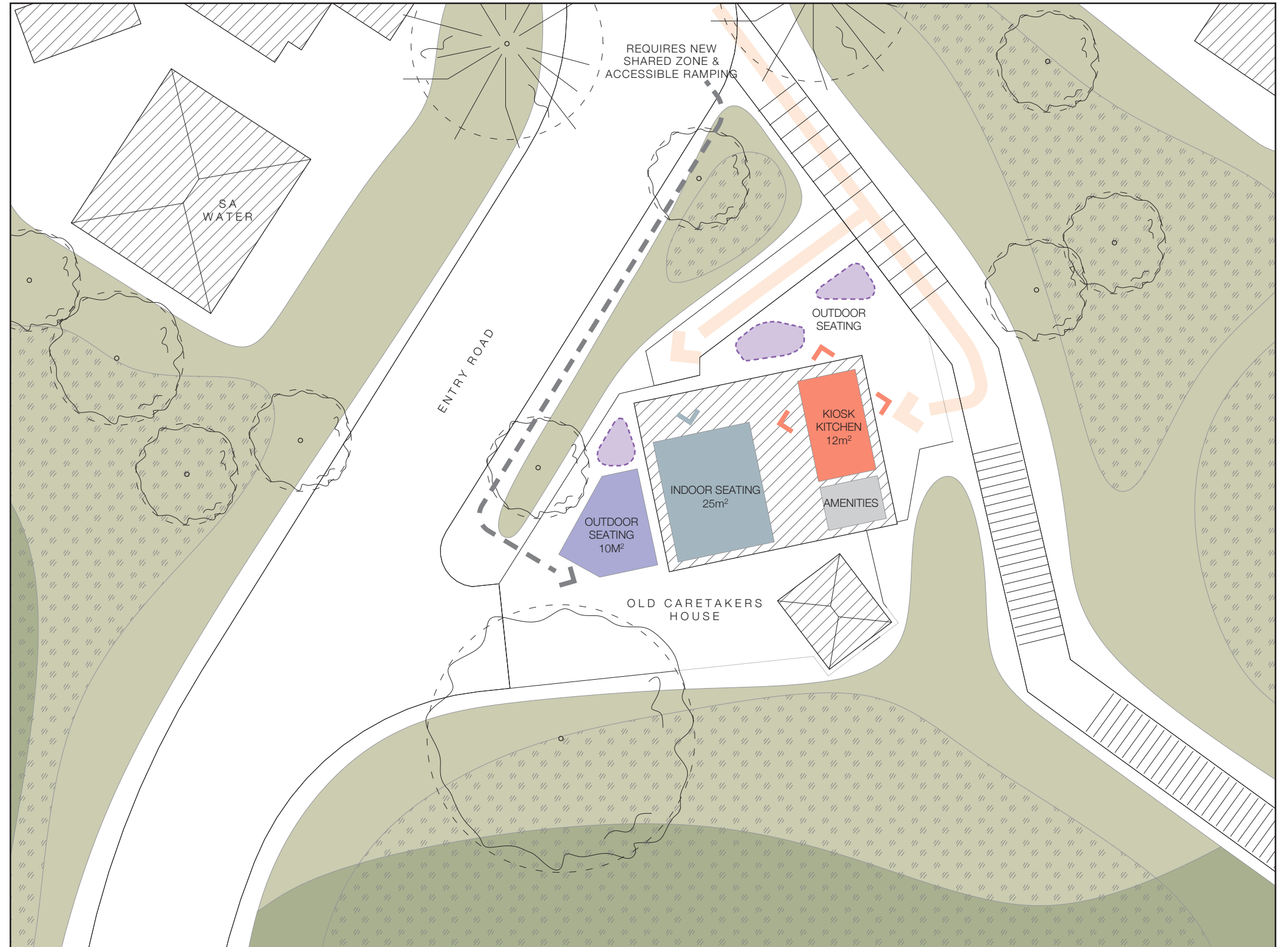


SUMMARY

Site 03 offers a unique opportunity to reimagine the original 1947 'Alaska Kiosk'. The current old caretakers dwelling is in poor condition but provides the area for an increased dining capacity. The site has a unique identity, immediate connections to existing pedestrian links and elevated views out to the foreshore

SITE PARAMETERS

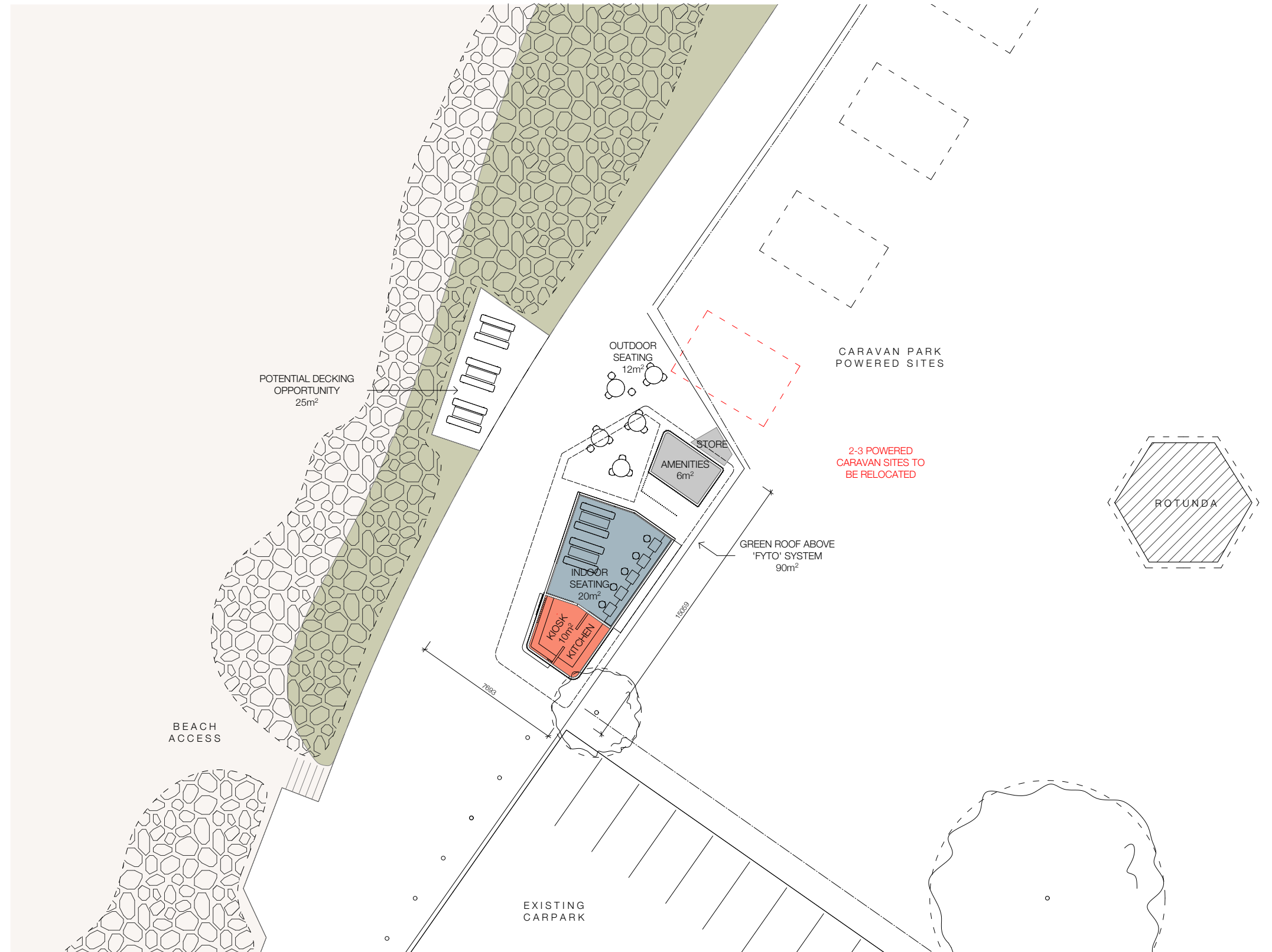
ACCESSABILITY & CONNECTION	● ● ● ● ● ● ● ○ ○ ○
VISUAL IMPACT & IDENTITY	● ● ● ● ● ● ● ● ● ○
FORESHORE EXPERIENCE	● ● ● ● ● ● ● ○ ○ ○
WEATHER PROTECTION	● ● ● ● ● ● ● ● ● ○
SERVICEABILITY & DELIVERY	● ● ● ● ● ● ● ● ● ●
OPPORTUNITY TO LEVERAGE FROM EXISTING ACTIVITY	● ● ● ● ● ● ● ● ○ ○
FINANCIAL ANALYSIS	● ● ● ● ● ● ● ● ● ●



