

**GL INVESTMENTS COMPANY**

**161 SUSSEX STREET**

**S96 (3) ACCESS REVIEW**

**Morris Goding Accessibility Consulting**

**FINAL**

10 April 2014

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REPORT REVISIONS		
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## **1. EXECUTIVE SUMMARY**

The Access Review Report is a key element in the design development of 161 Sussex Street and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) 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 proposed Section 96 (3) development has been reviewed to ensure that the proposed site linkages, ingress and egress, paths of travel, circulation areas, accessible accommodation and sanitary facilities and comply with relevant statutory guidelines.

In general, and in consideration of the existing site conditions and heritage considerations, the development can achieve accessible paths of travel that are continuous throughout. In line with the report recommendations, the proposed Section 96 (3) development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, building entry, common area access, accessible sanitary facilities and accessible accommodation can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

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

## **2. INTRODUCTION**

### **2.1. General**

GL Investments Company has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed Section 96 (3) development of the Four Points by Sheraton Redevelopment at 161 Sussex Street, Sydney NSW. The state significant development application (SSD-4972) has been assessed and was approved on 5 August 2013, under Section 89E of the Environmental Planning and Assessment Act 1979.

The site is located between Sussex Street, Slip Street (western distributor), King Street and Market Street in the commercial and Darling Harbour area of Sydney's CBD.

The development includes a new 25 storey tower (including 231 hotel rooms, commercial floor-space and convention/exhibition/function space); extension of existing podium for new convention and exhibition space; upgrades to the porte-cochere, building entries, hotel lobby, reception and internal alterations; public domain works on Slip Street, realignment of existing pedestrian link through the site; redevelopment of the Northern Warehouse and Engineering workshop facing Slip Street.

This Section 96 (3) development application seeks approval for various improvements to the previously approved scheme that have been determined through design development.

### **2.2. Scope**

The requirements of the investigation are to:

- Review supplied drawings of the proposed Section 96 development,
- Provide a report that will analyse the provisions of disability design of the development with reference to the Director – Generals' Requirements for the previously approved scheme.
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code), Building Code of Australia (BCA) and AS 1428 series.

### **2.3. Objectives**

The report considers user groups such as visitors, staff, hotel and function guests 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.

### **2.4. Limitations**

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and

controls, glazing, luminance contrast, stair nosing, TGSI's, handrail design, signage, hearing augmentation etc. that will be included in construction documentation.

## **2.5. Statutory Requirements**

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

- Disability Discrimination Act 1992
- DDA Access to Premises Standards 2010 (including DDA Access Code)
- BCA 2013 - Building Code of Australia
- AS 1428.1 – 2009 (General Requirements for Access)
- AS 1428.4.1 – 2009 (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)

### **3. SITE LINKAGES**

#### **3.1. Public Through Site Link**

The previously approved through site link to connect Sussex Street to Darling Harbour in line with the Director General Requirement will be maintained and improved for access. The new link is comprised of a series of 3 x accessible ramps that connect the split-level ground and upper ground level (approx. 1.5m height variation) along southern side of the Hotel Lobby.

The ramps can achieve suitable 1:14 gradients, lengths and landings, compliant with AS1428.1:2009. This will be developed at design development stage to ensure suitability.

This application proposes to demolish the existing through site link stair to Wheat Road and replace it with a new public stair in a similar location. The stair is located between the distributor over/under pass areas and public domain area, outside of the project site boundary. While the stair will not be accessible to wheelchair users, with the provision of suitable features it can provide safe access to people with ambulant and sensory disabilities. As such it will improve the current level of access provided by the existing stair, which is non-compliant with AS1428.1:2009.

The new airlock doors on western side of building can achieve suitable 850mm min. clear width with door circulation compliant with AS1428.1:2009 and the DDA Premises Standards.

##### *Recommendations:*

- (i) Ensure new public stair is suitably recessed at top and base landings and provides handrails on both sides and access features, compliant with AS1428.1:2009.
- (ii) Ensure through-site link access ramps walkways have gradients no steeper than 1:14 with suitable level landings and design in accordance with AS1428.1:2009.

This is achievable and will be developed at design development stage.

