

SAVILLS

WALSH BAY ARTS PRECINCT

ACCESSIBILITY REPORT

Morris Goding Accessibility Consulting

FINAL

1 March 2014

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the Walsh Bay Arts Precinct 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 development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, lifts and toilets comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The State Significant Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, and accessible sanitary facilities, can be readily achieved.

2. OBJECTIVES OF ASSESSMENT

2.1. General

Savills has engaged Morris-Goding Accessibility Consulting, to provide an accessibility review of the proposed redevelopment of the Walsh Bay Arts Precinct, Sydney.

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 Federal Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Access Review Report considers user groups, who include staff and visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with mobility impairments
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. 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.

3. SITE AND PROJECT DESCRIPTION

3.1. Background

Arts NSW is proposing to develop a new arts precinct at Walsh Bay which will expand and strengthen the existing cluster of cultural institutions and attractions along Sydney's "Arts and Cultural Ribbon".

The arts precinct includes Wharf 4/5, Pier 2/3 and Sydney Theatre. The concept provides for an integrated performing arts and cultural precinct within an enhanced public domain at Walsh Bay. It is envisaged that the arts and cultural program within the Walsh Bay Arts Precinct (WBAP) will complement the other cultural initiatives in surrounding areas, including those proposed at nearby Barangaroo (currently under development).

In 2011/12 Arts NSW engaged the NSW Government Architect to prepare a master plan for the precinct. The master plan proposed:

- the transformation of Pier 2/3 to accommodate the Australian Chamber Orchestra, Bell Shakespeare and Australian Theatre for Young People
- the retention of a large 'raw' space in Pier 2/3 for events, festivals and functions
- a major upgrade of ground floor facilities at Wharf 4/5, allowing Bangarra to confirm its place as the premier Indigenous performing arts company and maximise new tourist and engagement opportunities
- the expansion of creative and commercial activities along the shore sheds offering cafes, restaurants, retail and commercial activities to further enhance the visitor experience
- a new north facing waterfront square supported with new boardwalks which will significantly increase public open space and create a central platform for activity, collaborative outdoor performances, events, festivals and public art.

3.2. The Site & Surrounds

The WBAP site is part of the Walsh Bay area which is located adjacent to Sydney Harbour within the suburb of Dawes Point.

Walsh Bay is strategically located to the north of Sydney's CBD in the vicinity of major tourist destinations including the Sydney Harbour Bridge, the historic areas of Millers Point and The Rocks, Circular Quay and the Sydney Opera House. The Barangaroo redevelopment precinct is located immediately to the south-west.

Walsh Bay comprises ten berths constructed between 1908 and 1922 for international and inter-state shipping. These are collectively known as the Walsh Bay Wharves. The Walsh Bay Wharves Precinct is listed as an item on the State Heritage Register. Much of Walsh Bay (excluding Wharf 4/5 and Pier 2/3) was redeveloped between 1997 and 2004 by the NSW Government in partnership with the Walsh Bay Partnership (Mirvac and Transfield). The Walsh Bay Wharves comprise the following:

- Pier One which contains the Sebel Pier One Sydney Hotel

- Pier 2/3 is the last remaining undeveloped pier. It has approval for cultural uses, temporary arts events and some commercial events.
- Wharf 4/5 which is occupied by the Sydney Theatre Company, Australian Theatre for Young People, Bangarra Dance Theatre and other arts organisations.
- Pier 6/7 which has been redeveloped for residential apartments and associated boat marina
- Pier 8/9 which has been redeveloped for office uses
- Shore Sheds which contain a range of commercial activities, including restaurants, bars, shops and offices.

