



SYDNEY HARBOUR CASINO PROPERTIES

PROJECT STAR, STAR CITY

ACCESSIBILITY REVIEW

Morris-Goding Accessibility Consulting

FINAL v3

10th September 2008

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the casino/hotel expansion 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 development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas, toilets and car parking 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 has demonstrated a reasonable degree of accessibility. The Project 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 detail associated with the casino expansion and should be carried out during the design development/construction certificate stage.

The main recommendations that have arisen from the access review include:

- Ensure the 13 required hotel accessible car parking bays have 3800mm (width) x 5500mm (length) internal dimension, compliant with the City of Sydney Access DCP.
- All new accessible toilets (retail, hotel, casino) to comply with AS1428.2, in accordance with the City of Sydney Access DCP.

2. INTRODUCTION

2.1. General

Sydney Harbour Casino Properties Pty Ltd has engaged Morris-Goding Accessibility Consulting, to provide an access report of the proposed casino expansion. The expansion consists of new and renovated entrances, hotel, retail and casino gaming areas.

The expansion consists of a new class 3 hotel tower, with 3 podium levels and 13 upper floors, accommodating 309 hotel rooms. There are also 4 levels of basement carparking, which accommodates 500 carparking bays.

The requirements of the investigation are to:

- Review supplied drawings
- Provide a report that will analyse the provisions of disability design, 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 considers user groups, who include residence, staff and members of the public. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing and vision)
- People with mobility impairments (ambulant and wheelchair)
- 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. Access 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 - Lift provision for people with disability
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- City of Sydney Council Access DCP 2004

3. INGRESS & EGRESS

3.1. Edward Street Hotel Lobby Entrance

Access into the hotel lobby is via the entry found near the corner of Edwards St and Union St.

Entry into the hotel lobby area is via the choice of either 2 revolving doors or 2 single hinged doors. The 2 single hinged doors are regarded as the most appropriate entry point for wheelchair users. The 2 single hinged doors appear to have 800mm clear width (870mm door leaf) compliant with AS1428.1.

There is a stair beyond the entry doors, which ascends to the hotel lobby area. The distance between the entry doors to the stairs will allow a wheelchair user the ability to turn 180° in an equitable and dignified manner, compliant with the DDA. This path of travel will also allow 2 wheelchair users the ability to pass each other travelling in the opposite direction. In general, wheelchair access within each of the lobbies is compliant with BCA and DDA.

There is also a low rise vertical platform lift adjacent the stairs, which has a 1300mm x 900mm internal dimension (platform) that would accommodate the foot-print of a typical wheelchair. The circulation space at both the upper and lower ends of the lift will allow a wheelchair user to embark and disembark the lift in a dignified manner, compliant with the DDA. Access from the vertical lift to the hotel lobby is made appropriate for wheelchair users.

Recommendations:

- (i) Ensure the platform lift has automatic doors to negate the poor latch side clearance of the lift doors
- (ii) Ensure the entry doors have 850mm clear width in accordance with AS1428.2. Consider power operation for ease of use for wheelchair users and luggage.

3.2. Pyrmont Street Hotel Lobby Entrance

There is a second access point to the hotel lobby via the entries found near the corner of Pyrmont St & Union St.

There is a choice of either 2 revolving doors or 4 single hinged doors. The 4 single hinged doors are the most appropriate entry point for wheelchair users. At this stage of the design, the doors have not yet been detailed.

Recommendation:

- (i) Ensure the entry doors have 850mm clear width in accordance with AS1428.2. Consider power operation for ease of use for wheelchair users and luggage.

3.3. Edward Street Retail Entrance

The access point to the retail mall area is from the pathway that leads in from the corner of Edwards St and Union St.

The pathway leads to the sliding doors of the retail section, which has an apparent 1:33 gradient, compliant with AS1428.1.

Entry for a person in a wheelchair to the retail area is via a set of 1200mm clear width automatic sliding entry doors, compliant with AS1428.2. The drawing indicates this area is currently under review, as it shows a possible single automatic sliding entry doors. This doorway also has a compliant 1200mm clear width, in accordance with AS1428.2.

The entry foyer area will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the foyer will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2 and the DDA.