- (iii) Consideration for an external public passenger lift (1400mm W x 1600mm L) adjacent to new public stair link to Darling Harbour, for equity in line with DDA (advisory). Given the site constraints in this limited area, consultation with stakeholders is required to determine feasibility

#### **3.2. Public Domain Areas**

There are various new stairways proposed as part of this application within the public domain within Slip Street, Northern Courtyard and Wharf Bridge Lane that connect various levels of the development. Whilst they may not lead directly to a building entrance, within this project context, they are associated with the building and therefore need to comply with AS1428.1:2009. This will ensure safe access for all potential users and is achievable.

These will be reviewed and developed at design development stage to ensure safe and suitable access for people with disabilities, compliant with DDA Premises Standards.

##### *Recommendation:*

- (i) Ensure new stairways within public domain area have handrails on both sides and suitable access features compliant with AS1428.4.1 to assist people with ambulant and sensory disabilities.

## **4. INGRESS & EGRESS**

### **4.1. Hotel and Convention Main Entries**

There is a covered, on-grade accessible path of travel around the Porte-Cochere, leading to the Hotel Main Entry and the adjacent Convention Entry, at ground level from Sussex Street. The pedestrian access-ways leading to the entry points can achieve gradients, suitable for people with disabilities, compliant with AS1428.1:2009. The proposed floor surfaces will be developed at design development stage to ensure suitable access features near building entrances and on-grade roadway surface, to assist people with vision impairment.

The entry doors are within close proximity to one another and lead to Hotel Lobby. They are automatic sliding doors that achieve 850mm min. clear width with door circulation compliant with AS1428.1:2009 and DDA Premises Standards.

There is direct access to the reception area and existing Hotel guest lift lobby that is in reasonable proximity. This ensures continuous access to upper levels of the Hotel. There are suitable circulation areas for two wheelchair users to pass one another compliant with AS1428.1:2009 and the DDA Premises Standards.

### **4.2. Commercial Foyer Entry**

An accessible path of travel with suitable gradients to the Commercial Tower Entry, at ground level is achievable via Wharf Lane Bridge from Sussex Street.

This new access-way can achieve gradients, no steeper than 1:20 suitable for people with disabilities, compliant with AS1428.1:2009. It will remove some public domain works in forecourt to the adjacent Corn Exchange heritage building. This will be developed at design development stage to ensure suitable access to the new tower and provision for future access to the existing heritage building (currently outside of scope).

There is a covered awning over the entry point to the Commercial Foyer. It has an automatic sliding door entry that achieves 850mm min. clear width with door circulation compliant with AS1428.1:2009 and the DDA Premises Standards.

From the Foyer there is direct access to Commercial lift lobby area ensuring continuous access to upper levels of the Tower building. There are suitable circulation areas for two wheelchair users to pass one another compliant with AS1428.1:2009 and the DDA Premises Standards.

### **4.3. Coach Entrance**

The existing Coach main entry, at lower ground level will be retained for tour groups. From the bus drop off area in Coach Porte-Cochere, there is a continuous path of travel to and through Coach Entry to an existing airlock. The proposed hinged doors and automatic sliding doors achieve 850mm min. clear width with door circulation compliant with AS1428.1:2009 and the DDA Premises Standards.

There is direct access to existing escalators up to ground level and alternative access to existing Hotel guest lifts, ensuring continuous access to upper Hotel levels and Function Centre. There are suitable circulation areas for two wheelchair users to pass one another compliant with AS1428.1:2009 and the DDA Premises Standards.

*Recommendation:*



- (i) Ensure the Affected Part of the existing building ie. Coach entry and accessible path of travel to new work areas, is upgraded to comply with AS1428.1:2009.

This is achievable and will be developed at design development stage

#### **4.4. Hotel Staff Main Entry**

The staff entrance, at ground level is in close proximity to Convention and Hotel Main Entry. There is an accessible path of travel to this entry around Porte-Cochere or via Wharf Lane bridge that is suitable for people with disabilities.

The staff entry airlock, leading to internal stairs (fire stair 18) is not accessible to wheelchair users. However the proximity of adjacent Hotel entrances (within 25m distance) provides an alternative accessible entry for staff members that may require use of a lift to satisfy the DDA Premises Standards. At design development stage, access to Hotel sign in areas, for staff members with disabilities using the accessible entry will be addressed in consultation with the Hotel. This is achievable.