The location of the WBAP site is shown in Figures 1 and 2

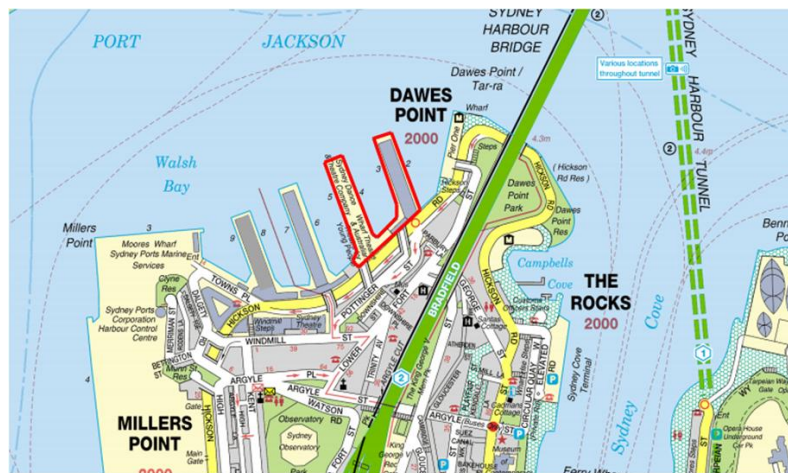


Figure 1: Site Location (Source: UBD Digital Edition 2004)

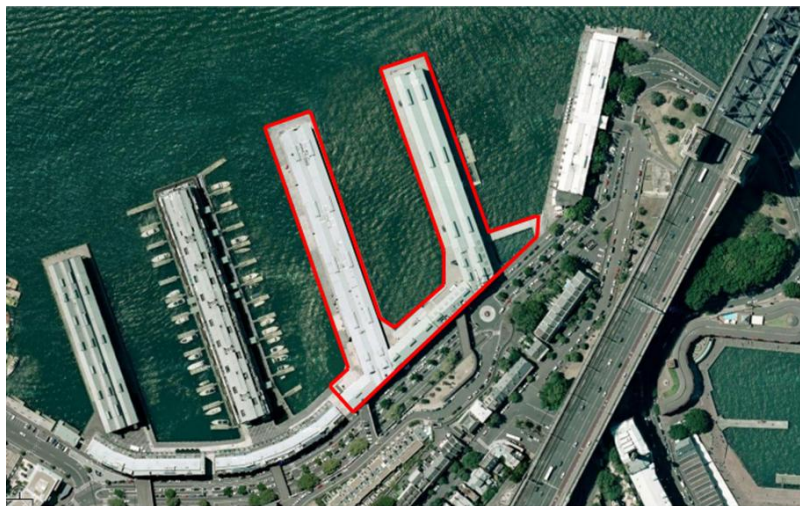


Figure 2: WBAP site (Source: Google Maps)

The Sydney Theatre is within the WBAP however it is not part of the proposed redevelopment. Given the significant difference in grade between Walsh Bay and Millers Point, there are a number of bridges over Hickson Road which provide pedestrian access between the site and Millers Point. The bridge linking Pottinger Street and Wharf 4/5 is also used for vehicular parking. To the south-west of the wharves is Hickson Road, which provides the major vehicular access to the site. Hickson Road links the site to Barangaroo to the south-west and Circular Quay and The Rocks to the north-east. Other roads providing access to the site include

Pottinger Street which provides access to Millers Point, and Towns Place which also provides access to Millers Point via Dalgety Road and Argyle Street.

The Barangaroo redevelopment project to the south of Walsh Bay comprises three redevelopment areas – the Headland Park, Central Barangaroo and Barangaroo South. The Headland Park is to be located adjacent to the Walsh Bay Precinct and is currently under construction. The park is being built up to reflect a similar landform to other headlands around Sydney Harbour. It is proposed that a 300 space car park and an as yet undefined cultural facility will be located inside the headland. Master planning for Central Barangaroo is currently underway with the intention that it will be the cultural and civic focal point for recreation, events and entertainment. Barangaroo South is being developed as a major commercial and mixed use centre.