The circulation spaces in front of and beyond the doors will allow adequate wheelchair manoeuvrability, compliant with the City of Sydney Access DCP 2004.

3.4. Pyrmont Street Retail Entrance

The access point to the retail shop doors is from the pathway that leads in from the corner of Pyrmont Street and Union Street. The pathway leads to a set of automatic sliding doors, (located directly behind the hotels Porte Cochere) which lead into the retail areas. The pathway that leads to the sliding doors has a 1:20 gradient. As automatic sliding doors have been provided at this entrance, a wheelchair user can easily enter the building from this pathway through the automatic sliding doors.

The automatic sliding doors each have a minimum clear width of 1000mm, compliant with AS1428.2. This is an appropriate means of entry for persons in a wheelchair.

The entry foyer (in front of door) will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the foyer will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2 and the DDA.

The circulation spaces in front of and beyond the doors will allow adequate wheelchair manoeuvrability, compliant with the City of Sydney Access DCP 2004.

Recommendation:

- (i) Provide handrails and tactile indicators at stair and ramp in accordance with AS1428.1 and AS1428.4.

3.5. Jones Bay Road Retail Entrance

The access point to the retail mall is directly from the Jones Bay Road (western sector). At this entrance, there is a set of stairs and adjacent ramp that provides suitable access to and within the retail mall.

The circulation space in front of the ramp will allow adequate wheelchair manoeuvrability, compliant with the City of Sydney Access DCP 2004.

Recommendations:

- (i) Provide handrails and tactile indicators at stair and ramp in accordance with AS1428.1 and AS1428.4.

- (ii) The ramp should have 1200mm clear width between handrails in accordance with AS1428.2.

3.6. Pirrama Road Casino/Retail Entrance

There appears to be wheelchair access from Pirrama Road via 2 passenger lifts that sit either side of the main feature stair. Both passenger lifts access level 00 retail and Casino levels 1 and 2. The lifts provide continuous accessible paths of travel from Pirrama Rd throughout the upper levels.

Recommendation:

- (i) Provide handrails and tactile ground surface indicators (TGSi) at feature stair in accordance with AS1428.1 and AS1428.4.

3.7. Pyrmont St & Edward Street Casino Entrances

There are 2 existing entrances to the casino level via escalators from Pyrmont Street and Edward Street. There is no wheelchair access at these points. Whilst, the BCA has been satisfied with regards to an accessible casino entrance, these 2 entrance points do not have wheelchair access and therefore do not provide suitable equity for wheelchair users.

However, to mitigate DDA risk, the client has provided the direction that access to the gaming levels will be via the hotel lifts. Therefore signage will need to be provided from both escalators directing people to the particular lifts to be used.

Recommendation:

- (i) Ensure escalators have TGSi in accordance with AS1428.4

3.8. Emergency Egress

Recommendations:

- (i) Should the provision of any emergency warnings systems be installed within the development, the emergency warning systems should include audible and visual warnings indicators in assisting people with sensory disabilities.
- (ii) Ensure all fire stair doors to have clear widths of 850mm (920mm door leaf), compliant with AS1428.2.
- (iii) It is advised that fire safety refuges be provided within all new fire stair landings.

4. RETAIL AREAS

4.1. Doors

There are numerous single & dual hinged doors that lead into the retail shops.

Recommendation:

- (i) Ensure all entry doors are level and have a minimum 850mm clear width (920mm door leaf) compliant with AS1428.2 and the City of Sydney Access DCP.

4.2. Paths of Travel

The retail mall has appropriate circulation areas that will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2 and the City of Sydney Access DCP 2004.

There is a café situated on the corner of Union Street & Pyrmont Street. There is an upper and lower level within the café areas. The downstairs café area has appropriate circulation areas which will allow a wheelchair user the ability to equitably use in a dignified manner.

4.3. Sanitary Amenities

There is a toilet block situated on the Edward Street side of the retail shops; however there is no mention on the plans of the configuration of the toilet block.

There is male/female toilet plus an accessible toilet in the retail section (ground floor) adjacent to the casino entry (north-east sector). There is an accessible path of travel to both toilet blocks for a person in a wheelchair, compliant with City of Sydney Council Access DCP 2004.