The staff door entries achieve 850mm min. clear width with door circulation compliant with AS1428.1:2009 and the DDA Premises Standards. As stair 18 will be used for communication purposes, it has handrails on both sides and will be designed to be compliant with AS1428.1:2009 and the DDA Premises Standards.

#### **4.5. Emergency Egress**

The main accessible entry points described above are the most suitable accessible egress points from the development.

There are numerous existing fire egress stairs spread over the lower ground & upper levels of the Hotel building which exit out on to the external street levels. There are new fire egress stairs provided within the Commercial tower building (for use of Hotel and Commercial floors).

Fire doors within the new development appear to have less than 850mm clear width.

##### *Recommendations:*

- (i) Provide at least one accessible handrail in all new egress stairs from a required exit, compliant with AS1428.1:2009 as required under BCA 2013 part D2.17.
- (ii) Consideration for all new fire egress doors to have 850mm min. clear width, compliant with AS1428.1:2009 to enable a wheelchair user to access in an emergency situation (advisory).
- (iii) Consideration for the client to make preparation of an emergency management plan which would include the use of a fire warden, to identify strategies to facilitate emergency egress for people with disabilities (advisory).
- (iv) Consideration for emergency warning systems within the development to include audible and visual alarms compliant to assist people with sensory disabilities in emergency situations (advisory).

This is achievable and will be developed at design development stage.

## **5. COMMERCIAL PATHS OF TRAVEL**

### **5.1. General**

There is a continuous accessible path of travel via passenger lifts from the Commercial foyer, ground level to the upper commercial tenancy levels, in accordance with the DDA Premises Standards. There are suitable circulation areas for two wheelchair users to pass one another compliant with AS1428.1:2009.

The commercial tenancies are open plan layouts that will enable the planning of appropriate accessible paths of travel to and within all areas as required by the DDA Premises Standards.

The central corridor between fire stair and base build sanitary facilities, and eastern door location, requires review to ensure suitable circulation areas at corridor ends and at doorways, to satisfy AS1428.1.

*Recommendations:*

- (i) Increase width of core corridor on each commercial level to 1550min. width to provide 1540mm W x 2070mm L turning areas at corridor ends as required under DDA Access Code.
- (ii) All common-use doors to provide 850mm clear width active leaf and door circulation, areas compliant with AS1428.1:2009.

This is achievable and will be developed at design development stage.

### **5.2. Passenger Lifts**

The tower building lift bank includes 3 passenger lifts; 1 x lift extends from lower ground level to serve bicycle parking located at Slip Street, 2 x lifts extend from ground level Commercial Foyer. All lifts connect up to commercial levels 15, 16 – 22.

The passenger lifts that provide continuous access to all commercial tenancy levels are suitably located in close proximity to base build toilets and egress stairs.

All passenger lifts provide min. internal dimensions of at least 1400mm W x 1600mm L in compliance with the DDA Premises Standards and AS1735.12.

Generally, the areas in front of the passenger lifts have sufficient circulation spaces (to allow 180° turn) and will allow a person with or without a mobility aid (i.e. wheelchair) the ability to enter and exit the passenger lift in an equitable and dignified manner, compliant with AS1428.1:2009. Minor review of the lower ground level lift lobby width is required to provide increased turning area outside lift doors, compliant with AS1428.1:2009.

*Recommendations:*

- (i) Ensure lift lobbies have at least 1540mm min. W x 2070mm Min. L in front of lift doors (1800mm preferred) to enable a person using a wheelchair the space to do 180 degree turn, compliant with AS1428.1:2009.
- (ii) All Lift car components (grabrail, call/control buttons, lighting, arrival indicators) to comply with AS1735.12.

This is achievable and will be developed at design development stage.

### 5.3. Sanitary Facilities

There are base build end of trip facilities on level 15 with unisex combined toilet/shower rooms adjacent to a combined accessible/shower facility. There are sanitary amenities provided on each commercial tenancy level (16 – 22) near lift core, including male, female and unisex accessible toilet facility as required under DDA Premises Standards part F2.4.

All accessible facilities are connected by continuous paths of travel via the passenger lift facilities and access-ways that can achieve compliance with AS1428.1:2009.