3.2.1. Pier 2/3

Pier 2/3 is a finger wharf comprising two storeys (and associated shore sheds) and was constructed between 1912 and 1921. It is Sydney's last wharf structure in its original state. Much of it is an empty shell however it does contain some commercial uses. There is a 99 year lease between the Maritime Authority of NSW (now Roads and Maritime Services) and Communities NSW (which now rests with Arts NSW, Department of Trade and Investment) for the finger wharf, the portion of open air wharf apron, the pedestrian link bridge and the wharf substructure. The granting of this lease, amongst other things, allows Pier 2/3 to be used for arts, cultural and creative purposes. The City of Sydney has granted consent for Pier 2/3 to be used as a cultural facility for a range of uses such as rehearsals, exhibitions, workshops, filming and events, including the Sydney Writers' Festival and the Biennale of Sydney. The consent was granted on 21 September 2011 and is for a period of 3 years.

3.2.2. Wharf 4/5

Wharf 4/5 is a four storey timber building which was built around 1917 and used as a steamship berthing and cargo storage facility until the mid 1970s. The Wharf has been progressively upgraded and adaptively reused since the early 1980s. Ten arts and cultural organisations use the facility which comprises a range of performance venues, rehearsal and workshop spaces, a recording studio, café/restaurants and office accommodation.

Wharf 4/5 is recognised as a highly successful adaptive reuse of an important heritage item. Its redevelopment 30 years ago was the subject of numerous architectural and design awards. However, many of its spaces are not fit for purpose and use of the space is not optimised.

3.3. Site Ownership

The land is legally described as follows:

- Pier 2/3 - Lot 11 DP 1138931
- Pier 2/3 Shore Sheds – Lot 24 DP 1071597

- Wharf 4/5 - Lot 65 in DP 1048377

The area of water that the project proposes to build over, with walkways and the bridge, is also owned by RMS. Its land title description is Lot 12 in DP 1138931. The land owner of the WBAP site is the Roads and Maritime Services (RMS). Both Pier 2/3 and Wharf 4/5 are occupied under various lease arrangements with Arts NSW, Department of Trade and Investment, primarily for arts and cultural uses.

3.4. The Project

Arts NSW is proposing to develop a new Arts Precinct at Walsh Bay which will expand and strengthen the existing cluster of cultural institutions and attractions along Sydney's "Arts and Cultural Ribbon". The Precinct will provide an integrated performing arts and cultural precinct within an enhanced public domain at Walsh Bay. It is envisaged that the arts and cultural program within the WBAP will complement the other cultural initiatives in surrounding areas, including those proposed at nearby Barangaroo (currently under development). Fundamental to the WBAP concept is the recognition that the wharves' unique location and distinctive heritage architecture provide significant opportunities for place making.

The WBAP concept contemplates the following elements:

- A series of flexible and adaptive spaces supporting a large range of activating events and uses within Pier 2/3 and Wharf 4/5 as well as the public domain
- A large public square between Pier 2/3 and Wharf 4/5 for multipurpose use as well as steps, seating, a performance pontoon for events and a series of publicly accessible gantries to support activity and temporary performance
- Complementary facilities such as bars, cafes and restaurants that will help activate the precinct
- Improved entries and connections to and through the precinct.

Flexible spaces are proposed to enable accommodation of festivals, events and pop-ups, attracting a diverse range of activity within the precinct.

4. STANDARDS & REGULATIONS

The statutory & regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with a disability will be in accordance with:

- Disability (Access to Premises – Buildings) Standards 2010
- Building Code of Australia (BCA) Part D3, F2, E3
- AS 1428.1:2009 - (80% of people with disabilities accommodated)
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators)
- AS 1735.12:1999 - (Lift facilities for persons with disabilities)
- AS 1428.2:1992 - (90% of people with disabilities accommodated)
- HB197/AS4586 – Slip Resistance

5. ACCESSIBILITY ASSESSMENT

5.1. Wharf 4/5

5.1.1. Building Approach

The paths of travel from Hickson Road leading to entrance doorways of Wharf 4/5 have gentle gradients that will comply with AS1428.1.

There is a direct accessible linkage from Wharf 4/5 via existing ramp (adjacent the commercial tenancy) to the adjacent Shore Sheds building.

Recommendations:

- Ensure the existing pathways from Hickson Road to the entrances of Wharf 4/5 building has compliant profile in accordance with AS1428.1 clause 7
- The existing ramp is required to be audited and upgraded to achieve compliance with AS1428.1-2009. This can be done during design development stage.

