

SAVILLS

**85 HARRINGTON STREET
THE ROCKS**

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the mixed use residential development proposed for 85 Harrington Street, The Rocks, Sydney, NSW 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 development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, sanitary facilities and accommodation comply with relevant statutory guidelines.

In general, the development can achieve accessible paths of travel that are continuous throughout. In line with the report's 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, car parking and adaptable units can readily be achieved.

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

- (i) Provide at least 1 ambulant cubicle for people with disabilities, within the male and female toilets adjacent to an accessible toilet facility in accordance with the BCA F2.4C and compliant with AS1428.1:2009.
- (ii) Provide 7(total) accessible car bays to be designated as adaptable car bays at the rate of 1 accessible car space/adaptable unit, compliant with AS4299. Ensure the accessible car spaces for the adaptable units are 3.8m x 5.4m, compliant with AS4299 or alternatively 2.4m x 5.4m with a 2.4m shared zone adjacent, compliant with AS2890.6.
- (iii) Ensure any lifts travelling less than 12m (New Cumberland Steps and Cumberland Place) has a floor dimension not less than 1100 x 1400mm, compliant with BCA 2015 Table E3.6 (b) and AS1735.12. If the lift has manual doors then latch side clearances are required to satisfy AS1428.1.
- (iv) Ensure any walkway/ramps/stairs on the path of travel from Cumberland Place and within the public domain are compliant with AS1428.1:2009.
- (v) Provision for accessible sanitary facilities is required to be compliant with BCA 2015 F2.4, AS 1428.1:2009.
- (vi) Provide location of adaptable units to achieve a variety of locations and orientations, compliant with AS4299.
- (vii) Identify units that will meet the Liveable Housing Guidelines-Silver Level, compliant with SEPP 65.

2. INTRODUCTION

2.1. General

Savills has engaged Morris-Goding Accessibility Consulting, to provide design review of the proposed mixed-use and residential development located at 85 Harrington Street, The Rocks, Sydney.

The proposed development consists of retail tenancies and commercial tenancies addressing Harrington Street over 2 levels with 8 levels of residential apartments over and 3 levels of basement car parking below.

The requirements of the investigation are to:

- Review supplied Preliminary DA drawings prepared by FJMT Architects 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 AS1428 series.

2.2. Objectives

The report considers user groups such as the public, clients, staff, residents and residential 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. 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.

2.4. Statutory Requirements

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

- AS 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 4299:1995 (Adaptable Housing)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2015
- DDA Access to Premises Standards 2010

3. INGRESS & EGRESS

3.1. External Linkage

The proposed development is located in the Rocks Sydney, and addresses both Harrington Street to the east and Gloucester Street to the west. Harrington Street is 3 levels below Gloucester Street. On the site there are existing pedestrian links, the Cumberland Steps to the north of the site, this links Gloucester Street to Harrington Street. A new set of stairs is proposed linking Gloucester Street to Harrington Street; these stairs are referred to as the New Cumberland Steps. Review is required of the New Cumberland Steps to be compliant with AS1428.1:2009. Adjacent to the New Cumberland Steps there is a lift proposed providing an accessible path of travel from Gloucester Street to Harrington Street in accordance with the DDA Premises Standards. Review is required of this lift to be compliant with BCA 2015 Table E3.6 (b); it appears at this stage the lift travels less than 10m.

At the northern boundary is Cambridge Street, this is a pedestrian street and terminates at the site boundary with Cumberland Place. Cumberland Place connects to the New Cumberland Stairs and associated lift via a walkway or a ramp. Review is required of the walkway/ramps/stairs in the public domain to be compliant with AS1428.1:2009.

From the information provided, the gradient of Gloucester and Harrington Streets is traversable by people using a wheelchair.

In general from the information provided it is possible to provide an external accessible link from the pedestrian footpath network of Harrington Street and Gloucester Street to the various entrances of the proposed development at 85 Harrington Street, the Rocks, for people with disabilities in accordance with AS1428.1 and DDA Premises Standards.