PRELIMINARY MASSING

SITE 01 Preliminary Planning

EXISTING CONDITIONS



Site 01 Analysis Building Orientation Overlay

NORTH - SOUTH



2 x POWERED SITES REMOVED

EAST - WEST



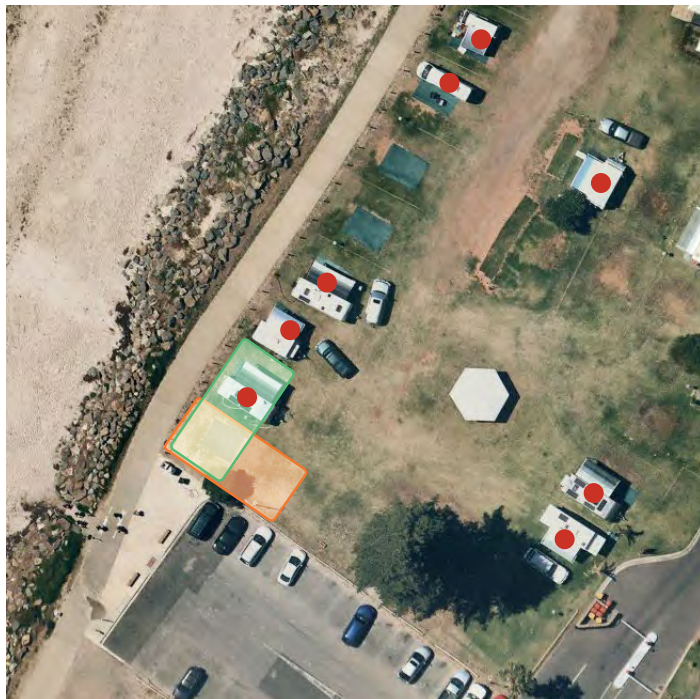
1 x POWERED SITE REMOVED

Site 01 Analysis Typical Site Usage

2018 →
APRIL 19 . 2018 - **12 SITES USED**



DEC 05 . 2018 - **8 SITES USED**



2019 →
JANUARY 22 . 2019 - **13 SITES USED**



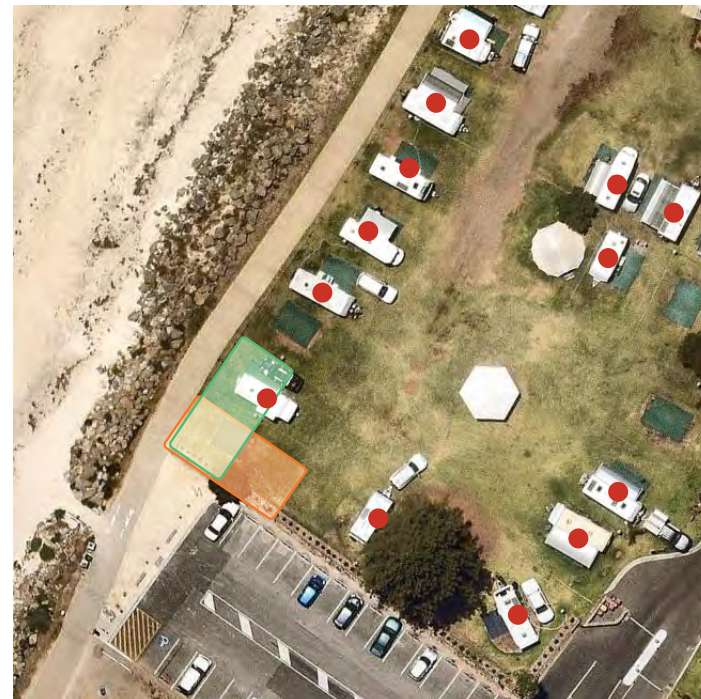
MARCH 28 . 2019 - **11 SITES USED**



OCT 01 . 2019 - **14 SITES USED**



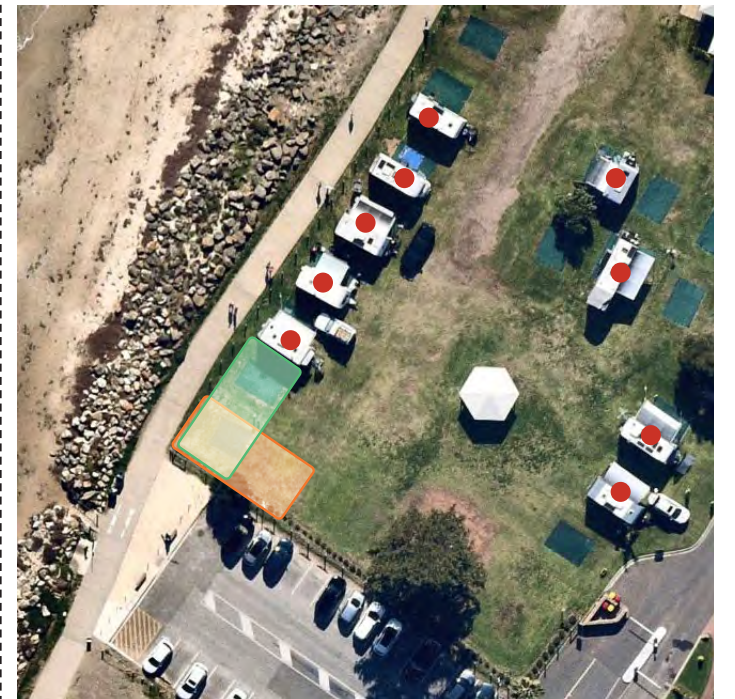
DEC 06 . 2019 - **13 SITES USED**



2020 - - - - -
FEBRUARY 05 . 2020 - **16 SITES USED**



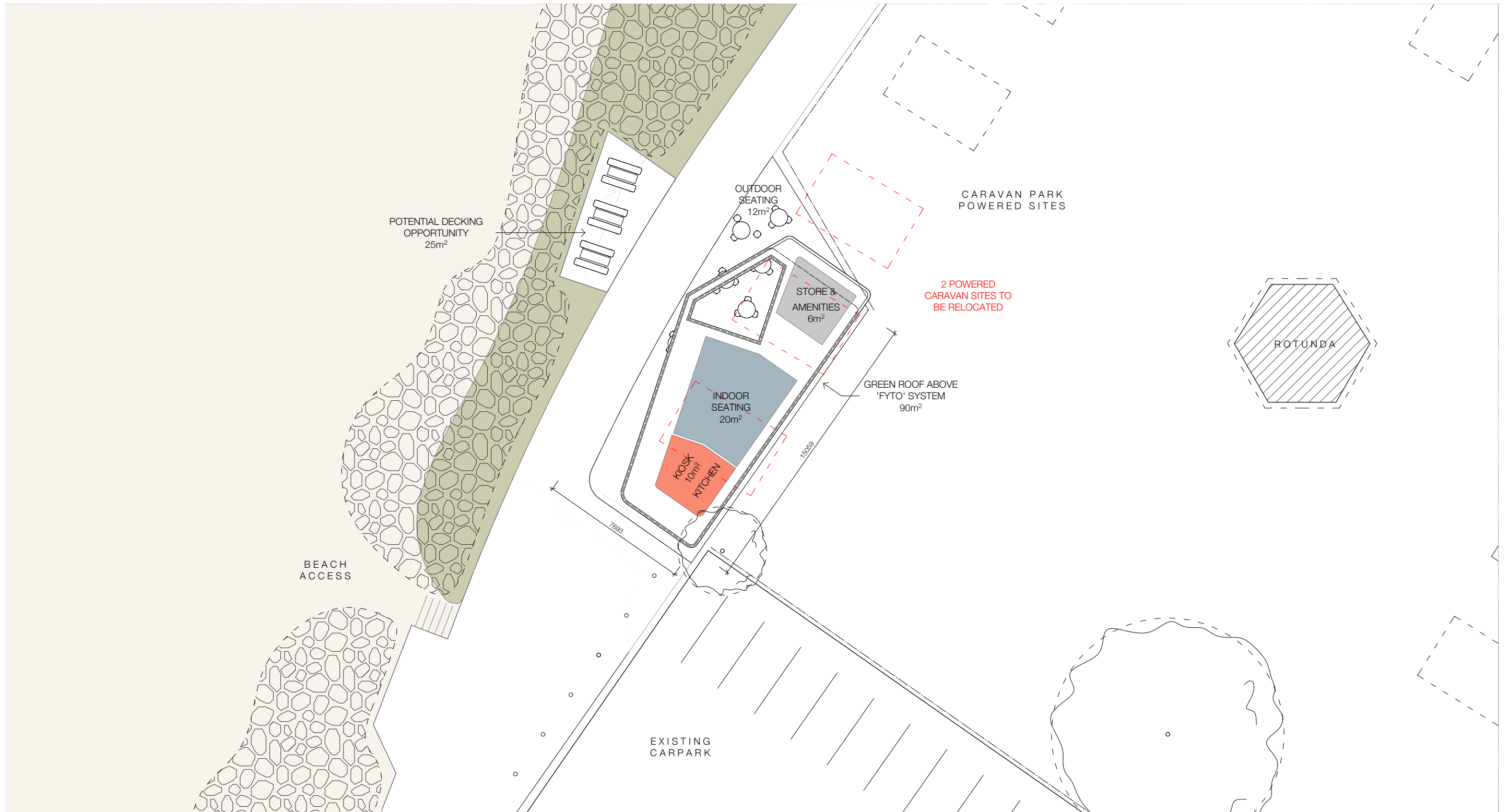
JULY 15 . 2020 - **9 SITES USED***