5.1.2. Main Entrances

Wharf 4/5 has multiple entry doors into various tenancies and spaces such as the foyer and exhibition, studios, café, commercial and office. In general these entrances are double doors and have appropriate circulation areas and latch side clearances in accordance with AS1428.1 and DDA Premises Standards.

Recommendation:

- Each leaf of all new double entry doors requires 850mm clear width (920mm door leaf)

5.1.3. Paths of Travel

There are continuous accessible paths of travel to and within the ground floor within Wharf 4/5.

There is an accessible pathway via new passenger lift leading to level 1 of the Foyer & Exhibition Space within the Bangarra tenancy.

An existing lift is located within at the rear of the Sydney Dance Company studios area. It is unknown how technically compliant this lift is with the requirements of AS1735.12 and the DDA Premises Standards. Whilst this lift may provide wheelchair access to level 1, it is the interest of the project that a vertical platform lift is provided near the entry door and foyer staircase from an equity perspective.

Recommendations:

- The existing lift within the Sydney Dance Company studios area (ground and level 1) needs to be reviewed to ensure better equitable access.

- All new internal doors to have 850mm clear width and suitable latch side clearances in accordance with AS1428.1.

5.1.4. Passenger Lifts

As indicated, the new passenger lift creates a continuous accessible path of travel throughout the Bangarra tenancy in accordance with DDA Premises Standards. It is noted the lift does not travel 12 metres so a lift car dimension of 1400 x 1100mm is allowable.

An existing external lift is located near the interface of Wharf 4/5 and the Shore Sheds. This lift will be able to access the Sydney Theatre Company tenancy on levels 2 & 3. Level 2 consists of workshops, paint floor, set up floor as well as the auditoriums, rehearsal area and admin offices. Level 3 consists of exhibition areas and offices.

The lift lobbies on each level provides appropriate circulation areas in accordance with DDA Premises Standards.

Recommendation:

- The existing external lift needs to be audited to ensure compliance with AS1735.12

5.1.5. Stairs

There are new stairways proposed within the Bangarra tenancy and one new external stair to Sydney Theatre Company.

Recommendation:

- These new stairways require handrails provided on both sides of the stair, nosing strips and tactile ground surface indicators (TGSIs) compliant with AS1428.1 and AS1428.4.1.

5.1.6. Sanitary Facilities

A new toilet block is shown on ground level of the Bangarra tenancy that is accessed from the foyer and exhibition space as well as studio 1 and 2.

There are existing male and female change rooms on ground floor and level 1 within the Sydney Dance Company. It is assumed there will be toilet pans within the change rooms.

There are existing male and female toilets with an adjacent accessible toilet on level 2 within the Sydney Dance Company.

The existing accessible toilet on level 2 of the Sydney Dance Company appears to have internal dimensions that will satisfy AS1428.1.

Recommendations:

- Provide a unisex accessible toilet on ground and level 1 within the Bangarra tenancy in accordance with AS1428.1. The accessible toilet needs circulation space around the pan of 2300mm x 1900mm with the basin to sit outside this area.

- Provide an ambulant cubicle in each bank of male and female toilets on ground and level 1 of the Bangarra tenancy.

5.1.7. Auditorium/Studio

The Bangarra studio 1 on ground floor has retractable seating and has accessible paths of travel to and within. The 6 other studios on ground floor of the Bangarra and Sydney Dance Company tenancies have appropriate accessibility.

There are 2 existing Sydney Theatre Company auditoriums on level 2 that have accessible paths of travel to and within.

Recommendations:

- All auditoriums/studios that have an amplification system require a hearing loop or similar.
- All auditoriums/studios that have seating will require wheelchair seating in accordance with DDA Premises Standards.

5.1.8. Signage

Recommendations:

- Provide suitable directional and identification signage for entrances, accessible toilets, accessible lift and hearing augmentation systems.
- Provide appropriate signage in accordance with DDA Premises Standards, Part D3.6 and Part D4.