The accessible WC and accessible WC/shower have suitable overall size to achieve sufficient circulation between WC pan, washbasin and shower (where provided) in accordance with AS1428.1:2009.

In general, male/female toilet banks provide at least 1 ambulant cubicle for people that can achieve compliance with AS1428.1:2009 in accordance with DDA Premises Standard Part F2.4.

#### *Recommendations:*

- (i) Provide at least 1 ambulant cubicle for people that can achieve compliance with AS1428.1:2009 at level 15 unisex end of trip facilities (adjacent to accessible WC), in accordance with DDA Premises Standard Part F2.4.
- (ii) Ensure inclined access-way at level 15 facilities is no steeper than 1:20 gradient, with level landings at top and base, compliant with AS1428.1:2009.

This is achievable and will be developed at design development stage.

## **6. HOTEL & FUNCTION CENTRE DEVELOPMENT**

### **6.1. Paths of Travel –Ground Level**

Within the Hotel at ground level there is an existing split-level (approx. 1.5m height variation) between the entry level Lobby and upper ground level where All Day Dining Area/Restaurant and Function Meeting Rooms are located (along western side).

At south end of Lobby an accessible path of travel is provided by the through site link (1:14 ramps) and main stairway that will be designed in accordance with AS1428.1:2009. At north end of Lobby an accessible path of travel is provided by a combined passenger/goods lift and a 1:14 ramp. In addition, there are public stairs that will be designed in accordance with AS1428.1:2009.

From entry ground level there is access to the existing Guest Lift Lobby passenger lifts that provide access to the upper existing Hotel levels and new Hotel levels in new tower building in accordance with the DDA Premises Standards. There are suitable circulation areas for two wheelchair users to pass one another compliant with AS1428.1:2009.

Additional level changes at ground level will be addressed by various stairs and alternative 1:14 ramps and 1:20 walkways that can achieve compliance with AS1428.1:2009. In general, access to and within all common-use Hotel/Function areas at ground level, including: Lobby, Reception, Bar, Dining, Buffet, Lounge, Bridge Link to Heritage Central warehouse building, Sanitary facilities, Meeting Rooms, suitable for people with disabilities can be achieved.

#### *Recommendations:*

- (i) Ensure all 1:14 ramps and stairs have handrails on both sides and are suitably recessed top and base, compliant with AS1428.1:2009.
- (ii) All common-use doors to provide 850mm clear width active leaf with suitable door circulation areas and operation, compliant with AS1428.1:2009.
- (iii) Due to the increased size/weight of acoustic doors to meeting/Function areas, power automated doors with accessible controls may be required, compliant with AS1428.1:2009.

This is achievable and will be developed at design development stage.

### **6.2. Paths of Travel – Mezzanine Level**

From entry ground level there is continuous access to the Function Area, at mezzanine level via the Hotel guest lifts and alternative escalator access from the ground level Hotel Lobby. There is also Feature Stair access from the raised ground level Meeting/Function area.

At mezzanine level there is a split-level (approx. 600mm height variation) between the lift lobby level and upper mezzanine level where large Function and Pre-Function Rooms are located (along western side). Accessible paths of travel between these areas are provided by 1:14 ramps and stairs that can achieve compliance with AS1428.1:2009.

Within the public areas, there are suitable circulation areas for two wheelchair users to pass one another and make suitable turns at corridor ends, compliant with AS1428.1:2009.

In general, access to and within all common-use Hotel/Function areas at mezzanine level, including: Lobby/Circulation, Guest Services and associated facilities, Pre-Function, Function, Sanitary facilities, Meeting Rooms, suitable for people with disabilities can be achieved.

*Recommendations:*

- (i) Ensure all 1:14 ramps and stairs have handrails on both sides and are suitably recessed top and base landings, compliant with AS1428.1:2009.
- (ii) All common-use doors to provide 850mm clear width active leaf with suitable door circulation areas and operation, compliant with AS1428.1:2009.
- (iii) Due to the increased size/weight of acoustic doors to meeting/Function areas, power automated doors with accessible controls may be required, compliant with AS1428.1:2009.

This is achievable and will be developed at design development stage.

