



BELMORGAN PROPERTY DEVELOPMENT

DWYERS & OXFORD SITES

CONCEPT ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

25th September 2007

1. BACKGROUND

1.1. Background

Belmorgan Property Development has engaged Morris-Goding Accessibility Consulting, to provide a high level design review of Option 1 of the proposed mixed-use development at the Dwyer's Site and Oxford Site, Wollongong.

The Dwyer's Site includes 4 levels of retail, 1 cinema level, 1 conference facility level, 7 levels of hotel-style accommodation and basement car parking levels.

The Oxford Site includes ground floor retail and tavern, 2 commercial levels, 8 levels of mixed residential/commercial, 3 levels upper residential floors levels and basement car parking levels.

1.2. Statutory Requirements

The following standards will be used to develop the overall concept design of Option 1:

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 – where relevant
- AS 1428.4 - (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act – draft DDA Premises Standards
- Wollongong City Council DCP 2007 Section 4

2. HIGH LEVEL ACCESSIBILITY REVIEW

2.1. Entrances

The main entrances to Dwyer's Site retail, hotel, commercial and Oxford Site retail, commercial and residential have continuous accessible paths of travel. The paths of travel have large widths that have appropriate circulation areas. The circulation areas at these entrances allow 2 wheelchair users to pass each other in accordance with AS1428.2 and draft DDA Premises Standards.

There is a basement restaurant/bar space on Dwyer's site level 1 located on the basement level 1, and is accessed by stair only. Wheelchair access into this area needs a restricted use vertical platform lift compliant with AS1735.16. This is achievable.

2.2. Circulation Areas

The main paths of travel throughout Dwyer's Site retail levels (basement level 1, floor area levels 1-3, cinema level 4, commercial level 4 & 5, hotel facilities levels 5-13) are accessible and have appropriate clear widths and circulation areas. The paths of travel are continuous throughout all floors, via lifts and accessible pathways in accordance with AS1428.2.

There are suitable paths of travel throughout Oxford Site commercial levels 2-11 and residential units are located on levels 4-14 of the development that allow wheelchair users to perform 360 degree turns and also allow 2 wheelchairs to pass each other. The circulation areas are suitable according to the draft DDA Premises Standards.

2.3. Vertical Access

There a series of travelators throughout retail areas of Dwyer's Site. There are also adjacent passenger lifts in the retail area. The passenger lifts access all retail, hotel, car commercial and parking.

The passenger lifts in the Oxford Site provide appropriate access to all floors of residential and commercial.

In general, all passenger lifts appear to have internal dimension compliant with AS1735.12 and AS1428.2 and the draft DDA Premises Standards.

2.4. Sanitary Facilities

Accessible toilets will be provided in all retail areas of Dwyers Site and Oxford Site that comply with AS1428.2 and draft DDA Premises Standards.

Accessible toilets will be provided on all commercial, hotel and residential levels that have common use sanitary facilities.

2.5. Accommodation

The paths of travel leading to hotel rooms of the Dwyer's Site are accessible and continuous. Modifications will be required to guest rooms to be able to achieve suitable design of 8 accessible guest rooms.

The paths of travel leading to the residential units of the Oxford Site are accessible and continuous. Modifications will be required to be able to achieve the provision of 5 adaptable units in accordance with AS4299 and Wollongong City Council DCP 2007.

The number of adaptable units will satisfy SEPP 65 requirements. The design shows that 100% of units have an accessible path of travel leading to entry doors and main living area. Modifications will be required to ensure a percentage of units have access to a visitable toilet as required under part 3 of the Design Code. The design will provide good design amenity and environmental quality for ease of access for people of all age groups and degrees of mobility.

2.6. Car Parking

The Dwyer's Site has 1052 car bays, which includes 25 accessible car bays. This represents 2% of total car parking and is suitable under draft DDA Premises Standards. The accessible car bays have internal dimensions of 5.5m x 3.2m compliant with AS2890.1. In general, many of the accessible car bays are positioned close to the lifts however some accessible car bays need to be re-positioned. This is achievable.

The Oxford Site has 412 car bays, which includes 15 accessible car bays. This represents 3% of total car parking and is suitable under draft DDA Premises Standards. The accessible car bays have internal dimensions of 5.5m x 3.2m compliant with AS2890.1. In general, many of the accessible car bays are positioned close to the lifts however some accessible car bays need to be re-positioned. This is achievable.

Adaptable unit car bays (5 no.) will need to be enlarged to 3.8 metres width in accordance with AS4299. This is achievable.

3. CONCLUSION

3.1. Summary

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximize reasonable provisions of access for people with disabilities.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed development will demonstrate a reasonable degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

3.2. Statement of Commitments

The applicant will ensure that the following commitments are implemented throughout the design process.

- (i) Provision of 5 adaptable apartments in accordance with AS4299. Each adaptable unit requires a 3.8m wide accessible car bay.
- (ii) Modifications will be required to guest rooms to be able to achieve suitable design of 8 accessible guest rooms.
- (iii) There is a basement restaurant/bar space on Dwyer's site level 1 located on the basement level 1, and is accessed by stair only. Wheelchair access into this area needs a restricted use vertical platform lift compliant with AS1735.16.
- (iv) Certain accessible car bays throughout the basement levels will need to be re-positioned adjacent the passenger lifts