5.2. Pier 2/3

5.2.1. Building Approach

The paths of travel from Hickson Road leading to entrance doorways of Pier 2/3 have gentle gradients that will comply with AS1428.1.

There is also an accessible linkage from Hickson Road leading to the pedestrian promenade via a new ramp (adjacent the restaurant tenancy). The pedestrian promenade provides appropriate accessibility to the main entrances of the building.

Recommendations:

- Ensure the existing pathways from Hickson Road to the entrances for Pier 2/3 building has compliant profile in accordance with AS1428.1 clause 7
- The new ramp requires gradient, handrails and TGSIs to be provided in accordance with AS1428.1

5.2.2. Main Entrances

Pier 2/3 proposes 4 sets of automatic sliding doors.

These doors have appropriate clear widths and circulation areas. The entry lobby has appropriate accessibility in accordance with DDA Premises Standards.

5.2.3. Paths of Travel

There are accessible paths of travel to and within the ground floor foyer and commercial events and arts space. The circulation areas have suitable under AS1428.1 and DDA Premises Standards. There are accessible paths of travel to ground floor Bell Shakespeare meeting rooms and office from the pedestrian promenade.

There are 2 separate passenger lifts that provide continuous accessible paths of travel.

The southern lift is located within the Bell tenancy and provides access to office areas on level 1 and back of house access to the green room, kitchenette and dressing rooms on levels 2 and 3 respectively.

The northern lift is located in the publicly accessible main central foyer. It provides access to the level 2 areas that consist of rehearsal rooms, ATYP Performance space, ACO Auditorium, bar areas, function areas and dressing rooms. There are accessible paths of travel to and within all areas on level 2.

The northern passenger lift also provides access to level 3 ATYP performance support spaces to the south, toilets and ACO offices to the north.

Recommendations:

- All new internal doors to have 850mm clear width and suitable latch side clearances in accordance with AS1428.1.
- Ramps leading to ACO Auditorium will be required to be set back to allow for provision of handrails in accordance AS1428.1. Handrail gradient, handrail provision to comply with AS1428.1.

5.2.4. Passenger Lifts

As indicated, the passenger lifts within each floor plate have been provided throughout the building to create continuous accessible paths of travel in accordance with DDA Premises Standards.

The lift lobbies on each level provides appropriate circulation areas in accordance with DDA Premises Standards.

The drawings indicate that all new lifts have appropriate internal dimensions that will satisfy AS1735.12 and DDA Premises Standards. Where lifts extend above 12 metres vertical run, they will need to be minimum size of 1400mm wide x 1600mm long.

5.2.5. Stairs

There are new stairways proposed within the building.

Recommendation:

- Ensure all new stairways have handrails provided on both sides of the stair, nosing strips and tactile ground surface indicators (TGSIs) compliant with AS1428.1 and AS1428.4.1.

5.2.6. Sanitary Facilities

A toilet block is shown within the level 1 office of the ATYP tenancy. This toilet block has common accessibility from ground floor.

There are male and female toilets with an adjacent accessible toilet on ground floor within the commercial events space.

There are male and female toilets with an adjacent accessible toilet on level 2 adjacent to the main foyer.

There are male and female toilets with an adjacent accessible toilet on level 3 adjacent the dressing room areas.

Recommendations:

- The accessible toilets need circulation space around the pan of 2300mm x 1900mm with the basin to sit outside this area.
- Provide an ambulant cubicle in each bank of male and female toilets on ground, levels 1, 2 and 3.

5.2.7. Auditoriums/Event Space

The event space on ground floor and the auditoriums on level 3 have accessible paths of travel to and within.

Recommendations:

- All auditoriums/event space that have an amplification system require a hearing loop or similar.
- All auditoriums that have seating will require wheelchair seating in accordance with DDA Premises Standards.

5.2.8. Signage*Recommendations:*

- Provide suitable directional and identification signage for entrances, accessible toilets, accessible lift and hearing augmentation systems.
- Provide appropriate signage in accordance with DDA Premises Standards, Part D3.6 and Part D4.