### **6.3. Hotel Common Use Facilities**

In addition to the various common-use Hotel/Function facilities for the use of Hotel guests and visitors previously described at ground and mezzanine levels (Sections 6.1 and 6.2) there are additional new or modified Hotel common-use facilities over levels 1 and 2. These facilities include Business Centre, Meeting Rooms and Gymnasium facilities with accessible WC facility.

There is an accessible path of travel to these common-use facilities from the main entry Lobby and new Hotel Rooms via the existing passenger lifts within the building. The lifts are centrally located in reasonable proximity to these areas and are connected by suitable width corridor access-ways that can achieve compliance with AS1428.1:2009.

The open plan layout of the areas will facilitate the provision of access to and within in accordance with AS1428.1:2009 requirements, suitable for people with disabilities.

*Recommendations:*

- (i) All common-use doors to provide 850mm clear width active leaf with suitable door circulation areas and operation, compliant with AS1428.1:2009.
- (ii) Ensure access to and within all common-use areas required to be accessible, compliant with AS1428.1:2009.

This is achievable and will be developed at design development stage.

### **6.4. Staff Facilities & BOH Offices**

The Staff service Corridor at mezzanine level provides access to new and existing common-use staff areas that are required to be accessible under the DDA Premises Standards eg. Offices, Staff Cafeteria and Sanitary facilities/change areas. There is an accessible path of travel to Mezzanine level BOH Service Corridor provided by the existing Hotel guest lifts and staff service lifts from the ground entry level.

The inclined areas within the Corridor can achieve gradients no steeper than 1:20, compliant with AS1428.1:2009. In general, there are suitable circulation areas for two wheelchair users to pass one another and make suitable turns at corridor ends, compliant with AS1428.1:2009.

The Hotel BOH administration area is located at level 1 within the new tower building. There is an accessible path of travel to this area via connecting corridor access from the Hotel guest lifts from the ground level Hotel Lobby. There are suitable circulation areas for two wheelchair users to pass one another and make suitable turns at corridor ends, compliant with AS1428.1:2009. Generally, the door-ways can achieve suitable clear widths and circulation areas in compliance with AS1428.1:2009.

*Recommendations:*

- (i) All common-use doors to provide 850mm clear width active leaf with suitable door circulation areas and operation, compliant with AS1428.1:2009.
- (ii) Ensure access to and within all common-use staff areas required to be accessible, unless exempt under BCA/DDA Access Code part D3.4.

This is achievable and will be developed at design development stage.

## **6.5. Passenger Lifts**

The existing Hotel Guest Lift Lobby lift bank includes 5 passenger lifts that are centrally located for access to most areas. The lifts service the lower ground level (Coach Entry) and each subsequent Hotel level up to level 14. This ensures continuous paths of travel from the ground level Lobby entry to Function Areas, existing and new Hotel Rooms and various guest and staff facilities on these upper levels is achieved. As these lifts will provide the accessible path of travel to new work areas within the Hotel, they are required to be upgraded to comply with AS1735.12 (under the affected part).

The new combined passenger/goods lift 15 at north end of Lobby is a two-sided through lift. It is suitably located within Lobby adjacent to feature stairs to ensure proximity to the Function/Meeting Areas on raised ground and Northern Pre – Function and Function Room on Mezzanine level that it serves.

All passenger lifts can achieve min. internal dimensions of at least 1400mm W x 1600mm L in compliance with the DDA Premises Standards and AS1735.12.

The areas in front of the passenger lifts have sufficient circulation spaces (to allow 180° turn) and will allow a person with or without a mobility aid (i.e. wheelchair) the ability to enter and exit the passenger lift in an equitable and dignified manner, compliant with AS1428.1:2009.

*Recommendations:*

- (i) Ensure existing Hotel passenger guest lifts 1 – 5 to be upgraded to AS1735.12, including internal lift controls, auditory/visual components etc. as required under the affected part requirement of DDA Premises Standards.
- (ii) Lift 15 is required as a passenger lift for public use between ground and mezzanine levels and must include lift components (grabrail, call/control buttons, lighting, arrival indicators) to comply with AS1735.12 and DDA Premises Standards.

This is achievable and will be developed at design development stage.