Recommendations:

- (i) Ensure the proposed lift adjacent to the New Cumberland Steps has a floor dimension not less than 1100 x 1400mm, for a lift that will travel less than 12m, compliant with BCA 2015 Table E3.6 (b) and AS1735.12. If the lift has manual doors then latch side clearances are required to satisfy AS1428.1.
- (ii) Ensure any walkway/ramps/stairs on the path of travel from Cumberland Place and within the public domain are compliant with AS1428.1:2009.

3.2. Residential Entry

There are two main entries located off the pedestrian footpath (Ground Floor Level) of Harrington Street to the residential lobbies of Block 1 and Block 2. From the information provided the entrances achieve compliant opening widths and circulation inside and outside of the proposed hinged/pivot doors compliant with AS1428.1:2009.

3.3. Commercial Entry

The main entrance to the commercial tenancy located in Block 1 (south elevation) is from Harrington Street. From the information provided the entrance achieves compliant opening widths and circulation inside and outside of the proposed hinged/pivot door compliant with AS1428.1:2009.

The main entrance to the commercial tenancy located in Block 2 (east elevation) is from Harrington Street. From the information provided the entrance achieves compliant

opening widths and circulation inside and outside of the automatic sliding doors compliant with AS1428.1:2009.

3.4. Retail Entry

There are three entrances to retail tenancies from the footpath of Harrington Street. Each of the entry doors achieve compliant opening widths and circulation inside and outside of the proposed hinged/pivot doors compliant with AS1428.1:2009.

At Level 2, Cambridge Street/Cumberland Place there is several new retail tenancies proposed and new retail tenancies located in Bakers Terrace. Generally, entry doors achieve compliant opening widths and circulation inside and outside of the proposed hinged/pivot doors compliant with AS1428.1:2009.

The entry to Bakers Terrace is via double hinged doors, where each door achieves compliant opening widths and circulation inside and outside of the doors compliant with AS1428.1:2009.

3.5. Emergency Egress

Block 1

Within Block 1 there are emergency stairs leading from the lower and upper levels to discharge at street level (generally Harrington Street). The retail and commercial tenancies at Ground level (Harrington Street) and Level 2 (Cumberland Place) can egress directly to street level/terrace area.

In the event of an emergency situation the main entry is viewed as being the most appropriate means of egress for wheelchair users.

Block 2

Within Block 2, opposite the lift, there are emergency stairs leading from the lower and upper levels to discharge at street level (generally Harrington Street). Between the residential corridors and the emergency stairs are smoke doors held in the open position. The emergency stairs/communication stairs are required to be compliant with AS1428.1:2009.

Recommendations:

- (i) Provide at least one accessible continuous handrail within all fire-isolated stairs compliant with AS1428.1:2009 as required under BCA 2014, part D2.17. This requires a handrail at a constant height which can be achieved by off-setting treads and/or extending width of the landing, achieving compliance with BCA 2015 part D2.17.
- (ii) Ensure all communication stairs have constant height handrails this can be achieved by off-setting treads, compliant with AS1428.1:2009.
- (iii) Consideration for emergency services to include audible and visual warnings/signals to assist people with sensory disabilities. (Advisory)
- (iv) Consideration to provide 850mm clear width doors to fire stairs. (Advisory)

4. PATHS OF TRAVEL - RESIDENTIAL

4.1. General

The paths of travel from the Residential Entry lobbies of each Residential Building Block 1 and Block 2 to all upper level residential floors and to the residential car parking levels below are accessible via the passenger lifts, in accordance with the DDA and AS1428.1:2009.

Block 1

Outside of all the residential lifts on each residential floor there is a passing area for 2 persons using wheelchairs, compliant with AS1428.1:2009 and at the end of residential corridors a turning space has been provided (greater than 1540 x 2070mm within 2m of the end of each corridor) to comply with AS1428.1:2009.

