



BELMORGAN PROPERTY DEVELOPMENT

DWYERS SITE

STAGE 1 ACCESSIBILITY REVIEW

Morris-Goding Accessibility Consulting

FINAL

25th September 2007

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	3
1.1.	Statement of Commitments	3
2.	BACKGROUND	5
2.1.	Introduction.....	5
2.2.	Objectives	5
2.3.	Statutory Requirements	5
3.	INGRESS & EGRESS	6
3.1.	Retail Entrances	6
3.2.	Restaurant Entrances.....	6
3.3.	Hotel Entrance	6
3.4.	Emergency Egress.....	6
4.	PATHS OF TRAVEL.....	7
4.1.	Retail Circulation Areas	7
4.2.	Commercial Circulation Areas.....	7
4.3.	Hotel Circulation Areas	7
4.4.	Cinemas.....	7
4.5.	Travelators	8
4.6.	Lifts	8
5.	FACILITIES & AMENITIES	9
5.1.	Sanitary Facilities.....	9
5.2.	Dwyer's Site Car Parking.....	9

1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Dwyer's Site and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

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

The building has been reviewed to ensure that ingress and egress, paths of travel; circulation areas, car parking, communications, toilets comply with relevant statutory guidelines.

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.

The recommendations in this report pertain to building fit-out. These recommendations should be satisfied prior to construction certificate.

1.1. Statement of Commitments

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

- (i) Ensure retail, restaurant, office, cinema doorways have appropriate clear widths of 850mm in accordance with AS1428.2.
- (ii) A direct clear pathway (1200mm from front of cars) needs to be made available from the level 1 basement accessible car bays to the entrance of the Mini Major
- (iii) Retail entry stair from Crown Street needs handrails in accordance with AS1428.1 and tactile ground indicators in accordance with AS1428.4. Signage to be provided to other main entrance within Mall.
- (iv) Emergency warning systems should include audible and visual warnings and signals to assist people with sensory disabilities.
- (v) Ensure all fire doors have a clear width of 850mm (920mm door leaf) to allow wheelchair access into fire rated corridors
- (vi) The access corridors leading to the accessible WCs on levels 1 & 2 should have a width of 1800mm.
- (vii) Ramps on level 1 need to have handrails and TGSI that comply with AS1428.1 and AS1428.4.
- (viii) The area in front of the door of level 1 accessible WC is required to be level.

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- (ix) In the 4 restaurants with mezzanines, widen stairs to 1500mm to allow future installation of stair platform lift
 - (x) The BCA requires that 8 hotel rooms are accessible. The draft DDA Premises Standards requires 9 accessible guest rooms.
 - (xi) The numbers of wheelchair seating areas within each cinema should be provided according to the draft DDA Premises Standards. Cinema 2 will need larger seating platform to accommodate wheelchair users.
 - (xii) Provide Tactile Ground Indicators (TGSI) at all travelators on all levels, as specified in AS1428.4
 - (xiii) All lift cars require appropriate height control panels and internal handrails to comply with AS1735.12
 - (xiv) All lift lobbies require audio/visual lift arrival indicators and suitable call buttons as specified in AS1735.12
 - (xv) Provide an accessible toilet on level 3 retail. The accessible toilet needs to comply with AS1428.2.
 - (xvi) Provide an accessible toilet within the cinema area of level 4. The accessible toilet needs to comply with AS1428.2.
 - (xvii) Provide a minimum clear width of 850mm (920mm door leaf) at accessible toilet doors.
 - (xviii) Provide a mixture of left hand and right hand transfer toilet pans (e.g. level 1 WC to have pan on right hand wall, level 2 WC to have pan on left hand wall etc...)
 - (xix) Provide vertical clearance of 2.5 metres at all accessible car bays and a clearance of 2.3 metres leading to the accessible car bays.
 - (xx) Ensure the illumination levels comply with AS1428.2
 - (i) Provide way finding signage to direct people to facility entrances, accessible toilets, lifts, accessible car parks
 - (ii) Signage to comply with BCA part D3.6. The signs to male, female and accessible toilet should have raised pictogram, text have braille included.
 - (iii) Provide appropriate vertical signage indicating terms of parking in a bay for people with disabilities (reference AS 2890.6)

2. BACKGROUND

2.1. Introduction

Belmorgan Property Development has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed mixed-use development on the Dwyer's Site, Wollongong.

The Dwyer's Site includes 4 levels of retail (mini major, supermarket, major, retail tenancies and food court), cinema level, conference facility level, 7 levels of hotel-style accommodation, restaurant level and basement car parking levels.