## **6.6. Hotel Escalators/Stairs**

There are 2 x existing escalators being retained from lower ground level to ground level. There are 4 x additional new escalators that will provide access from ground level to

mezzanine level. In addition there are various feature stairs and communication stairs that will provide access between ground, raised ground and mezzanine levels.

These will be developed at design development stage to ensure that they are suitably recessed at top and base landings and provide handrails on both sides with access features compliant with AS1428.1:2009 to assist people with ambulant and sensory disabilities. This is achievable.

## **6.7. Ramps**

There are various new feature and communication ramps that will connect various Hotel areas at ground, upper ground and mezzanine levels. The ramps are suitably wide and can achieve gradients no steeper than 1:14, as required by AS1428.1:2009. Level landing areas can be achieved at suitable ramp intervals to ensure appropriate access for people with disabilities. Further development and detailing will ensure that ramp handrails, kerb rails and other access features can be achieve compliance with AS1428.1:2009.

*Recommendation:*

- (i) Ensure ramps are suitably recessed at top and base to enable the provision of suitable handrails and access features as required by AS1428.1:2009 and outside traverse paths of travel.

This is achievable and will be developed at design development stage.

## **6.8. Sanitary Facilities**

There are new sanitary amenities provided within Hotel at ground level (x 1) at mezzanine levels (x 2) in locations that relate to key Hotel and Function facilities. At each male and female toilet bank there is a unisex accessible toilet facility as required under DDA Premises Standards part F2.4.

There is also an accessible WC indicated within gymnasium at level 1 (x1).

There is a new staff accessible WC within the level 1 Service BOH corridor near the existing staff change rooms.

All accessible facilities are connected by continuous paths of travel via the passenger lift facilities and access-ways that can achieve compliance with AS1428.1:2009. The accessible WCs have suitable overall size that can achieve sufficient circulation between WC pan, washbasin in accordance with AS1428.1:2009.

In general, new male/female toilet banks provide at least 1 ambulant cubicle for people that can achieve compliance with AS1428.1:2009 in accordance with DDA Premises Standard Part F2.4.

The internal layouts and detailing of the accessible and ambulant toilet facilities will be developed at design development stage to ensure a suitable balance of Left and Right hand accessible pans within the building and compliance with AS1428.1:2009. This is achievable.

## **6.9. Hearing Augmentation**

It is assumed that the ground level Meeting rooms 1-11; and Mezzanine level North and South Function Rooms, Pre: Function Areas and Training & Events Room and similar areas within development will have inbuilt amplification systems installed (that will not be solely used for emergency warning systems).

As such, under the DDA Access Code 2010 clause D3.7, the provision of a hearing augmentation systems will be required to assist people with hearing impairment gain equitable access to information, provision of a service, entertainment.

*Recommendations:*

- (i) Provide hearing augmentation system in all Meeting Rooms, Function Rooms, Pre: Function Areas and Training & Events Room and similar where they have an inbuilt amplification system installed (that will not be solely used for emergency warning systems).
- (ii) Hearing loops are preferred for dignity and equity over other systems and if used are to be provided to at least 80% of the room/area covered by the inbuilt amplification system in line with DDA Premises Standards.

This is achievable and will be developed at design development stage.



## **7. HOTEL ACCOMMODATION**

### **7.1. General:**

This application maintains the previously approved total number of 231 new Hotel guest rooms. They are proposed in the new tower building over levels L2 – L14 (excluding level 13). This is in addition to the existing Hotel Rooms within the current development that are outside of this scope.

An accessible path of travel to the entry doors of all new Hotel guest rooms is achievable via connecting corridor access-ways to/from the existing Hotel guest lifts in accordance with AS1428.1:2009 and DDA Premises Standards.

The connecting corridors can achieve suitable circulation areas to allow a person using a wheelchair to turn 180 degrees at corridor ends and enough clearance to pass another person using a wheelchair in opposite direction, compliant with AS1428.1:2009 and DDA Premises Standards.

*Recommendation:*

- (i) All common-use doors to provide 850mm clear width active leaf with suitable door circulation areas and operation, compliant with AS1428.1:2009.

This is achievable and will be developed at design development stage.