In the Basement car parking levels outside of the lift doors a waiting and passing area is achieved, compliant with AS1428.1:2009. The area outside of the lifts is marked and protected from the vehicular aisles by the structural columns. As the lifts are centrally located within the basement crossing of the vehicular aisles will be required.

Block 2

Outside of all the residential lifts and corridors on each residential floor a turning area is provided, compliant with AS1428.1:2009. With the smoke doors held in the open position a passing space is provided outside of the lift doors of Block 2, compliant with AS1428.1:2009.

In the basement car parking levels outside of the lift doors a waiting and passing area is achieved, compliant with AS1428.1:2009.

4.2. Lifts

The lifts are required to satisfy AS1735.12 and the DDA Premises Standards. The lift car appears to satisfy the internal dimensions of the minimum 1400mmx1600mm and the door opening achieves the minimum 900mm clear opening width, compliant with AS1735.12.

Recommendations:

- (i) Lift lobby call button and arrival indicators to comply with AS1735.12.
- (ii) Lift car components (grab rail, control buttons, lighting) to comply with AS1735.12.

5. COMMON FACILITIES_RESIDENTIAL

5.1. Letterboxes

Within the main entry lobby of Block 1 there is a mail room for residential use. The door achieves clear opening width, latch side clearances and door circulation compliant with AS1428.1:2009. Within the mail room a 1550mm turning area outside of the mailboxes can be achieved compliant with AS4299.

It is unclear where the residential mailboxes are located for residential Block 2; review is required to meet AS4299 requirements.

Recommendation:

- (i) Ensure residential mailboxes are provided for Block 2; with a 1550mm turning area outside of the letterboxes, preferably under cover and on the path of travel to the entry, compliant with AS4299.

5.2. Waste Disposal

From the information provided there appears to be a common use waste/garbage chute located on each residential level. There are no details of the door to the chute, however where it is located in the residential corridors latch side clearances can be achieved and a turning space of 1550mm outside of the chute for a person using a wheelchair can be achieved, compliant with AS4299.

Within Basement level 1 there are Garbage Holding Rooms and recycling associated with each lift core, it is assumed that these are not for common use and therefore are not required to be accessible.

6. PATHS OF TRAVEL – COMMERCIAL AND RETAIL

6.1. General

Commercial Tenancy Block 1

The paths of travel from the Commercial Entry Lobby in Block 1 to all upper level commercial tenancies and to the Basement car parking levels below are accessible via the passenger lift, in accordance with the DDA and AS1428.1:2009.

At this stage of the documentation the commercial lift appears to open directly into the tenancies. In the Basement car parking levels outside of the commercial lift doors a passing area and safe waiting area is achieved protected from vehicular aisles, compliant with AS1428.1:2009.

Commercial Tenancy Block 2

Off Harrington Street there is a separate commercial tenancy. The paths of travel within the commercial tenancy would allow wheelchair users to turn 180° or pass another, compliant with AS1428.1. There are several rooms to the rear of the commercial tenancy; the doors appear to be in accordance with AS1428.1:209.

Retail Tenancies Harrington Street

The paths of travel within each of the retail tenancies would allow wheelchair users to turn 180° or pass another wheelchair user when travelling in the opposite direction compliant with AS1428.1.

Two of the retail tenancies have a mezzanine level; review is required of the stair to meet AS1428.1:2009. An accessible means of access is not required to the mezzanine retail level due to the tenancy being less than 200sqm in floor area, this is in accordance with Part D3.3 DDA remises Standards.

Retail Tenancies Cumberland Place

There are several small retail tenancies off Cumberland Place. The paths of travel within the commercial tenancy would allow wheelchair users to turn 180° or pass another wheelchair user when travelling in the opposite direction compliant with AS1428.1.

6.2. Lifts

The lifts are required to satisfy AS1735.12 and the DDA Premises Standards. The lift car for the commercial tenancy in Block 1 appears to satisfy the internal dimensions of the minimum 1400mmx1600mm and the door opening achieves the minimum 900mm clear opening width, compliant with AS1735.12.