The requirements of the investigation are to:

- Review supplied DA drawings of the proposed building development,
- Provide a report that will analyse the provisions of accessibility design of the redevelopment, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment (hearing and vision)
2. People with mobility impairments (ambulant and wheelchair)
3. People with dexterity impairments

The Report seeks to provide compliance with the DDA. In doing so, the Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Statutory Requirements

The following standards are to be used to implement the Report:

- 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
- Wollongong DCP Section 4

3. INGRESS & EGRESS

3.1. Retail Entrances

There are 2 retail entrances on level 1 from the corner of Corrimal and Crown Streets and the corner of Corrimal and Burrelli Streets, respectively.

Each entrance has a graded walkway (gradients of 1:25 and 1:44). 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 appropriate wheelchair access from the pedestrian footpaths to level 1 of the retail areas. There is also direct access to a set of passenger lifts, located near the Corrimal/Burrelli entrance walkway, on level 1.

There are some large retail spaces on level 1 located adjacent to Crown, Burrelli & Corrimal Streets. Whilst details of tenancy entrances have not been provided, it appears that suitable accessibility can be achieved from either inside the Mall or from the outside streets.

The Mini Major on level 1 basement and is situated over one level and is accessed from the level 1 basement car park.

3.2. Restaurant Entrances

There are 5 restaurants on level 1 which appear to be directly accessed from Crown Street. The 5 restaurants appear to have access to and within the ground level of each restaurant. There is no wheelchair access to the mezzanine levels in these restaurants.

There is also a basement restaurant/bar space located on the basement level 1, and is accessed by stair and passenger lift.

3.3. Hotel Entrance

The hotel entrance will be accessed from corner Burrelli and Corrimal Streets. It appears there is wheelchair access to the entrance doors and subsequent lift lobby.

3.4. Emergency Egress

There are 2 accessible egress points (main entrances) from level 1. There are also accessible egress points leading to BOH and loading dock areas and accessible ramps to Crown Street.

There are numerous fire egress stairs throughout the building, which cater for retail, and hotel areas.

4. PATHS OF TRAVEL

4.1. Retail Circulation Areas

The main paths of travel in the retail levels (basement level 1, floor area levels 1-3) 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 is appropriate access into the supermarket area and retail tenancies on levels 1 & 2 & 3. There is appropriate access into the cinema area on level 4 via lift.

The 5 restaurants on Crown Street have suitable access to and within the ground floor areas for wheelchair users.

4.2. Commercial Circulation Areas

The paths of travel in the level 4 commercial are accessible and have appropriate clear widths and circulation areas. The paths of travel are continuous from level 1 via lifts in accordance with AS1428.2.

4.3. Hotel Circulation Areas

The hotel guest rooms and facilities are located on levels 5-13. The hotel rooms (level 6-12) are accessed from the car park levels and entry lift lobbies from Burrelli Street. There is an accessible path of travel and appropriate circulation areas to all hotel room floors.

The hotel floors have suitable widths that will allow 2 wheelchair users to pass each other in accordance with draft DDA Premises Standards. The ends of corridors have suitable areas to allow wheelchair users to turn 180 degrees.

From the information provided, there are 198 guest rooms. The current layout of guest room cannot accommodate the circulation areas required for an accessible guest room.

There are accessible paths of travel from all hotel rooms leading to and within business centre, amenities, gym, conference facilities, meeting room, lounge, bar on level 5.

There are accessible paths of travel via lift from all hotel rooms leading to and within the restaurants level 13.

4.4. Cinemas

There are 8 cinemas on level 4.

The cinema foyer/ticket has appropriate access from the main circulation areas of level 3. There is suitable wheelchair access from Burrelli and Corrimal Streets to the cinema foyer. There is suitable access to the cinema level from the cinema foyer via travelator or provision of an adjacent passenger lift.

There appears to be a level path of travel with appropriate circulation area leading to all cinemas.

4.5. Travelators

There is a set of travelators that access basement car park levels 1 & 2 from retail level 1. Another set of travelators commences on retail level 1 and accesses retail levels 2 & 3.

4.6. Lifts

There are 3 lifts designated for public use to access retail levels 1-3 and cinema level 4 from all basement level car parks.

There are 3 lifts designated to access commercial levels 4 and hotel rooms and facilities levels 5-13 from all basement level car parks.

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

5. FACILITIES & AMENITIES

5.1. Sanitary Facilities

There are a total of 2 public unisex accessible toilets within the 3 retail levels. Level 3 has sanitary amenities that have not been detail as yet.

The accessible toilets on levels 1 & 2 are located adjacent to male and female toilets. The internal dimensions and circulation areas between pan and basin complies with AS1428.2 and draft DDA Premises Standards.

There are accessible toilets located on commercial level 4 & hotel facilities level 5. The accessible toilets have internal dimensions in accordance with AS1428.2.

5.2. Dwyer's Site 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.

Basement Level	No of Accessible Car bays
Level 1	7
Level 2	6
Level 3	6
Level 4	6
Total	25