### **7.2. Accessible Hotel Room Provision**

The Hotel Room located closest to the commercial lift core (on eastern side of building) has an increased size bathroom that can achieve suitable clearances for people with disabilities for use as an accessible room. In general, the room size and shape can achieve suitable circulation areas to satisfy AS1428.1:2009 requirements.

On this basis, the proposal can achieve at least 11 accessible rooms, designed in compliance with AS1428.1:2009 (for between 201 and 500 total new SOU's), in accordance with DDA Premises Standards Table D3.1 over the new Hotel levels 2 -14.

The internal layouts of proposed accessible rooms will be further developed at design development stage to ensure they are representative of range of rooms available within the overall development and to ensure compliance with AS1428.1:2009. This is achievable.

## **8. NORTHERN WAREHOUSE**

### **8.1. General**

The Northern warehouse is an existing heritage building that is being redeveloped as part of this application for use as a temporary Hotel dining area during the stage construction works. As such it is an associated common-use area of the proposed Hotel development and is a building required to be accessible, compliant with AS1428.1:2009 under the BCA/DDA Access Code.

### **8.2. Affected Part**

Given the existing nature of the building, the affected part requirement is triggered under the DDA Premises Standards requiring upgrade to comply with AS1428.1:2009. The 'affected part' is the principal pedestrian entrance/s to the existing building and the accessible path of travel from the entrance/s to the new or modified work on all levels.

### **8.3. New Main Entrance**

From the Sussex Street footpath an accessible path of travel to and through the northern courtyard to the new main entrance to the building at ground level is achievable. The new main entrance has dual hinged doors that can achieve at least 850mm clear width each door leaf and circulation areas in accordance with AS1428.1 and DDA Premises Standards. It provides access to the Entry Foyer, from where there is access to and within the ground floor level.

From the information provided, the existing entrance, facing Sussex Street is being retained as a secondary entrance, as built. The existing entrance is not accessible to wheelchair users due to threshold step at the site boundary and non-compliant entry doors. The new main entrance is within close proximity and with directional signage will be easily locatable from the existing entry and connected by an accessible path of travel suitable for wheelchair users.

*Recommendation:*

- (i) The new entry door (principal pedestrian entrance) to be least 850mm clear width with door circulation and suitable door hardware and operation, in compliance with AS1428.1.

This is achievable and will be developed at design development stage.

### **8.4. Paths of Travel**

There is a continuous accessible path of travel from the new main entrance to and within the ground level areas of the building to be used for buffet dining and a new accessible toilet as required by the BCA/DDA Access Code Table D3.2.

The open plan layout of the area will enable min. clear width pathways of at least 1000mm clear width and increased turning areas at corridor ends (1540mm W x 2070mm L) and at doorways, compliant with AS1428.1:2009. This will be developed at design development stage with the fit-out design.

There is an existing stair that is being retained to link the ground and level 1 area. This stair is not accessible to wheelchair users however given this is a BCA Class 6 small building with less than 3 storeys, the non-provision of a lift or ramp to the level 1 area

(which is less than 200m<sup>2</sup>) is deemed acceptable under the DDA Premises Standards Part D3.3 (f) exemption. It should be noted however that if the existing stair involves new/modified works subject to a building application it should be upgraded to comply with AS1428.1:2009.

It is noted that there is a new glazed link to the Hotel development from the BOH Northern warehouse Kitchen to the Staff Servery/Corridor at ground level that includes a 1.20 walkway. This area is restricted to staff only and given the BOH commercial kitchen nature/use, is not required to be accessible based on BCA/DDA Access Code Part D3.4 exemption.

*Recommendation:*

- (i) Ensure the Affected Part of the existing building is upgraded to comply with AS1428.1:2009.

This is achievable and will be developed at design development stage

## **8.5. New Stairs**

There are 3 x new stairs within the building. There is a public stair that provides access from ground level entry to the lower mezzanine level sanitary facilities. It has been designed under AS1428.1:2009 to be suitable for people with ambulant and sensory disabilities.

There are also 2 x staff/service stairs that connect: the lower ground level (Slip Street service/staff entry) to the lower mezzanine level staff area; and the lower mezzanine level staff area up to the ground level BOH servery/kitchen. Due to the nature of use of these BOH areas and potential WHS risks for people with disabilities, these stairs are required to comply with BCA requirements only, based on BCA/DDA Access Code Part D3.4 exemption from access.