Site 01 Analysis Proposed Site



Site 01 Preliminary Planning OPTION 01

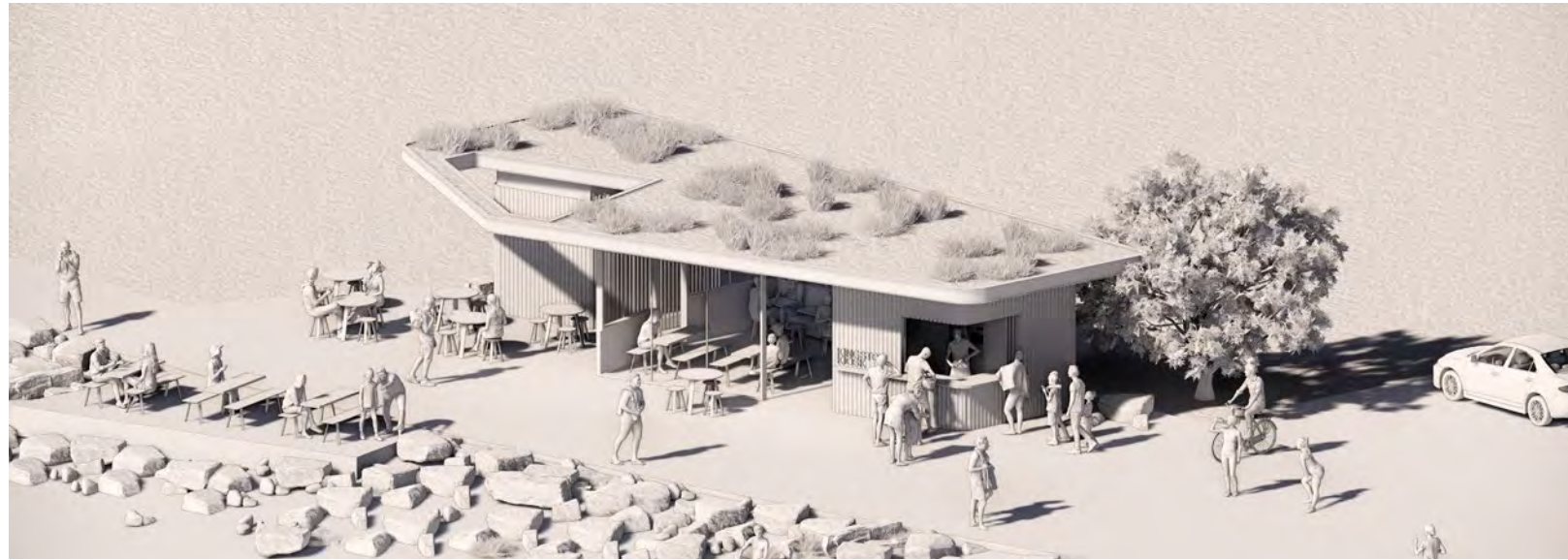


Site 01 Preliminary Massing OPTION 01



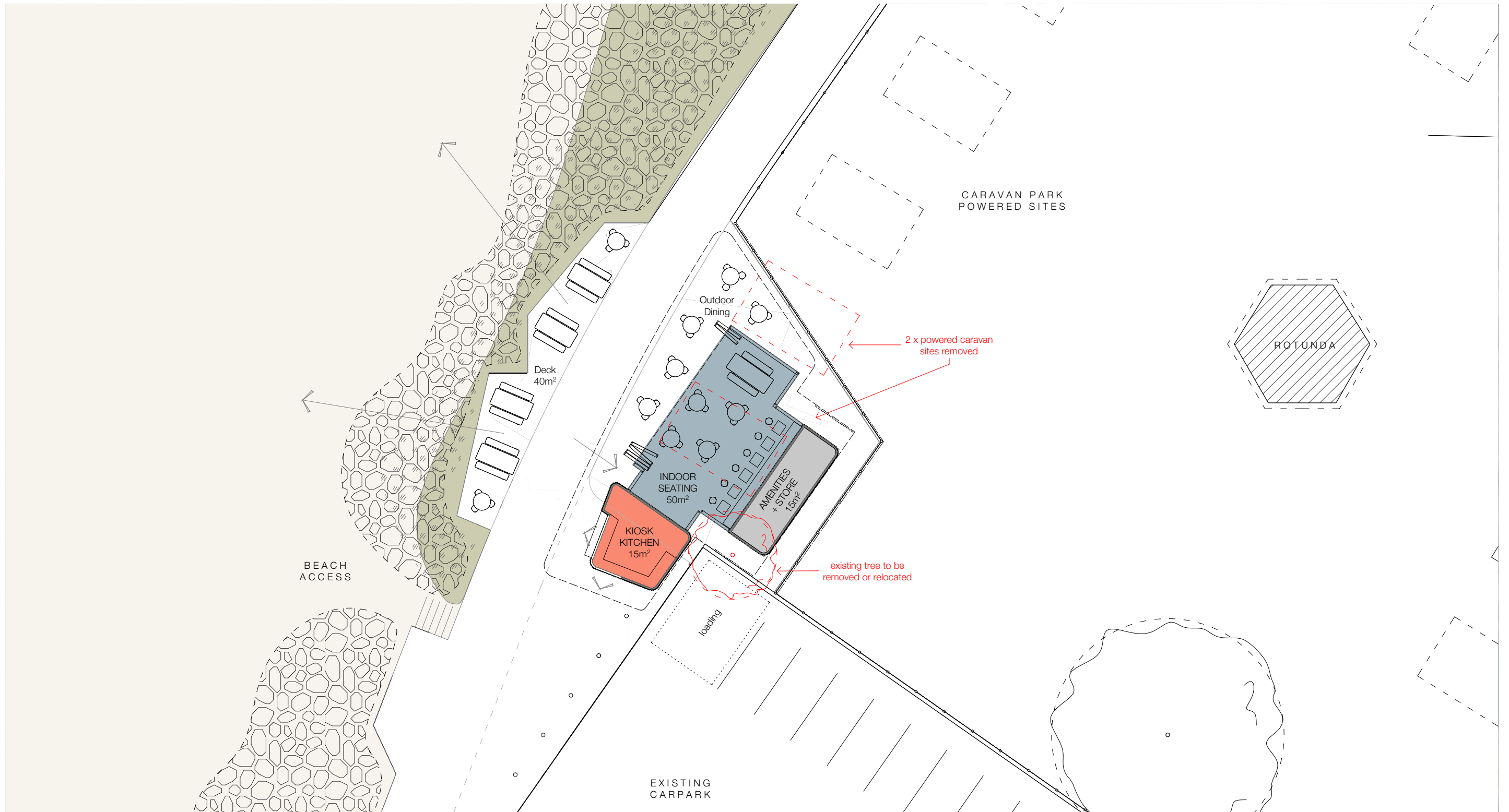
*Indicative massing shown for initial siting purposes - Design to be further developed at a later stage.

Site 01 Preliminary Massing OPTION 01



*Indicative massing shown for initial siting purposes - Design to be further developed at a later stage.

Site 01 Preliminary Planning OPTION 02

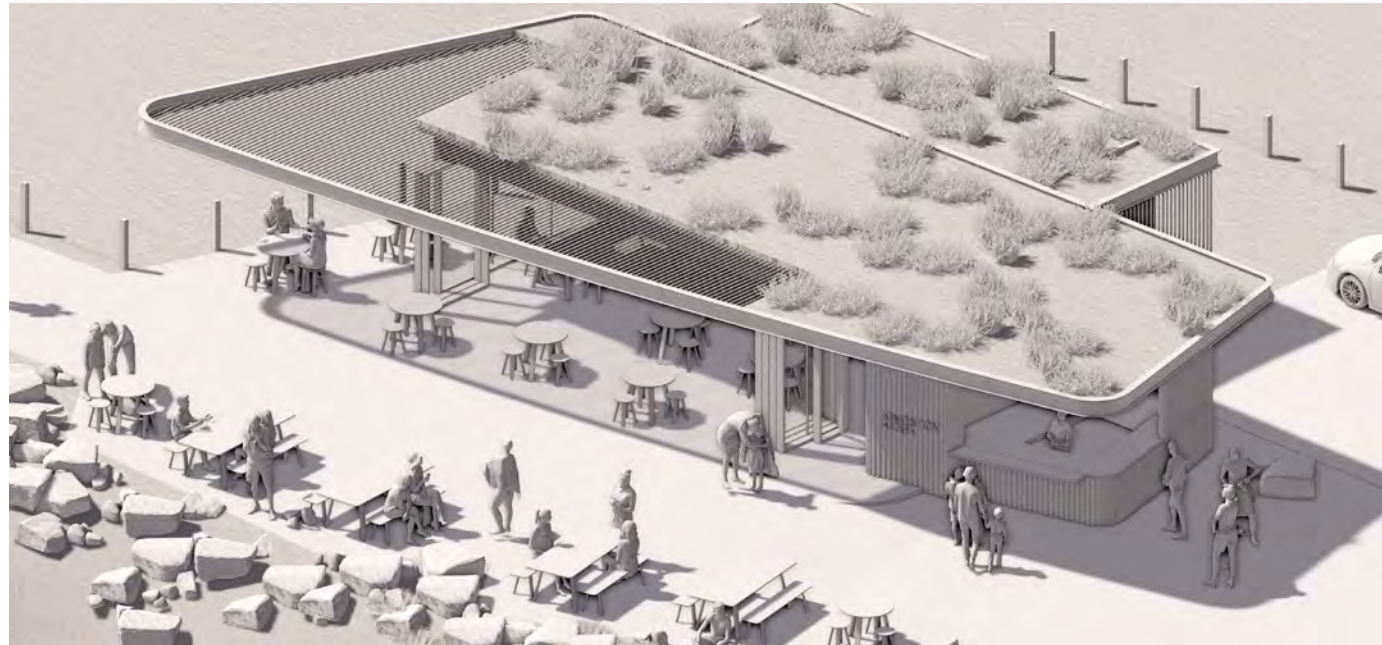


Site 01 Preliminary Massing OPTION 02



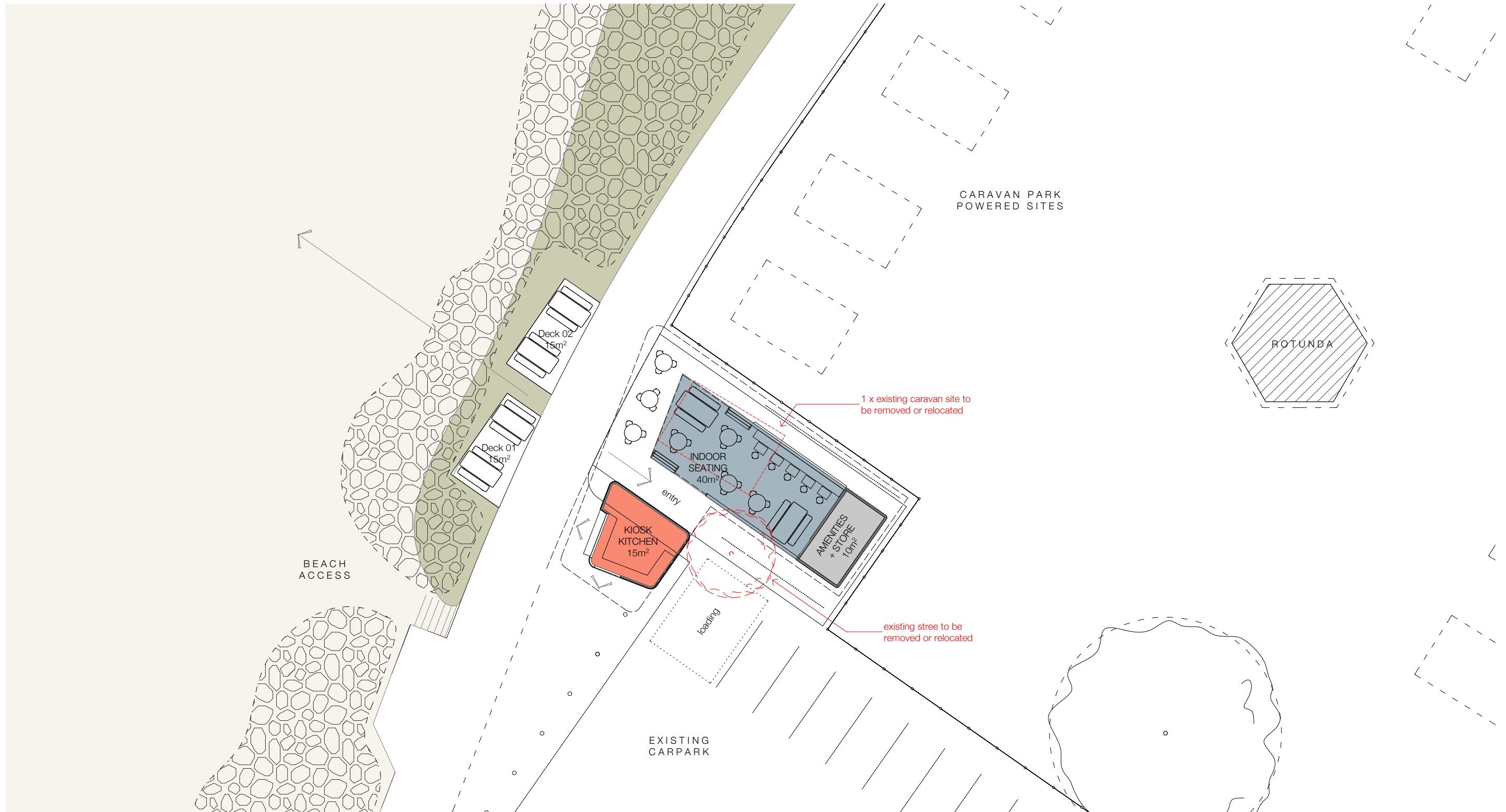
*Indicative massing shown for initial siting purposes - Design to be further developed at a later stage.