Recommendations:

- (i) The toilet block near Edward Street shall provide an AS1428.2 accessible toilet, compliant with the City of Sydney Access DCP.
- (ii) Both accessible toilets are required to be compliant with AS1428.2 and City of Sydney Access DCP.
- (iii) Ensure all doors leading into all accessible WCs have a minimum 850mm clear width (920mm door leaf) and a 510mm internal and external door latch side clearance, compliant with AS1428.2.
- (iv) Ensure corridor leading to accessible toilets has width of 1800mm in accordance with AS1428.2.

5. HOTEL AREAS

5.1. Path of Travel

There is hotel accommodation from 4th floor to 14th floor 15, totalling 309 rooms with 13 accessible rooms, which complies with the City of Sydney Access DCP 2005 & Table D3.2 of the BCA. In general, the common areas within all floors are appropriate for wheelchair users. The circulation spaces and areas within the buildings on all floors will allow wheelchair users the ability to turn 180° in an equitable and dignified manner. The circulation spaces will also allow 2 wheelchair users the ability to pass each other travelling in the opposite direction, DDA compliant.

All residential floors have corridor, with 1800mm minimum circulation space appropriate for wheelchair users, compliant with AS1428.2 and City of Sydney Access DCP.

There are accessible pathways leading from the hotel to the level 1 gaming area of the casino via revolving door and hinged door.

There are accessible paths of travel via lifts leading to the pre function area, 4 meetings rooms and roof decks on level 2 and gym and pool area on level 3. All areas have suitable circulation areas in accordance with AS1428.2 and City of Sydney Access DCP.

Recommendations:

- (i) Ensure the interface door between gaming and hotel on level 1 has 850mm clear width and 510mm latch side clearance
- (ii) All meeting room and roof deck doors to have 850mm clear width in accordance to AS1428.2. Ensure the roof decks are wheelchair accessible.

5.2. Passenger Lifts

There are approximately 8 passenger lifts within hotel that service the residential levels as well as the pre-function areas and meeting rooms. These lifts provide a continuous accessible path of travel to and from the ground floor to all hotel rooms.

The circulation spaces and areas in front of all lift lobbies within the buildings on all floors will allow wheelchair users the ability to turn 180° in an equitable and dignified manner. The circulation spaces will also allow 2 wheelchair users the ability to pass each other travelling in the opposite direction (DDA compliant).

Passenger lifts are placed in areas that are accessible by wheelchair users, compliant with the City of Sydney Access DCP.

Recommendations:

- (i) Ensure all lifts have suitable internal dimensions in accordance with AS1428.2 and City of Sydney Access DCP (1700mm x 1400mm (min)).
- (i) Ensure the passenger lift car has internal components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12.

- (ii) Ensure the passenger lift lobby has suitable call buttons and arrival signals in accordance with AS1735.12.

5.3. Accessible Hotels Rooms

According to the City of Sydney Access DCP, accessible rooms shall be provided in the ratios outlined in Table D3.2 of the BCA for Class 3 developments. From the information provided there are a total of 309 hotel rooms & 13 accessible hotel rooms, which complies with the BCA & the City of Sydney Access DCP.

At this stage of the development the following recommendations need to be implemented in the design layout of each accessible hotel room. These recommendations will ensure the correct circulation areas are provided for a person with an accessibility issue (i.e. wheelchair).

Recommendations:

- (i) Ensure the entry door/bathroom door to have an 850mm clear width (920mm door leaf) and provide a 460mm latch side clearance on the internal and external side of the door
- (ii) Ensure the bedroom has a 3600mm x 3600mm internal dimensions, with the robe placed outside this area
- (iii) Ensure the accessible bathrooms shall have a 2800mm x 2000mm internal dimension, compliant with the City of Sydney Access DCP.
- (iv) Ensure the (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1.

5.4. Accessible Toilet

There is a toilet block situated in the hotel lobby (ground floor). There is an accessible toilet located adjacent the female toilets in that block.

There are also male/female toilets on level 2. There is an accessible toilet located adjacent this toilet block.

There is an accessible path of travel to each of these toilet blocks for a person in a wheelchair, compliant with the City of Sydney Council Access DCP 2004. The accessible toilets are both placed close to the entry to the ablutions.

