

Appendix O

Access report

Morris Goding Accessibility Consulting



INVESTA

**CITY EAST ZONE SUBSTATION &
INTEGRATED COMMERCIAL DEVELOPMENT
33 BLIGH STREET**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v2

9 September 2011

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the commercial building of 33 Bligh Street Sydney 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 maximise 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 an appropriate 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 are associated with detailed design. These recommendations should be addressed prior to construction certificate.

2. INTRODUCTION

2.1. General

Investa has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed commercial development located at 33 Bligh Street.

From the information provided, the development is a multistorey commercial development located above an existing plant. The commercial building consists of a Sky Lobby on level 14 and commercial floors above.

The report only applies to the tower and publicly accessible areas supporting the tower and excludes the substation.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development
- Provide a report that will analyse the provisions of disability design of the development, 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 such as staff and visitors. 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. Statutory Requirements

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

- AS 1428.1 – 2009 (General Requirements for Access)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- City of Sydney Access DCP 2004

3. INGRESS & EGRESS

3.1. Bligh Street Main Entrance

From street frontage, there appears to be an appropriate path of travel to the entry door of the commercial building compliant with the City of Sydney Access DCP. The entry foyer area has suitable circulation to allow two wheelchair users to pass one another in accordance with the DDA Premises Standards. There are also suitable clearances to allow a person in a wheelchair to perform 180° turns in accordance with AS1428.1:2009, clause 6.4.3. Entry into 33 Bligh Street is via the main entry which has a 3600mm clear width compliant with AS1428.1:2009.

There is an accessible path of travel from the main entry door to the transporter lift lobby compliant with AS1428.1:2009. There is appropriate circulation and clearances compliant with AS1428.1:2009 and the DDA Premises Standards.

3.2. O'Connell Street Entrance

There is an alternative entry into the building via O'Connell Street via the escalators up to the lobby. An accessible entry is via the access lift which is located down a 1200mm clear width corridor, 20m from the escalators suitable in accordance with the City of Sydney Access DCP.

The access lift travels no more than 7 metres, so its size is in accordance with DDA Premises Standards.

There is a 1600mm clearance in front of the passenger lift suitable in accordance with AS1428.1:2009, clause 13.3. There is also suitable circulation to allow a person in a wheelchair to perform 180° turns in accordance with the DDA Premises Standards.

The access lift provides an appropriate continuous path of travel to the building lobby compliant with AS1428.1:2009, clause 6.1.

3.3. Emergency Egress

There are 2 emergency stair wells within the building. The fire stairs leads from the upper levels down to street level and others provide emergency egress from the basement to street level. Fire egress doors have appropriate 900mm clear widths suitable for a person in a wheelchair in accordance with AS1428.1:2009, clause 13.2.

The accessible points of egress are via the main entry doors.

Recommendation:

- (i) Should the provision of any emergency systems be installed within the building, the systems should include audible and visual warnings indicators in assisting people with sensory disabilities (best practice).

4. PATHS OF TRAVEL

4.1. General

The transporter passenger lifts provides an appropriate continuous accessible path of travel from the ground floor to all other commercial levels compliant with AS1428.1:2009, clause 6.1 and DDA Premises Standards. From the transporter lift lobby, there is a suitable path of travel to all common use facilities.

The transporter lift provides an appropriate path of travel to the Sky Lobby located on level 14. The Sky Lobby has appropriate wheelchair passing bays suitable for people in a wheelchair to pass one another in accordance with AS1428.1:2009, clause 6.4. There is also suitable wheelchair turning areas compliant with AS1428.1:2009, clause 6.4.3.

From the transporter lift lobby, there is a suitable path of travel to the high rise and low rise passenger lifts compliant with AS1428.1:2009. The lift lobby areas have suitable clearances suitable for a person in a wheelchair to perform 180° turns in a dignified manner compliant with the DDA Premises Standards. The corridors have suitable clearances for two people in a wheelchair to pass one another compliant with AS1428.1:2009, clause 6.4.