Site 01 Preliminary Massing OPTION 02



*Indicative massing shown for initial siting purposes - Design to be further developed at a later stage.

Site 01 Preliminary Planning OPTION 03



Site 01 Preliminary Massing OPTION 03



*Indicative massing shown for initial siting purposes - Design to be further developed at a later stage.

Site 01 Preliminary Massing OPTION 03

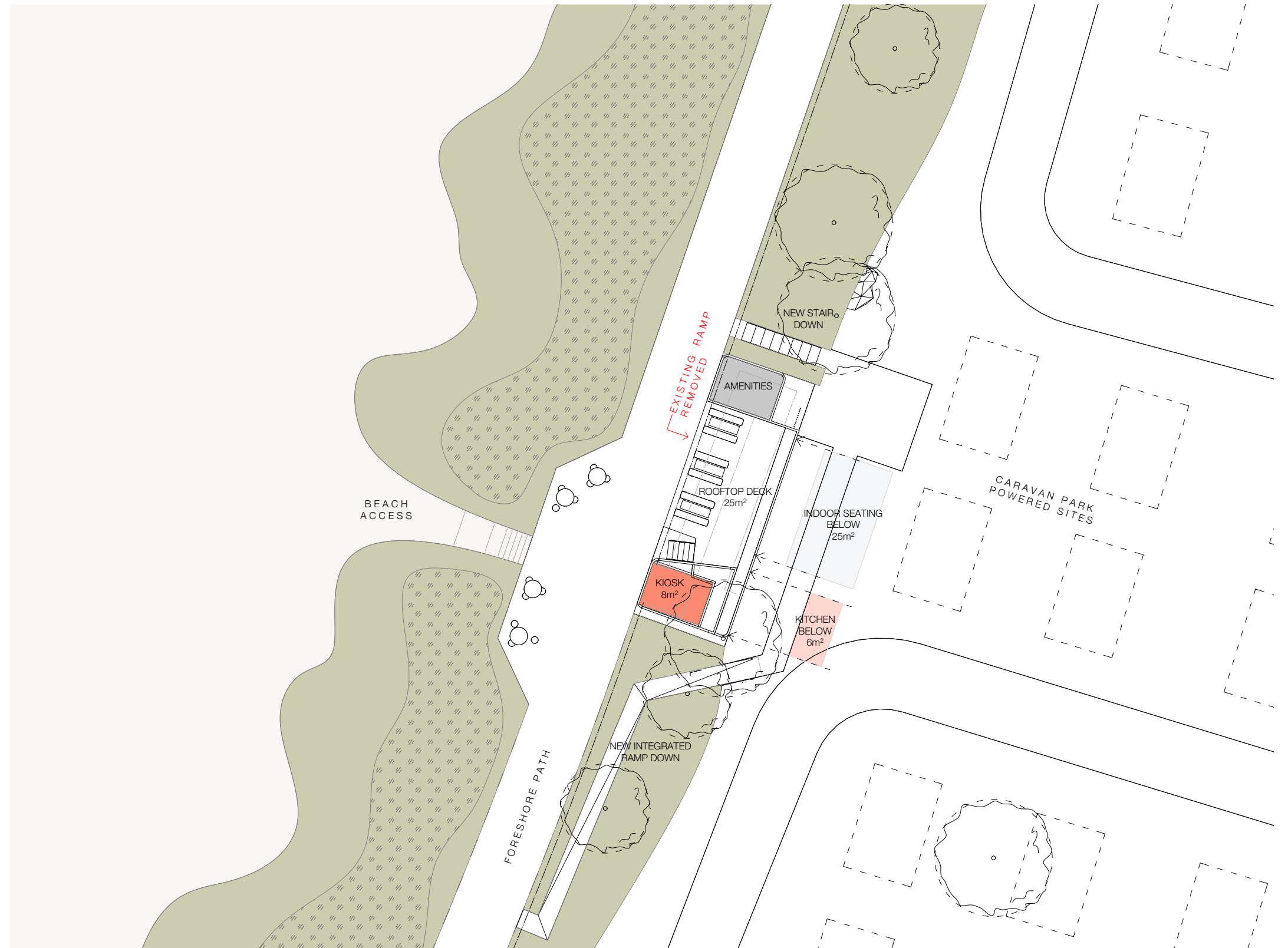
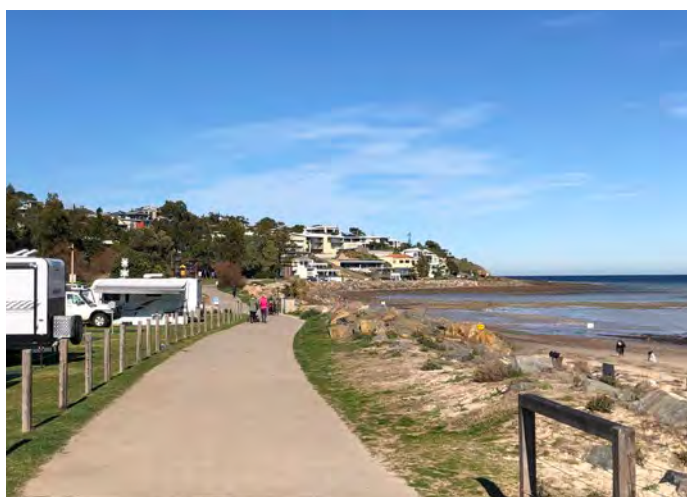


*Indicative massing shown for initial siting purposes - Design to be further developed at a later stage.

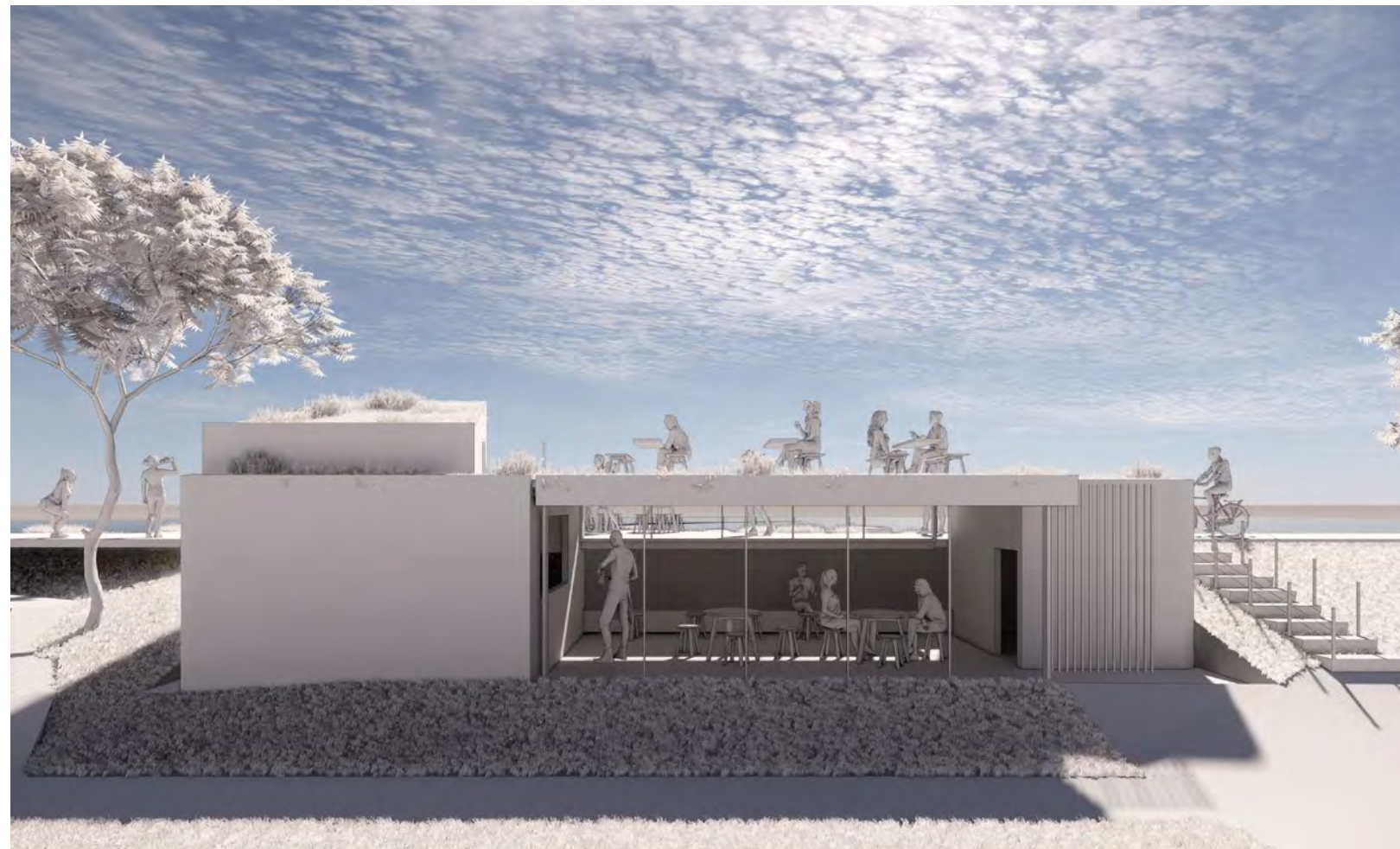
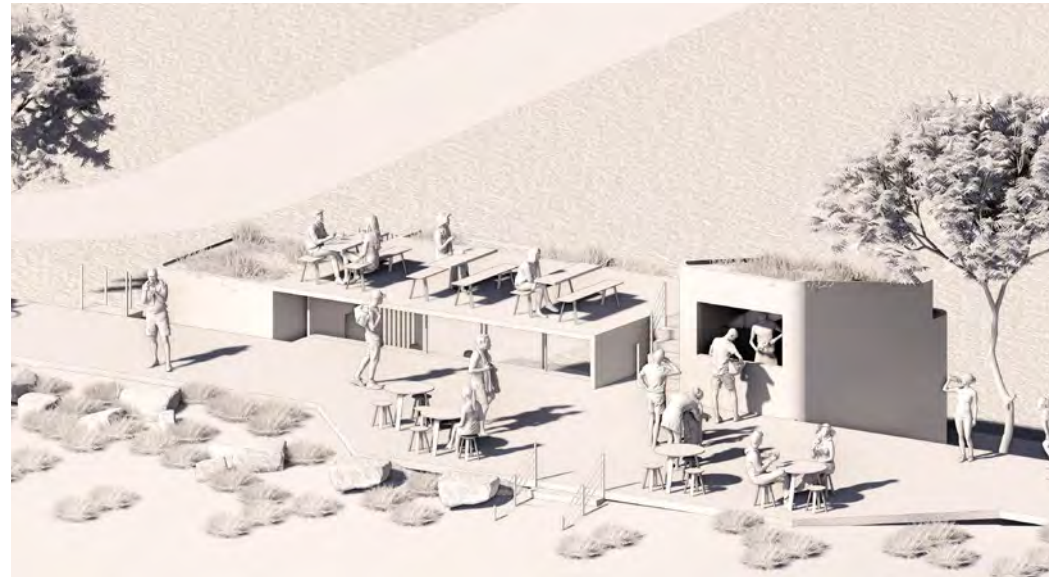
SITE 02b