Recommendation:

- (i) Ensure the ground floor hotel lobby accessible toilet and the level 2 accessible toilet are designed in line with AS1428.2, in accordance with the provisions of the City of Sydney Access DCP.

5.5. Pool & Gymnasium

The pool and gymnasium is found on the level 3. There is an accessible path of travel to the gym & pool via hotel passenger lifts and the level 3 ramp. All common areas are wheelchair accessible, with suitable circulation areas.

6. CASINO AREA

6.1. Level 1 Path of Travel

The casino area on level 1 has continuous accessible paths of travel. In general, the common areas (main casino floor, outdoor gaming, gold suite, sports bar) are appropriate for wheelchair users. The circulation spaces and areas will allow wheelchair users the ability to turn 180° in an equitable and dignified manner. The circulation spaces will also allow 2 wheelchair users the ability to pass each other travelling in the opposite direction, DDA compliant.

Recommendation:

- (i) Ensure outdoor gaming has suitable level access for wheelchair users

6.2. Level 2 & 3 Paths of Travel

There is wheelchair access to the level 2 casino area via passenger lift, as well as access via stair and lift to levels 2 and 3.

There appears to be existing lifts that could provide access to the new level 3 area. There appears to be direct accessible path of travel from the existing passenger lifts on level 3 to the new area.

In general, the common areas (night venue, restaurants and conference areas) are appropriate for wheelchair users. The circulation spaces and areas will allow wheelchair users the ability to turn 180° in an equitable and dignified manner. The circulation spaces will also allow 2 wheelchair users the ability to pass each other travelling in the opposite direction, DDA compliant.

Recommendation:

- (i) Provide handrails on both sides of the stair in accordance with AS1428.1. Provide TGSIs at stair and escalator in accordance with AS1428.2.

6.3. Sanitary Facilities

There are new sanitary facilities located on level 1 & level 3 of the casino.

On level 1, there are 3 new toilet blocks with accessible toilets located within each (the first is located at grid reference 34N, the second at 29E and the third at 11C). There is an existing toilet block currently under review on level 1, adjacent the 'two up back bar'. It has an existing accessible toilet adjacent the female toilets.

There is a continuous and accessible path of travel to each of these accessible toilets on level 1.

Recommendation:

- (i) Ensure the new accessible toilets on level 1, located at grid reference 34N, 29E, 11C and adjacent the 'two up back bar' are designed in accordance with AS1428.2, in accordance with the City of Sydney Access DCP.

7. TRANSPORT LINKAGES

7.1. Accessible Car Parking

From the information provided there are 4 levels of basement with a total of 500 car parking spaces. Of the allocated carparking spaces, there are 180 valet (double stacked spaces) & 9 accessible car parking bays (basement level 1). There are also 35 small car parking bays.

The 9 accessible parking bays are suitably positioned adjacent the passenger lifts.

From the information provided, all new car bays have been allocated for the hotel. There are no new car bays allocated for the Casino.

The design of the accessible car bays whilst compliant with AS2890.1 will need to be upgraded to comply with the Access DCP.

Recommendations:

- (i) According to Table D3.5, the number of accessible car bays is required to be 13.
- (ii) Ensure the accessible carparking bays shall have a 3800mm (width) x 5500mm (length) internal dimension, compliant with the City of Sydney Access DCP.
- (iii) Ensure the undercover accessible car bays have a vertical clearance of 2500 mm, compliant with AS1428.2. Ensure the vertical clearance leading to the accessible car bays may not be less than 2300mm, compliant with AS2890.1.

7.2. Public Transport

There is bus and light rail that alights at the Pirrama Road entrance. There appears to be an accessible path of travel from the public transport to the retail and casino area, and by association the hotel area, via passenger lift.

If any new works are undertaken in this area, the following recommendations apply.

Recommendations:

- (i) Ensure the bus interchange and light rail shall have rest seating, wheelchair spaces, TGSi compliant with the DDA Transport Standards
- (ii) Ensure taxi/bus or car drop areas should also have a kerb ramp to assist wheelchair users in accordance with AS1428.1 Clause 5.8.

8. MISCELLANEOUS

8.1. Lighting

Recommendation:

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1428.2.

8.2. Signage

Recommendations:

- (i) Signage to comply with BCA part D3.6.