5.3. Shore Sheds**5.3.1. Building Approach**

The paths of travel from Hickson Road leading to entrance doorways of the Shore Sheds have gentle gradients that will comply with AS1428.1.

There is also an existing ramp in front of the Shore Sheds that provides appropriate accessible linage with Pier 2/3 towards Wharf 4/5. This ramp provides accessibility to all entry doors along the Shore Sheds building.

Recommendations:

- Ensure the existing pathways from Hickson Road to the entrances for Shore Sheds building has compliant profile in accordance with AS1428.1 clause 7
- The existing ramp is required to be audited and upgraded to achieve compliance with AS1428.1-2009. This can be done during design development stage.

5.3.2. Main Entrances

There is an accessible path of travel leading to and within the entry foyer. The lobby has appropriate circulation areas in accordance with DDA Premises Standards.

Recommendation:

- Each leaf of new double entry doors leading into Shore Sheds require 850mm clear width (920mm door leaf). This also includes existing doors where modifications works will occur within the tenancy.

5.3.3. Paths of Travel

There are accessible paths of travel to and within the ground floor commercial tenancies. There is stair only access to the upper level of these tenancies.

Level 2 and level 3 contain wardrobe, props, and mechanist areas, which form part of the Sydney Theatre Company. These areas can be accessed from the existing external passenger lift that is located near the interface of Wharf 4/5 and the Shore Sheds.

Recommendation:

- All internal doors to have 850mm clear width and suitable latch side clearances in accordance with AS1428.1.
- The office stairs can be enlarged to 1500mm width to cater for the retrofit of a stair platform lift for suitable wheelchair access

5.3.4. Stairs

There are new stairways proposed within the building.

Recommendation:

- Ensure all new stairways have handrails provided on both sides of the stair, nosing strips and tactile ground surface indicators (TGSIs).

5.3.5. Sanitary Facilities

There are no toilets shown within the drawings

Recommendations:

- An accessible WC is required with any bank of male and female toilets
- Provide an ambulant cubicle within in each bank of male and female toilets

5.3.6. Signage*Recommendation:*

- Provide appropriate signage in accordance with DDA Premises Standards, Part D3.6 and Part D4.

5.4. Miscellaneous**5.4.1. Existing Commercial Tenancy Buildings**

There are 2 existing commercial buildings adjacent to Wharf 4/5. The western building has a single level and appears to be accessible throughout.

The eastern building is accessible via the breezeway via automatic sliding door. A large portion of the ground floor is accessible. There is a small mezzanine with offices that is linked by stair.

Recommendation:

- Access is required to and within the western building in accordance with AS1428.1

5.4.2. Existing Restaurant Building

There is an existing building adjacent Pier 2/3 that has 2 levels, and accommodates a restaurant. The restaurant is accessible via automatic sliding doors at the northern end of the building. The ground floor is accessible throughout. The 2nd floor is linked by stair only. From information provided, there will be no works to this building

5.4.3. Waterfront Square

There is an accessible path of travel to and within Waterfront Square, which is linked by accessible means to Wharf 4/5, Shore Sheds and Pier 2/3.

6. CONCLUSION & RECOMMENDATIONS

The Design Drawings indicate that accessibility requirements, pertaining to site access, common area access, can be readily achieved. It is advised that MGAC work with the project team to ensure appropriate outcomes are achieved in building design and external domain design as the design progresses.

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 main recommendations that need to be carried forward into the design are:

- The existing external ramps (x2) that provide linkages between the 3 main buildings are to be audited and upgraded to achieve compliance with AS1428.1-2009. This can be done during design development stage.
- The existing lift within the Wharf 4/5 studios area (ground and level 1) needs to be reviewed to ensure better equitable access. Whilst this lift may provide wheelchair access to level 1, it is the interest of the project that a vertical platform lift is provided near the entry door and foyer staircase.
- The external lift also needs to be audited to ensure compliance with AS1735.12
- Provision of accessible toilets and ambulant cubicles in accordance with AS1428.1