SITE 02b Preliminary Planning

EXISTING CONDITIONS



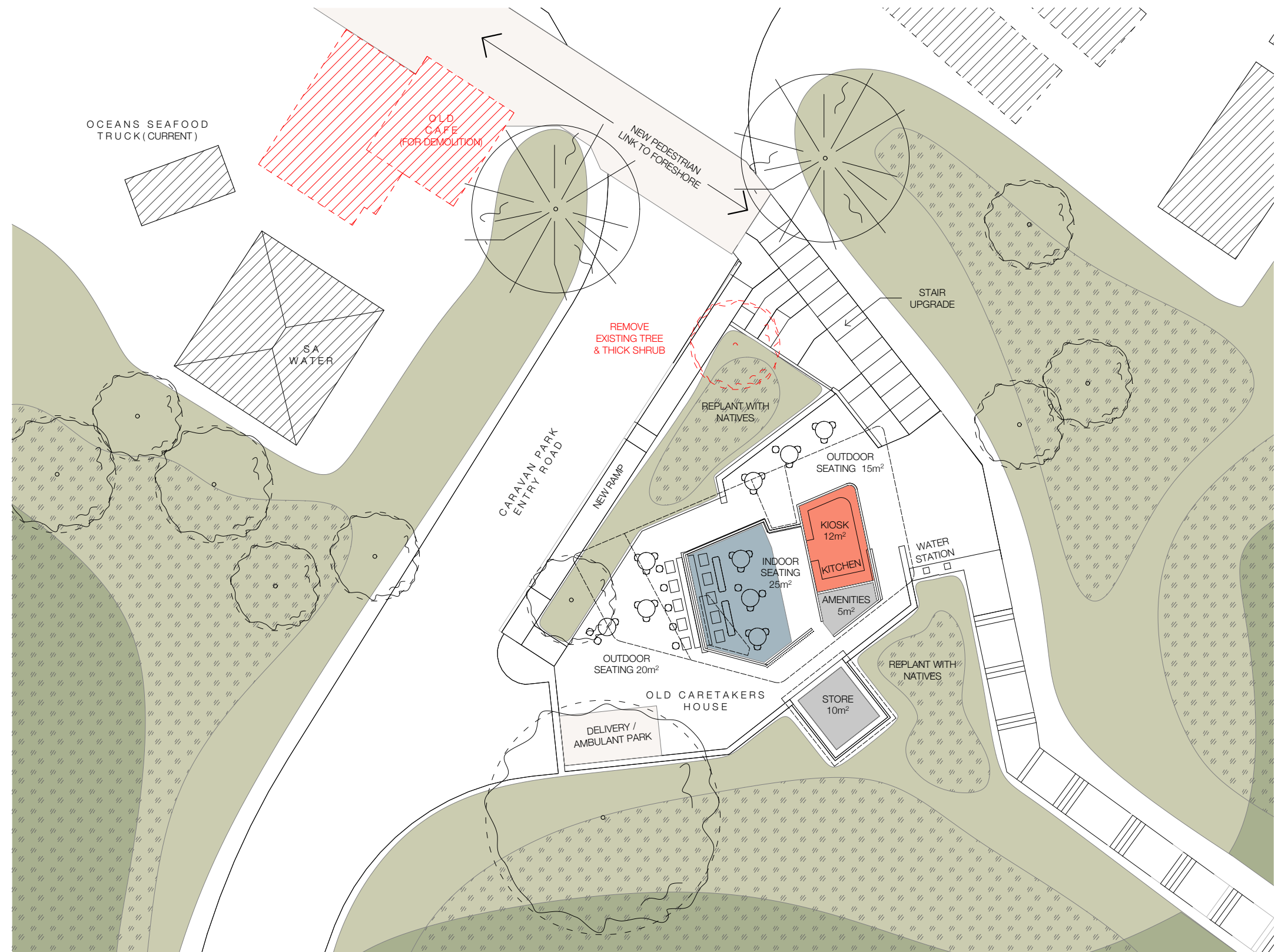
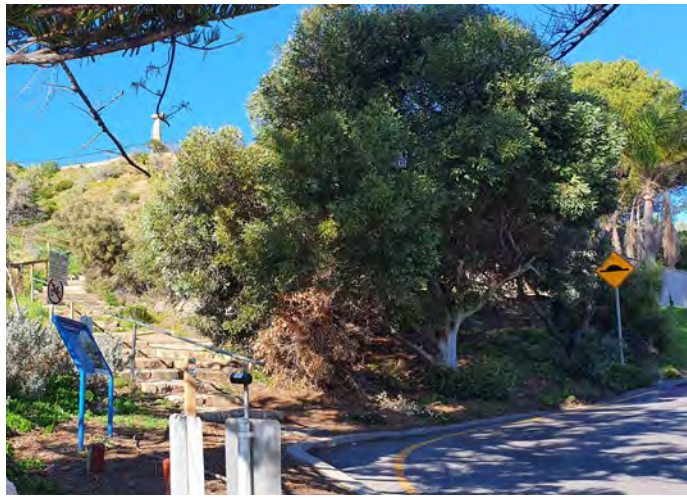
SITE 02b Preliminary Massing



