



BOVIS LEND LEASE

**DARLING WALK EXTERNAL
DOMAIN**

ACCESSIBILITY REVIEW

Morris-Goding Accessibility Consulting

FINAL

6th July 2009

Access Review

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the Darling Walk External Domain and an appropriate response to the AS1428 series, and ultimately the Commonwealth Disability Discrimination Act (DDA).

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

The development has been reviewed to ensure that paths of travel; circulation areas comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. The proposed external domain has demonstrated an appropriate degree of accessibility. The preliminary drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, can be readily achieved.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

2. INTRODUCTION

2.1. General

Bovis Lend Lease has engaged Morris-Goding Accessibility Consulting to provide an access design review of the Darling Walk External Domain.

Bovis Lend Lease are constructing the urban domain of the Darling Walk External Domain, which comprises a network of pathways around and through the proposed development which access sand play areas, water play areas, forest play areas, toddler play and pedestrian linkages.

The requirements of the investigation are to:

- (i) Review supplied drawings of the proposed development
- (ii) Provide a report that will analyze the design of the development, and recommend actions that will ensure the design complies with the Federal Disability Discrimination Act (DDA) and AS 1428 series.

2.2. Objectives

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

- People with sensory impairment
- People with mobility impairments
- People with dexterity impairments

2.3. Statutory Regulations

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

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities accommodated), where relevant
- AS 1428.4 - (Tactile Ground Surface Indicators)
- DDA - Disability Discrimination Act
- City of Sydney Access DCP

3. PATH OF TRAVEL

3.1. Pathways

There are hardstand accessible pathways that provide a continuous path of travel throughout the site. The pathways appear to have materials and surface treatments that would comply with AS4586.

The civic spine that connects the building entrances with Harbour Street and the existing Tumbalong Park have expansive widths that complies with AS1428.2, City of Sydney Access DCP and DDA Premises Standards.

There are accessible linkages into the playground areas from the civic spine and the raised podium terrace of the commercial building.

Other major pathways such as the raised podium and the linkages to the passenger lift have suitable circulation to allow wheelchair users to pass each other.

There are accessible continuous paths of travel to and within the playground area, including sand play areas, water play areas, forest play areas, kiosk area, junior play, senior play and toddler play.

There are accessible paths of travel leading to the kiosk area. The timber deck area will have appropriate wheelchair access, which will be further developed during design development stage.

3.2. Stairs

There are 3 stairs that access the playground area from the western and southern perimeter pathways.

Recommendation:

- (i) Provide handrails on both sides of stairs/steps in accordance with AS1428.1

3.3. Ramps

There are 5 ramps at appropriate interval that provide suitable wheelchair access to the playground area. These ramps have suitable 1:20 gradient, widths and circulation areas in accordance with AS1428.1.

From the information provided, the 3 internal ramps of the playground will also have 1:20 gradients compliant with AS1428.1.

These ramps provide an accessible path of travel within the playground area.

3.4. Lifts

There is an external passenger lift that provides access from the raised podium to the pedestrian bridge. The pedestrian bridge passes over Day Street and has another passenger lift on the other side of Day Street. Therefore, an accessible path of travel is provided from the CBD to the Darling Walk precinct.

It is noted that the lift cars have 2 doors, thereby providing 'through lift car scenario'. The internal dimensions of the lift cars are suitable using BCA and AS1735.12.

Recommendation:

- (i) Ensure all lift components comply with AS1735.12.

4. SANITARY FACILITIES

4.1. Kiosk Accessible Toilet

The kiosk accessible toilet has internal dimensions that will satisfy AS1428.2 and draft DDA Premises Standards. There is suitable placement of pan and basin. There are appropriate paths of travel leading to the accessible toilet.

The amenities corridor has suitable circulation area in front of the accessible toilet door under AS1428.2

4.2. Liverpool Street Accessible Toilet

The Liverpool Street accessible toilet has internal dimensions that will satisfy AS1428.1 and BCA part D3. There will be suitable placement of pan and basin. The door swings outward to maximise the circulation area of pan and basin within the accessible WC.

There are appropriate paths of travel leading to the accessible toilet. The circulation areas in front of the accessible toilet door under AS1428.2.

Recommendation:

- (i) Ensure there is a minimum distance of 1100mm between pan and basin

5. MISCELLANEOUS

5.1. Signage

Recommendations:

- (i) Adopt a system of directional way finding signage to access public open spaces, playground elements and other publicly accessible areas of the site.
- (ii) Ensure that signage is to be designed with a contrasting background that stands out rather than blending in with the surrounding area.

5.2. Street Furniture

Recommendations:

- (ii) Provide rest seating along all paths of travel at intervals of 60 metres. Rest seats to have back support and arm rests, where possible. Some rest seating should have shade.
- (iii) Objects such as rubbish bins, bollards, street lighting, and seats shall be recessed from the footpath and shall be of a colour, which provides a contrast with their background and have a luminance factor of not less than 30%.