The public lift for Cumberland Place travels less than 10m; the proposed lift is to meet BCA 2015 Table E3.6 (b) and AS1735.12. If the lift has manual doors then latch side clearances are required to satisfy AS1428.1.

Recommendation:

- (i) Lift lobby call button and arrival indicators to comply with AS1735.12.
- (ii) Lift car components (grab rail, control buttons, lighting) to comply with AS1735.12.

7. COMMON FACILITIES _COMMERCIAL AND RETAIL

7.1. Sanitary Facilities

At Cumberland Place there is an amenities block providing male and female sanitary facilities and an accessible unisex facility. Review is required of the entry door and corridor leading to the sanitary facilities.

Recommendations:

- (i) Provide at least 1 ambulant cubicle for people with disabilities, within the male and female toilets adjacent to an accessible toilet facility in accordance with the BCA F2.4C and compliant with AS1428.1:2009.
- (ii) Ambulant cubicles are required to have a width of 900-920mm to be compliant with AS1428.1.2009.
- (iii) Ensure the doors have compliant latch side clearance of 530mm (door opens towards user) and the corridor has the minimum width of 1540mm to achieve an 180° turn, compliant with AS1428.1:2009.
- (iv) Ensure a Unisex Accessible compartment has the circulation space of minimum dimensions of 2300 x 1900mm, outside of the basin, compliant with AS1428.1:2009.
- (v) Ensure the door to the accessible sanitary compartment has the min 850mm clear width opening with compliant latch side clearances and circulation space outside the door, compliant with AS1428.1:2009.

8. ACCOMMODATION

8.1. Adaptable Apartment Provision

The concept of adaptable housing is to design units with provisions in place from the outset (pre-adaptation) so they can be easily adapted to meet changing needs of residents in the future (post-adaptation). The adaptable unit will also be required to be 'visitable' from the outset i.e. enable visitors with disabilities to enter the unit through the front entry door and have access to the living room and a 'visitable' toilet

From the information provided a total of 64 dwellings have been proposed throughout the development. There are seven apartments (10% of total) designed to be adaptable and meeting the requirements of AS4299.

Pre and post adaptable drawings have been provided for a 1, 2 and 3 bedroom types providing a variety of adaptable unit types.

SEPP 65

A total of 15 (20%) apartments are required to be identified to satisfy SEPP 65 (including referenced Apartment Design Guide) requirements to incorporate Liveable Housing Guidelines Silver Level Universal design features. Note the 10% adaptable apartments can be counted in the 20% calculation if the apartment also meets the following requirements.

Recommendations:

- (i) Liveable Housing Guidelines, Silver Level-Universal Design, apartments must achieve the following:
 - a. Entry door to achieve 820mm clear width opening
 - b. Doors to rooms within the unit to achieve 820mm clear opening width
 - c. A minimum 1000mm width of corridor
 - d. WC to have a clear circulation space of 900 x 1200mm (free of the door swing) forward of the pan
 - e. WC located adjacent to a wall (to enable installation of grab rails)
 - f. Hob-less shower to be located in the corner of the room (to enable installation of grab rails)
 - g. If lightweight walls are proposed for bathroom, provide reinforcing around bath, shower and WC.

8.2. Adaptable Unit Design: 1 Bedroom Apartment Type:

The entry door of the apartment achieves 850mm clear width opening (920 door leaf) at pre and post adaptation. Latch side clearance is achieved at pre adaptation, externally of the door, and can be achieved internally by the removal of the laundry wall at post adaptation. Review is required of the laundry wall to be removed. The removal of this wall at post adaptation will achieve 1550 outside of the laundry appliances.

The kitchen can achieve 1550mm circulation space outside of the kitchen work spaces at post adaptation by the relocation of kitchen benches.

The bathroom is of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin with required circulation spaces. The bath is freestanding and will be removed at post adaptation. Capped off services are provided for the relocation of WC and basin at post adaptation. The shower is to use bath waste at post adaptation. Review is required to provide shower tap ware in post adaptation location from the outset, compliant with AS4299.