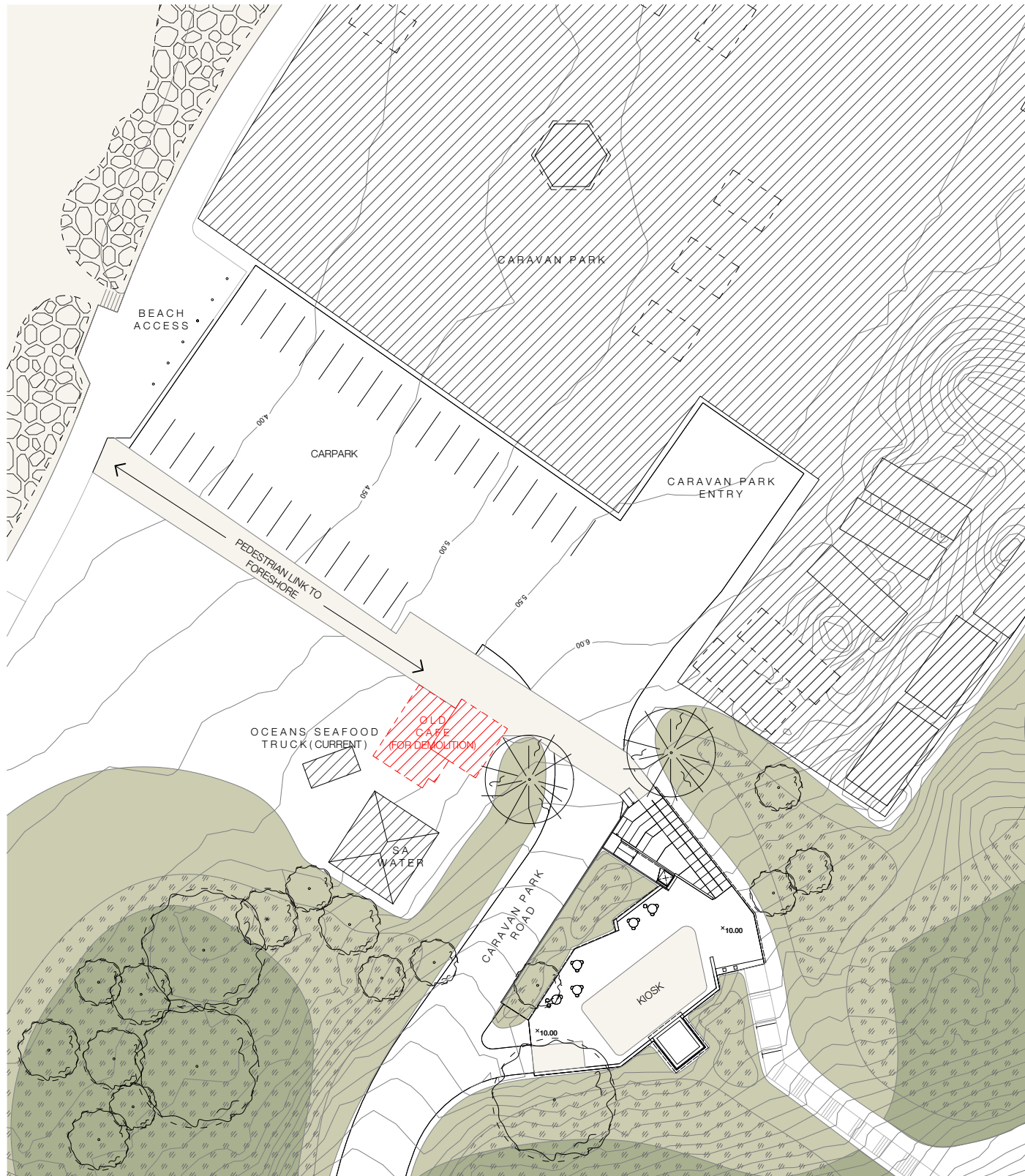
SITE 03

SITE 03 Preliminary Planning

EXISTING CONDITIONS



SITE 03 Site Plan



SITE 03

Preliminary Massing



VIEW UP TO TJILBRUKE MONUMENT

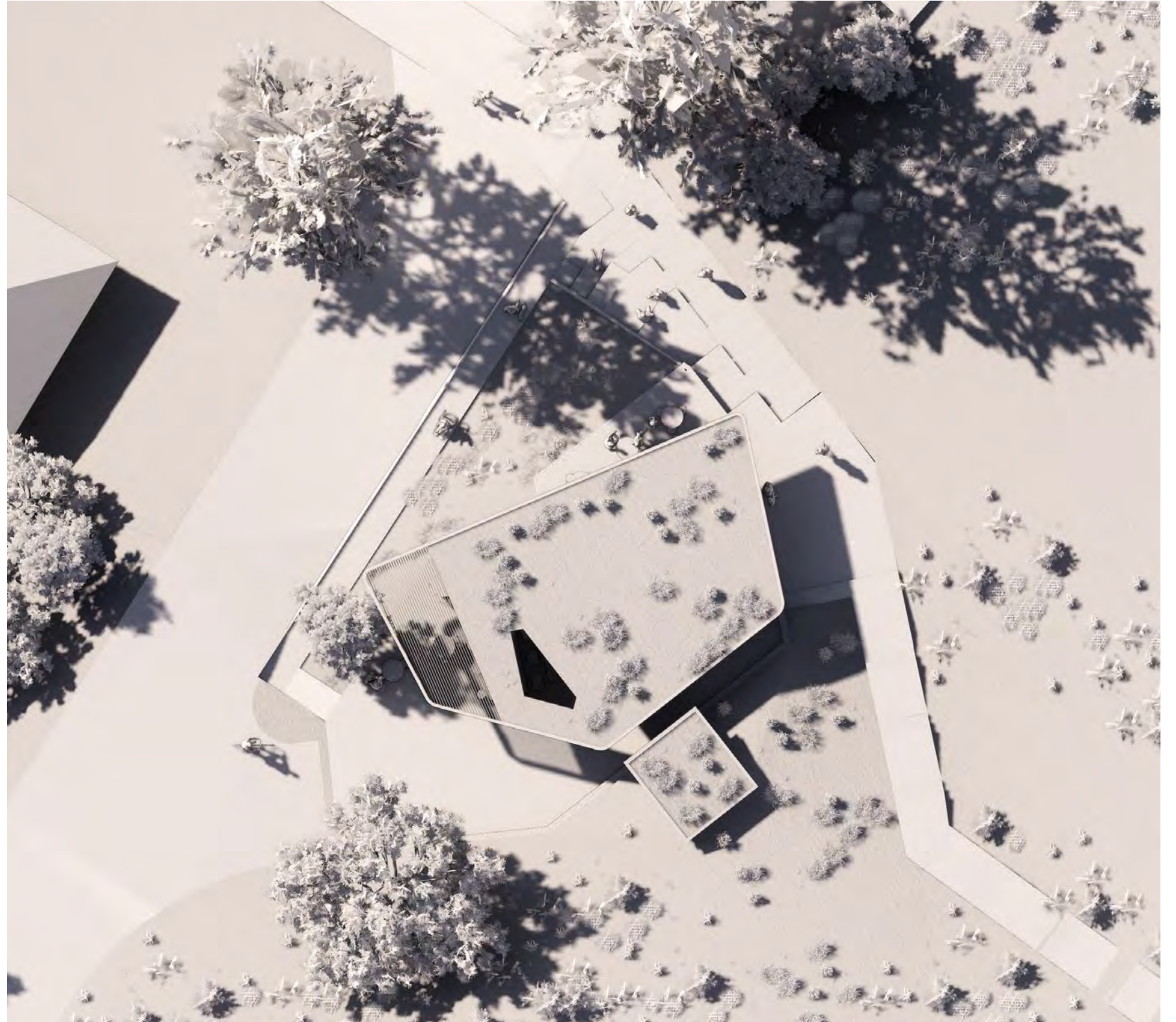
SITE 03

Preliminary Massing



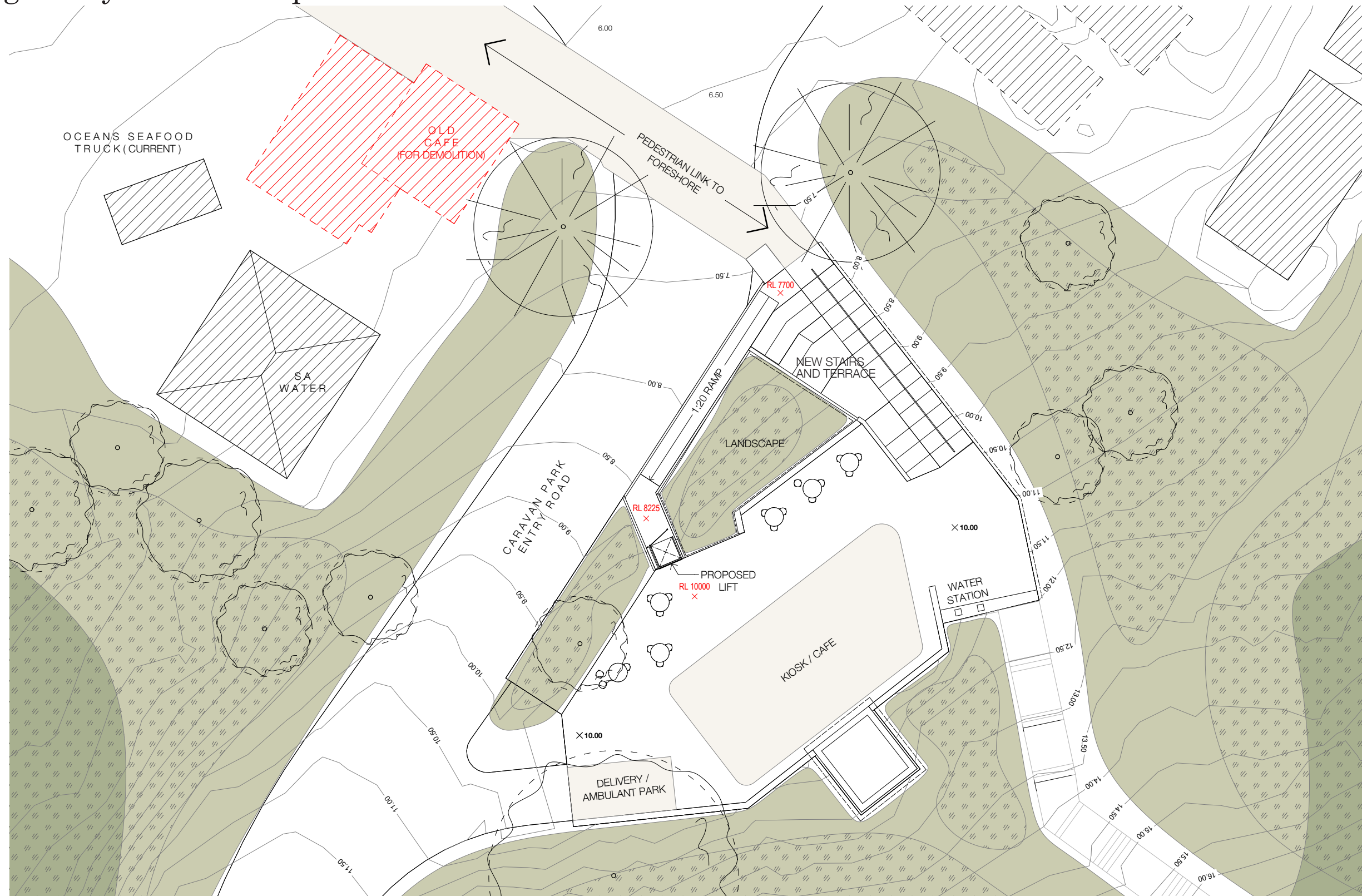
VIEW OUT TO FORESHORE

SITE 03 Preliminary Massing



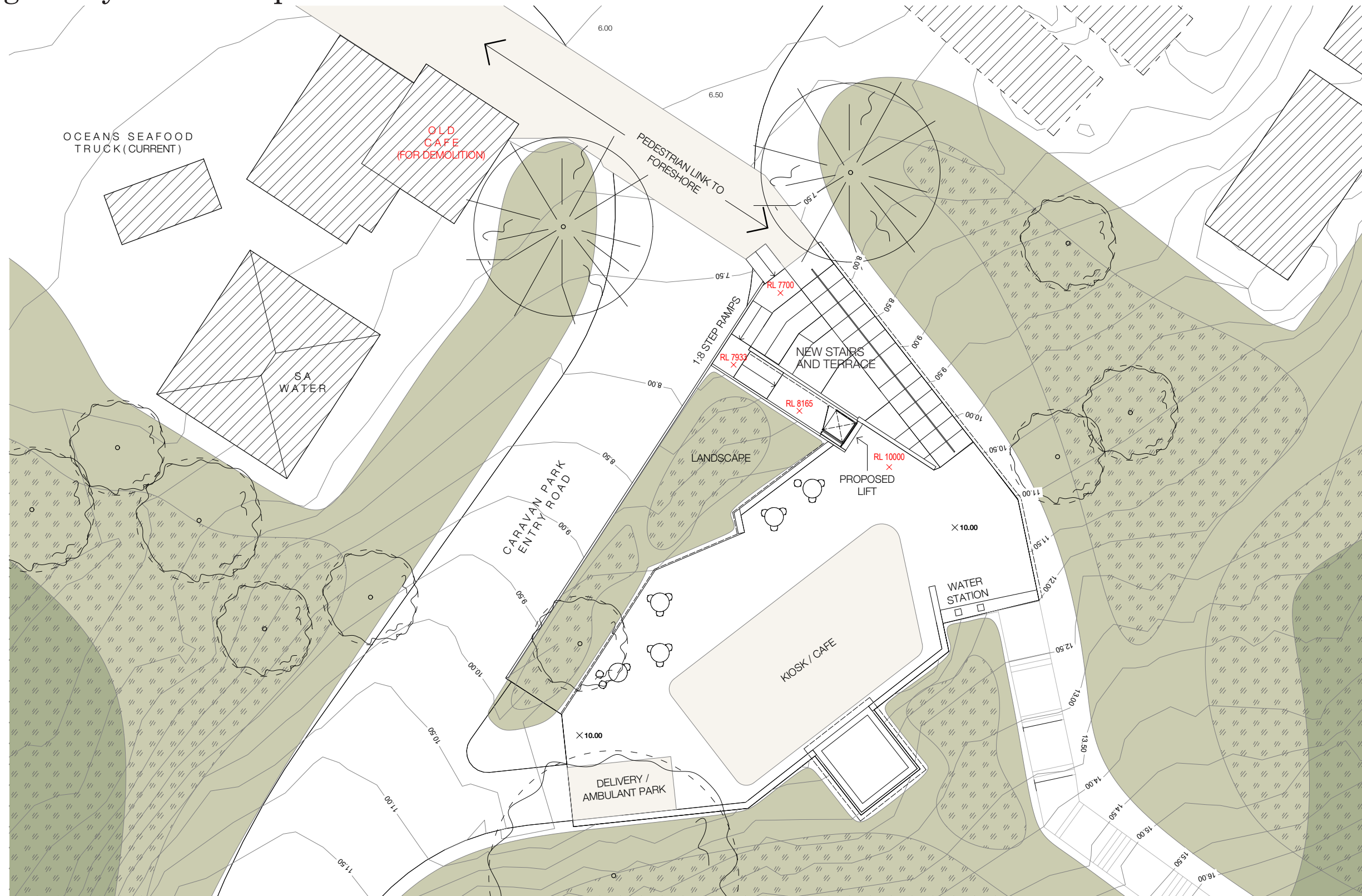
SITE 03

Ramping Study - 1:20 Ramp + Lift



SITE 03

Ramping Study - 1:8 Ramp + Lift



SITE 03

Lift Location 01



SITE 03

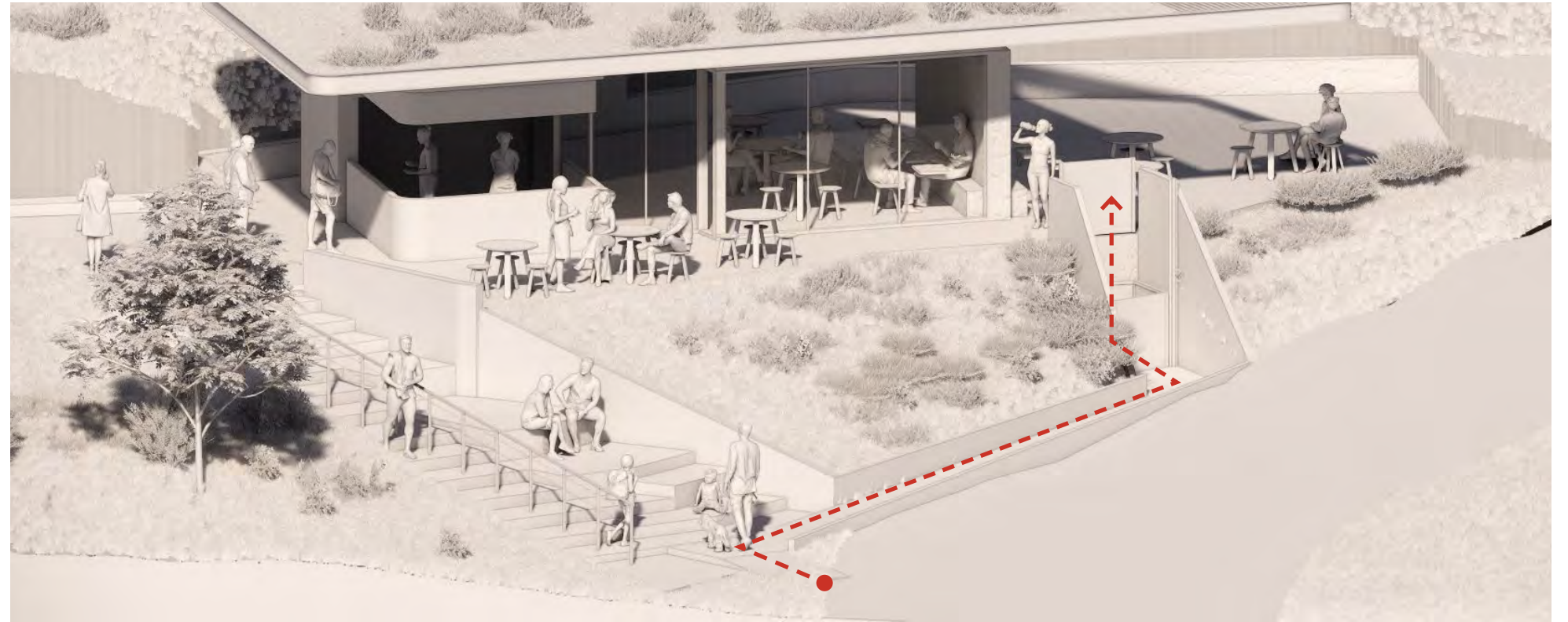
Lift Location 02



SITE 03 Lift Location Comparison

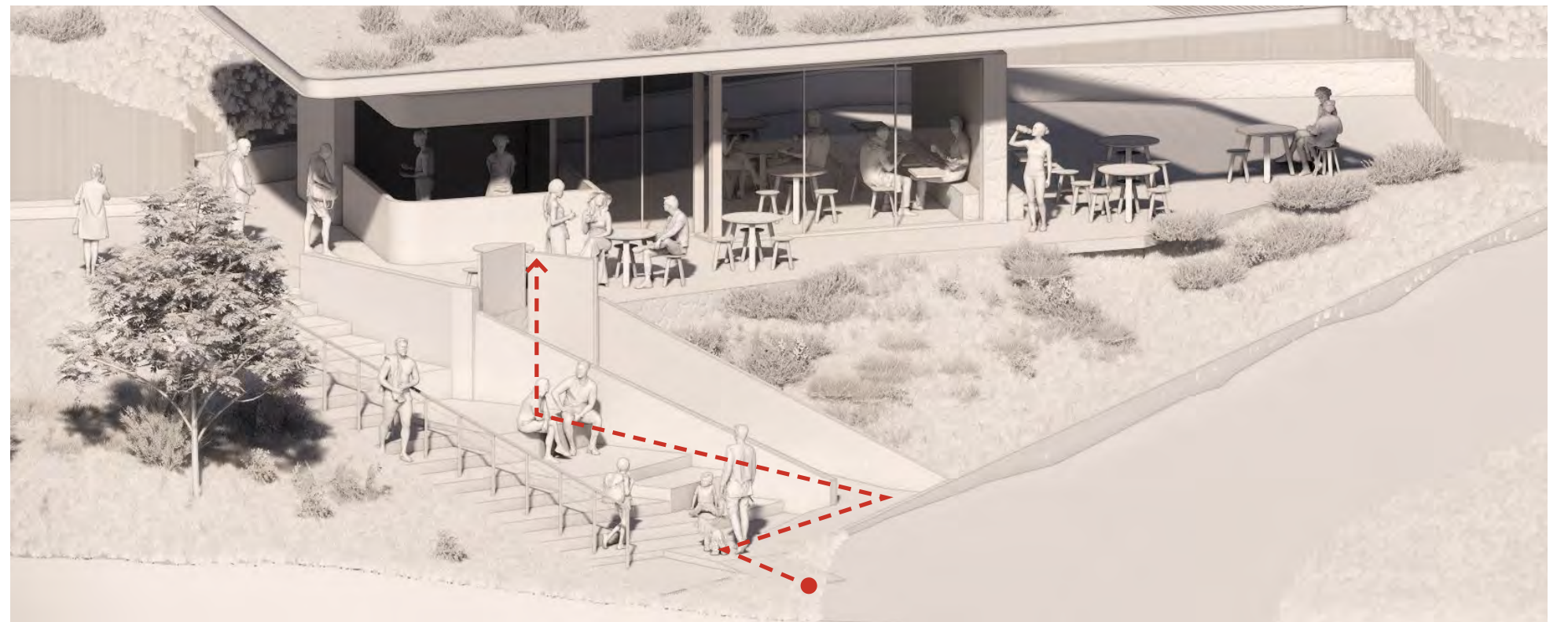
Option 01

- New stairs, terrace and angled retaining wall from road to kiosk level
- New 1in20 ramp suitable for wheelchairs from road to lift base
- New platform lift suitable for wheelchairs and retaining walls



Option 02

- New stairs, terrace and angled retaining wall from road to kiosk level
- New 1in20 ramp suitable for wheelchairs from road to lift base
- New platform lift suitable for wheelchairs and retaining wall



CONTACTS

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- ACT Primary Nominee Georgia Singleton 2532
- NSW Registered Architects Domenico Alvaro 7445, Georgia Singleton 7968
- Qld Registered Architects Kate Frear 5480, Stuart Uren 5486
- Vic Registered Architect Director Nikolaos Karalis 16403
- WA Registered Architectural Corporation 1933

APPENDIX

SITE OPTIONS ANALYSIS

Parameters & Criteria

Rating 0 - 10 Weak -- 0 - 1 - 2 - 4 - 5 - 6 - 7 - 8 - 9 - 10 -- Strong

Following feedback from a council workshop held on 11 August 2020, three preferred options were selected for analysis.

SITE PARAMETERS		SITE 01 Caravan Park (Original)	SITE 01 Caravan Park (Revised)	SITE 03 Caretakers Hut (Revised)
ACCESSABILITY & CONNECTION	Walkability traffic, (incl. runner + cyclist)	10	10	7
	Ease of acces	10	10	5
	Avg.	10	10	6