## **8.6. Sanitary Facilities**

There are new public amenities at ground and lower mezzanine level. The new male and female toilet cubicles are at lower mezzanine; with stair access only; the new unisex accessible toilet facility is at ground level to ensure access from the entry ground level.

Whilst the provision of an accessible toilet is required in the same location, adjacent to the male/female bank for equity under DDA Premises Standards part F2.4, the proposal has been determined by the previous locations of the existing accessible and standard cubicles (non-compliant) that are being replaced. The proposal will improve the accessibility of the sanitary facilities within the development, through upgrade to AS1428.1:2009 and can be addressed by an alternative solution if required at CC Stage to satisfy BCA performance requirements.

The accessible WC has suitable overall size that can achieve sufficient circulation between WC pan, washbasin in accordance with AS1428.1:2009. The ambulant cubicles has suitable overall size that can achieve sufficient circulation between WC pan, washbasin and door in accordance with AS1428.1:2009. The internal layouts and detailing will be further developed and detailed at design development stage.

There are new staff WC at the lower mezzanine Service BOH area. Due to the nature of use of this area and potential WHS risks for people with disabilities, these toilets are not required to be accessible based on BCA/DDA Access Code Part D3.4 exemption.

## **9. ENGINEERING OFFICE**

### **9.1. General**

The Corn Exchange is an existing heritage building that has various tenants. This application proposes partial use of an area of the Lower ground level of the Corn Exchange Building for an Engineering Office.

The lower ground level of the Hotel development, adjacent to the Engineer office is predominantly BOH staff-only areas proposed not to be accessible, compliant with AS1428.1:2009 under DDA Access Code/BCA Clause D3.4. This is on account of the particular nature of area/tasks undertaken and/or potential health and safety risks for people with a disability to safely work in these areas eg. Loading Dock, Commercial laundries, Plant, Switch, Sub-station Areas etc.

The Engineering office has been assessed under the BCA as being associated with the Hotel development and is assumed to be an ancillary Class 3 building.

From the information provided the engineers employed by the Hotel working in this area will be required to maintain/service and repair various areas, fixtures and equipment for the Hotel both within the office on-site. On this basis it is assumed that they will need to be physically fit and have a high level of mobility/strength. The engineers will also be required to use the office area for administration purposes.

### **9.2. External Site Linkage**

There is currently no external accessible path of travel to the Engineering office and proposed public domain works in Slip Street at lower ground level suitable for people using wheelchairs. This public domain area is being re-activated for the provision of new bicycle parking areas that connect to the Commercial Tower End of Trip facilities via a new passenger lift.

The existing curved stair access being retained at the southern side of the Corn Exchange heritage building will connect Sussex Street footpath (ground level) to Slip Street (lower ground level). There are 2 x new proposed connecting stairs from the base of this curved stair to affront the approx. 2m height variation to the lower ground level and commercial tower lift.

### **9.3. Accessibility Assessment**

The existing main entrance to the proposed Engineer office at lower ground level is to be retained as built. It is suitably wide to achieve the 850mm clearance required by AS1428.1:2009. However there is no external accessible path of travel to the area at lower ground level, suitable for people using wheelchairs due to the stair only access. The proposed internal paths of travel, doorway widths, circulation areas, toilet facility etc. within the area are not currently suitable for people with disabilities under AS1428.1:2009.

It is understood that this is a staff only area. Based on location and advised use/function of the area, the non-provision of access to and within can be supported in a Concession Report under Part D3.4 exemptions from access, pursuant to written documentation from the Hotel on the engineer job roles/duties occupying this area.

## **10. CONCLUSION**

The Section 96 (3) application for the Four Points by Sheraton redevelopment at 161 Sussex Street, Sydney NSW, proposes amendments to the previously approved scheme that have been determined through design development.

Morris-Goding Accessibility Consulting has conducted a design review of the proposed Section 96 (3) documentation and has concluded that the proposed design changes will maintain appropriate access provisions suitable for people with a disability that can achieve compliance with the relevant statutory requirements.

The proposed accessibility provisions will be further developed throughout on-going design development stage and can achieve compliance with the DDA Access to Premises Standards, BCA and AS1428.1-2009.