The living area is large enough to achieve a circulation space of 2250mm min diameter after furniture placement, compliant with AS4299.

The bedroom achieves compliant circulation from the outset around a queen size bed.

Review is required of all doors within the apartment to achieve 850mm clear opening width from the outset; this includes access to the balcony.

Recommendations:

- (i) Ensure any wall that is removable at post adaptation is free of services, compliant with AS4299.
- (ii) Ensure shower tap ware is located in post adaptation location from the outset to reduce the cost of adaptation, compliant with AS4299.
- (iii) All doors to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS1428.1:2009.
- (iv) Provide continuous tiling under benches to be relocated and capped off services in the kitchen to achieve low level modification of the kitchen, compliant with AS4299.

8.3. Adaptable Unit Design: 2 Bedroom Apartment Type:

The entry door of the 2 bedroom adaptable apartment achieves 850mm clear width opening (920 door leaf) door circulation and latch side clearances from the outset. The laundry is located at the front door and achieves 1550mm circulation space outside the laundry appliances from the outset, compliant with AS4299.

The kitchen is open planned and can achieve 1550mm circulation space outside of the kitchen work spaces from the outset.

The bathroom is of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin at post adaptation. With the relocation of the pan at post adaptation the bathroom has compliant circulation.

Note the bathroom achieves a visitable WC but does not meet the Liveable Housing Guidelines as pan is not positioned adjacent to a wall.

The living area is large enough to achieve a circulation space of 2250mm min diameter after furniture placement, compliant with AS4299.

The bedroom without ensuite is the adaptable bedroom. The bedroom has compliant circulation at post adaptation with the relocation of the robe. Review is required of all doors to be compliant with AS1428.1:2009 (ensuite is exempt)

Recommendations:

- (i) All doors to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS1428.1:2009. Note non adaptable bedroom does not require latch side clearances.

8.4. Adaptable Unit Design: 3 Bedroom Apartment Type:

The entry door of the 3 bedroom adaptable apartment achieves 850mm clear width opening (920 door leaf) door circulation and latch side clearances from the outset. The laundry with the removal of the laundry wall at post adaptation can achieve 1550mm circulation space outside the laundry appliances, compliant with AS4299.

The kitchen is open planned and can achieve 1550mm circulation space outside of the kitchen work spaces from the outset.

The bathroom is of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin at post adaptation. The bath is freestanding and will be removed at post adaptation. Capped off services are provided for the relocation of WC and shower taps at post adaptation. The shower is to use bath waste at post adaptation.

Note the bathroom achieves a visitable WC but does not meet the Liveable Housing Guidelines as pan is not positioned adjacent to a wall.

The living area is large enough to achieve a circulation space of 2250mm min diameter after furniture placement, compliant with AS4299.

The bedroom without ensuite is the adaptable bedroom. The bedroom has compliant circulation from the outset.

Review is required of all doors to be compliant with AS1428.1:2009 (ensuite is exempt)

Recommendations:

- (i) All doors to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS1428.1:2009. Note non adaptable bedroom does not require latch side clearances.

9. CAR PARKING

9.1. General

There are three levels of Basement car parking provided.

From the documentation provided there are 3 accessible car spaces provided within the Basement car parking levels, in the configuration of 3.8m x 5.4m compliant with AS4299. There are seven adaptable units provided. Review is required to provide a total of 7 accessible car spaces within the Basement car parking levels.

From the documentation provided it is unclear if retail and commercial car parking spaces are to be provided.

Recommendations:

- (i) Provide 7 accessible car bays to be designated as adaptable car bays at the rate of 1 accessible car space/adaptable unit, compliant AS4299.
- (ii) Ensure the accessible car spaces for the adaptable units are 3.8m x 5.4m, compliant with AS4299 or alternatively 2.4m x 5.4m with a 2.4m shared zone adjacent, compliant with AS2890.6.
- (iii) Ensure accessible/adaptable car spaces are located in close proximity to relevant lift core (location of apartment).