VISUAL IMPACT & IDENTITY	Visual impact from key surrounding zones e.g. beach, footpath, top of cliff	9	9	7
	Visual outlook from the site e.g. ocean, coastline, cliff face,	8	8	9
	Does the site offer a unique point of interest to the overall precinct?	7	7	10
	Avg.	8	8	9
FORESHORE EXPERIENCE	Does the site offer a unique user experience e.g. Privacy or prominence?	7	7	10
	How successful is the sites interaction with the foreshore?	9	9	5
	Avg.	8	8	7
WEATHER PROTECTION	How well does the site respond to environmental implications of the ocean + Solar, wind & rain.	4	4	9
SERVICEABILITY & DELIVERY	Ease of access for services, deliveries and potential catering collections / pick up	7	7	10
OPPORTUNITY TO LEVERAGE FROM COMMUNITY ACTIVITY	Opportunity to leverage from commercial and public life on a daily basis?	9	9	8
FINANCIAL ANALYSIS	Financial assessment over 12 years considering construction cost, maintenance budget, potential rental income and impact on caravan park operations	1	5	7
MEETING COMMUNITY EXPECTATION		7	9	5
Overall Score		53/80	58/80	61/80

ACCESS ADVICE

Able Access Design



suite 217, 147 pirie st, adelaide sa 5000
t: 08 8272 2391 m: 0414 379 116
e: ableaccess@primus.com.au
www.ableaccessdesign.com.au
abn: 87 101 217 707

Disability Access Advice

To: Milos Miltinovic - Woods Bagot Architects
cc:
Project: Kingston Park Kiosk Disability Access Assessment
Reference: 4-1786
Date: 9th September 2020
Pages: 13

Dear Milos,

As requested I have reviewed the proposed *Kingston Park Kiosk options* in regards to disability access requirements and provide the following assessment and summaries.

1. The proposed Kingston Park Kiosk options

The 'Kingston Park Kiosk - Site Options' report prepared by Woods Bagot Architects dated August 2020 detailed four potential locations for the proposed kiosk. Refer to Diagram 1.

This disability access report addresses two of the proposed sites, Site 01 - Caravan Park corner and Site 03 - Old Caretakers House.