4.2. Doors

All doors leading into common areas and offices have a minimum 900mm clear width compliant with AS1428.1:2009 and the DDA Premises Standards.

In general, most doors have appropriate clearances and circulation at doorways. Modifications are required to ensure appropriate circulation at doors.

Recommendation:

- (i) Ensure the following office and meeting room doors have a minimum 510mm latch side clearance in order to comply with AS1428.1:2009, fig. 31;
 - Level 07, accessible WC: currently none.
 - Level 14, accessible WC corridor door (GZ08): currently 300mm.

4.3. Lifts

There are 4 transporter lifts which provides an appropriate path of travel from the ground floor entry to the Sky Lobby located on level 14. The passenger lift has suitable internal dimensions appropriate according to AS1735.12 and the DDA Premises Standards.

There are 8 additional passenger lifts which provides an appropriate path of travel from the Sky Lobby to the Low Rise and High Rise commercial offices compliant with AS1428.1:2009, clause 6.1.

The passenger lifts have internal dimensions of 1700mm x 2200mm which is appropriate according to AS1735.12 and complies with BCA 2011.

Recommendation:

- (i) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

4.4. Internal Stairs

There is a stair located on the external seating area of the Sky Lobby. The stairs provide access to the level 13 male and female amenities area.

There are appropriate clearances for handrails and TGSIs.

Recommendations:

- (i) Ensure the stairs have closed risers in accordance with AS1428.1:2009.
- (ii) Ensure there are handrails on both sides of the stair compliant with AS1428.1:2009.
- (iii) Ensure there are tactile ground surface indicators (TGSIs) at top and bottom of the stair in accordance with AS1428.4.

4.5. Sky Lobby

There is a Sky Lobby located on level 14 of the development. There are suitable clearances within the lobby area suitable for wheelchair circulation in accordance with AS1428.1:2009 and the City of Sydney Access DCP. There is a café located within the Sky Lobby. Suitable wheelchair circulation areas and clearances are achievable.

There are a number of terrace doors on this level that have clear width of 850mm in accordance with AS1428.1-2009.

The terrace has suitable paths of travel for a person in a wheelchair compliant with the City of Sydney Access DCP. There is also appropriate wheelchair turning and passing bays compliant with AS1428.1:2009.

5. SANITARY FACILITIES

5.1. Accessible Toilets and Showers

There are accessible toilets located on the Bligh Street commercial lobby (level 07), the Sky Lobby (level 14) and commercial floors level 27-36.

The commercial lobby accessible toilet is accessible via an 850mm clear width door. The accessible WC has internal dimensions of 2200mm x 2600mm. There is appropriate circulation around the pan compliant with AS1428.1:2009.

The accessible WC on levels 14 and 27-36 is located adjacent FS04. There is a 1300mm clearance in front of the accessible toilet door suitable for a wheelchair side approach in accordance with AS1428.1:2009, clause 13.3.

The accessible WC has internal dimensions of 2200mm x 2600mm and a shower recess outside of this area. There is appropriate pan, basin and shower circulation compliant with AS1428.1:2009.

The layout of the accessible toilets is in accordance with DDA Premises Standards, and promotes suitable design flexibility given possible future tenant fit-out needs.

Further design development will be required during design development stage to ensure the correct balance of left and right hand transfer pans.

5.2. Ambulant Cubicles

There are common use sanitary amenities located on level 13 and commercial floors 27-36. An ambulant cubicle has been provided within each male and female amenity compliant with AS1428.1:2009.

6. MISCELLANEOUS

6.1. Car Parking

There are two basement car parking levels for the commercial development located on level 03 and 04. There are a total of 44 car bays with 2 designated as accessible car spaces compliant with BCA 2011 and the City of Sydney Access DCP.

The accessible car bays have internal dimensions of 2.4m adjacent a 2.4m wide shared zone compliant with AS2890.6.

Recommendation:

- (i) Provide a bollard at the start of the shared zone.

6.2. 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 AS1680

6.3. Signage

Recommendations:

- (i) Signage to comply with BCA part D3.6.
- (ii) Provide appropriate directional signage to accessible WCs and passenger lifts.