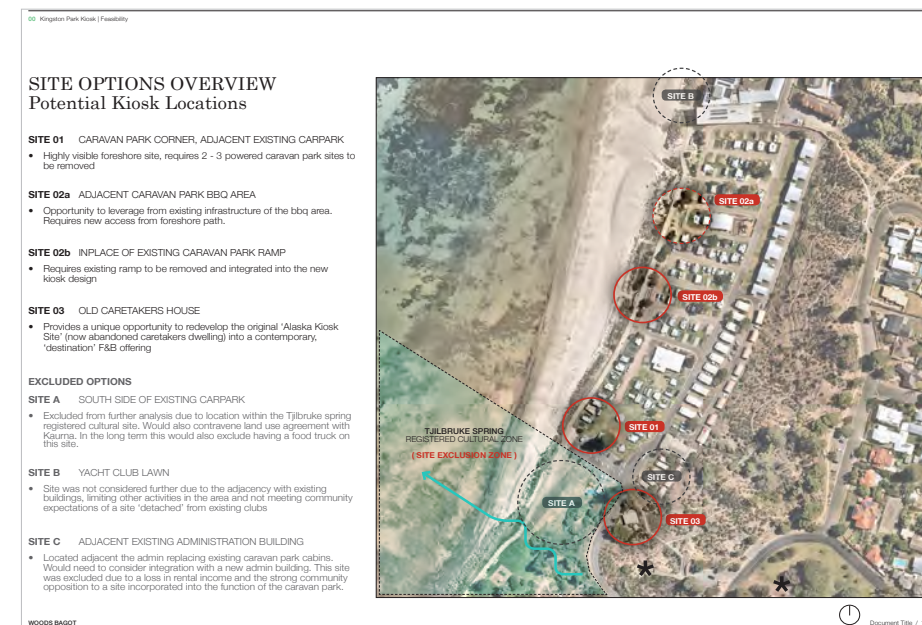


Diagram 1: Potential Kiosk Locations



2. BCA and Premises Standards Classification

The proposed kiosk is classified by the *Building Code of Australia (BCA)* and the *Disability (Access to Premises - Buildings) Standards (Premises Standards)* as a Class 6 structure.

As noted on page 34 of Volume 1 of the BCA, a *Class 6 building is a shop or other building used for the sale of goods by retail or the supply of services direct to the public, including an eating room, café, restaurant, milk or soft-drink bar.*

Table D3.1 of the BCA and Premises Standards specifies disability access, compliant with AS1428 *Part 1: Design for access and mobility (AS1428.1)*, be provided 'to and within all areas normally used by the occupants'.

3. BCA and Premises Standards Performance Requirement

In respect to disability access to the proposed kiosk, the primary Performance Requirement within the BCA and Premises Standards is DP1 - Access for people with a disability.

DP1 states:

- Access must be provided, **to the degree necessary**, to enable—
 - (a) people to—
 - (i) **approach the building from the road boundary** and from any accessible car parking spaces associated with the building; and
 - (ii) approach the building from any accessible associated building; and
 - (iii) **access work and public spaces**, accommodation and facilities for personal hygiene; and
 - (b) identification of accessways at appropriate locations which are easy to find.

It should be noted under Part A1 - Interpreting the BCA, the term 'to the degree necessary' is further explained. It states:

A number of the Performance Requirements of the NCC use the expression "to the degree necessary" or "appropriate to". These expressions provide flexibility by allowing appropriate authorities to determine the degree of compliance necessary in a particular case. Therefore any part of the NCC that uses these expressions should be referenced against the requirements of the appropriate authority. For example, an appropriate authority might judge that an item need not be installed, or a particular level of performance be achieved.

In addition to satisfying Performance Requirement DP1, Performance Requirements DP2 is also relevant and should also be addressed:

- DP2 - Safe movement to and within a building
- So that people can move safely to and within a building, it must have—**
- (a) **walking surfaces with safe gradients**; and
 - (b) any doors installed to avoid the risk of occupants—
 - (i) having their egress impeded; or
 - (ii) being trapped in the building; and
 - (c) **any stairways and ramps with—**
 - (i) **slip-resistant walking surfaces on—**
 - (A) **ramps**; and
 - (B) stairway treads or near the edge of the nosing; and



- (ii) suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and
- (iii) **suitable landings to avoid undue fatigue**; and
- (iv) landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and
- (v) in the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.

4. BCA and Premises Standards Deemed-to-Satisfy Requirements.

In regards to disability access, the proposed kiosk should comply with the following parts of the BCA and Premises Standards:

- Part D3 - Access for people with a disability,
- Part E3 - Lift installation; and
- Part F2 - Sanitary and other facilities.

Compliance with the performance provisions of the NCC is a statutory obligation of building developments. As outlined in Part A2.1 of the NCC the performance requirements can be satisfied by:

- (1) A Performance Solution;
- (2) A Deemed-to-Satisfy Solution, or
- (3) a combination of both (1) and (2).

Therefore, if a development does not/cannot satisfy the deemed-to-satisfy provisions in any regard, a *performance solution* must be developed to address the issue.

5. Disability Discrimination Act 1992 requirements

Part 23 of the *Disability Discrimination Act 1992* (DDA) specifically address discrimination in regards to access to premises. Part 23 states:

It is unlawful for a person to discriminate against another person on the ground of the other person's disability:

- (a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or
- (b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or
- (c) in relation to the provision of means of access to such premises; or
- (d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or
- (e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or
- (f) by requiring the other person to leave such premises or cease to use such facilities.

As such, to minimise the possibility of a discrimination claim, it is essential that access to the kiosk be dignified, equitable and compliant with AS1428.1.



In regards to staff who may work at the kiosk Part 21A of the DDA titled 'Exceptions - inherent requirements' should be referenced. Part 21A states:

- (1) This Division does not render it unlawful for a person (the discriminator) to discriminate against another person (the aggrieved person) on the ground of a disability of the aggrieved person if:
 - (a) the discrimination relates to particular work (including promotion or transfer to particular work); and
 - (b) because of the disability, the aggrieved person would be unable to carry out the inherent requirements of the particular work, even if the relevant employer, principal or partnership made reasonable adjustments for the aggrieved person.

Due to the scope of work required to be undertaken by a chef, cook and the wait staff, it would be reasonable to assume some of the BOH areas of the cafe may not be required be accessible. This may be significant in regards to the kitchen and store room circulation requirements.

6. Assessment of Kiosk Site 01: Caravan park corner, adjacent existing carpark

- Proposed Kiosk Location - Site 01 is located at the south west corner of the caravan park, adjacent to the existing car park.
- The site is relatively level, as such there would be minimal issues providing access to visitors with a disability.
- The site is conveniently located adjacent to an existing accessible path on the beach foreshore.
- There is the opportunity to provide a compliant accessible car parking space in close proximity to the kiosk.
- The kiosk is easily accessible from the existing car park.
- Both the indoor and outdoor seating options are accessible.

SUMMARY - KIOSK SITE 01

- From a disability access perspective Site 01 has an extremely high degree of accessibility, with no identified disability access deficits.
- All disability access requirements of the NCC and DDA are capable of being achieved.

7. Assessment of Kiosk Site 03: Old Caretakers House

- Proposed Kiosk Location Site 03 is the currently abandoned care takers dwelling.
- The existing dwelling is located approximately four to six metres above the existing car park, as such the proposed kiosk location presents significant issues in respect to providing adequate disability access from the existing car park and surrounding recreation facilities.
- While there is the potential for one accessible car parking space on the same level as the proposed kiosk, titled on the drawings as 'Delivery/Ambulant Park', access from the existing car park to the proposed kiosk requires crossing the principal road which provides access to the caravan park and existing car park. Furthermore, there is a substantial distance to walk from the existing car park and recreation facilities to the proposed kiosk.



- In regards to the proposed 'Delivery/Ambulant Park', due to the distance to the existing car park, it would be preferable to make this space a 'Drop-off / Pick-up' zone only. This would allow a visitor, who has a disability, to be dropped-off and picked-up in closed proximity to the kiosk.
- Primary access to the kiosk for ambulant visitors is via a set of stairs on the north-east corner of the site. While there are existing stairs in this location, it is recommended the stairs be upgraded or rebuilt so as to comply with AS1428. Due to the location of the 'tiered' seating adjacent to the stairs it would be reasonable to have a *performance solution* to support a single (double sided) handrail located in the centre of the stairs. This will allow unrestricted access to the 'tiered' seating from the stairs.
- In regards to access for visitors who have a disability, while access via the 'Delivery/Ambulant Park' would satisfy the NCC requirements, it would not satisfy the DDA for providing equitable access. As such, alternate disability access in a location close to the north-west corner is proposed.
- Due to the significant, and unreasonable, length of a 1:14 gradient ramp to provide disability access to the kiosk, it is proposed to instead provide disability access primarily via a *vertical platform lift* (the lift) in lieu of ramps.
- Two options are proposed in regards to the location of the lift. Lift Option 01, accessed via a 1:20 walkway, provides access to the middle of the outdoor seating area. Lift Option 02, accessed via a series of 1:8 step ramps, provides access to the northern end of the outdoor seating area.
- The preferred location of the lift is Option 01.
- Lift Option 02, due to being located adjacent to the main access stairs and in the direction of the primary view, is in an extremely highly visible location and as such may cause unwanted attention to its users. As such, users of the lift would most likely prefer the more discreet location proposed by Option 01.
- Furthermore, it would be preferable to access lift Option 01 via the consistent and shallower 1:20 gradient walkway, then the two significantly steeper 1:8 gradient ramps.
- While there are significant disability access issues regarding accessing the kiosk itself, all indoor and outdoor seating areas associated with the kiosk are proposed to be accessible.

SUMMARY - KIOSK SITE 03

- In regards to the proposed location of Kiosk Site 03, although the site is more challenging to access than Kiosk Site 01, there are viable proposed solutions for providing safe and equitable disability access so that all visitors, including those who have a disability, can enjoy the impressive views from this location.
- The preferred lift location for visitors who have a disability is Option 01.
- It is recommended that a designated 'Drop-off / Pick-up' zone be located adjacent to the proposed kiosk, which is currently documented as a 'Delivery/Ambulant Park'
- While not as conveniently located as Kiosk Site 01, the proposed Kiosk Site 03 is still capable of complying with the all relevant disability access requirements of the NCC and the DDA.



Please do not hesitate to contact me to discuss the contents of this report further.

Yours sincerely,

Warwick Gregg

Certificate IV in Access Consulting
Graduate Certificate in Building Surveying
Bachelor of Architecture
Bachelor of Science

