

ALTUS PAGE KIRKLAND

CAMPBELL'S STORES

AMENDED DA 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 proposed redevelopment of Campbell's Stores 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 proposal has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, common areas and sanitary facilities comply with relevant statutory guidelines.

In general, and in consideration of the heritage significance and constraints of the building the proposed development has improved access provisions for people with disabilities and can achieve continuous accessible paths of travel to the degree necessary. In line with the report 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 and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are associated with detailed design and are achievable. These recommendations should be addressed prior to the construction certificate stage. The main recommendations that have arisen from the review are:

- (i) Ensure new pedestrian crossing and connecting footpath linkages to accessible building entrances on Hickson Road are accessible to people with disabilities, compliant with AS1428.1. Note: cobble paving surfaces are not generally compliant with AS1428.1 due to uneven surface profile variations and required spacing.
- (ii) Ensure any planting or street furniture proposed along Hickson Road between Bay 12 and the new pedestrian crossing (and main entrances to bays 3, 6, 9) maintains at least 1000mm min. clear width (1200mm preferred) path of travel along public footpath (between kerb and the sandstone wall).
- (iii) Provide all new stairways with stair configuration and handrails on both sides of the stair, compliant with AS1428.1:2009. It is noted that Bays 3, 6, 9 will be addressed by a performance-based solution report by fire engineer to address the clear width of stairs being less than 1m.
- (iv) Ensure the threshold ramp or step ramp with landings at each required accessible tenancy main entry door or raised WC bank is compliant with AS1428.1:2009. Note: exposed sides of ramps are to have a 45 degree splay for safety (transverse traffic) or be protected by a suitable side barrier.

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- (v) As the new alternate entry at level 01 to tenancy (bay 1) outdoor area is not accessible from Hickson Road footpath, provide an alternate accessible internal route (via bay 1, 2) from Bay 3 Hickson Road main entrance/s, level 01.
 - (vi) Ensure new alternate accessible entrance to building tenancy (bay 11), is accessible either via level access or an internal step ramp with landings to be developed at design development stage, to ensure compliance with AS1428.1:2009.
 - (vii) The design of the external low-rise platform lift (bay 12) to be developed in accordance with BCA/DDA Access Code Part E3.6 (previously AS 1735.14) requirements.
 - (viii) Provide performance-based solutions to meet BCA performance requirements for the following:
 - Section 6.2 in the absence of access to and within all tenancy areas. The performance-based solution will be based on level and equitable access being provided to the primary entrance level of each tenant's space, on the condition that an Access Management Plan will be put in place, and that crucially, that similar facilities and amenities are provided within the accessible portion of each tenancy (to be documented in tenancy lease agreements);
 - Section 8.4 in the absence of an accessible WC within basement amenities (bay 12) accessed from the outdoor area on ground level. The performance-based solution will be based on an accessible path of travel to the accessible amenities in Bay 6 from the outdoor areas with directional signage, compliant with AS1428.1:2009. The stairs to basement amenities will also need to be designed with stair geometry to enhance access for people with ambulant disabilities, compliant with AS1428.2.
 - (ix) Ensure gradients and cross-fall of accessible walkway linkage to bay 6 and to and within the adjacent outdoor seating area/s are compliant with AS1428.1:2009.
 - (x) Provide the level 01 or level 02 accessible toilets in mirror reverse layout to become left hand transfer WCs, and provide a balance of types within building to satisfy DDA Premises Standards Part F2.4.

2. INTRODUCTION

2.1. General

Altus Page Kirkland has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed redevelopment of Campbell's Stores located at 7-27 Circular Quay, The Rocks NSW.

The proposed works consists of:

- Redevelopment of Bays X-11
- Development of a new outdoor covered dining area and basement amenities and public seating in Bay 12

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 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), and Building Code of Australia (BCA) and AS 1428 series.

2.2. Background

The site is owned by Sydney Harbour Foreshore Authority (SHFA) who are responsible for the redevelopment of the precinct area, this work includes realignment of harbour-side steps and reinstatement of a lower Promenade level. Tallawoladah Pty Ltd have a 400-year lease and are responsible for the remediation, restoration and redevelopment of Campbell's Stores, as set out in their Agreement for Lease (AFL).

The proposed redevelopment includes: modification to openings on the western elevation, new openings on the southern and northern elevation, upgrades to fire egress, remediation works, restoration works, expansion of the outdoor dining area, new covered outdoor dining and public seating area to the north of the building, and the subdivision of spaces for sub-lease tenancies within Campbell's Stores.

It is understood that the Campbell Cove public domain areas adjacent to and leading to the Campbell's Stores, on eastern, southern and northern side of the development site are currently under design review and will be works by others subject to a separate future development application.

2.3. Extent of Heritage Protection at the Subject Building

Campbell's Stores has been identified as a State Significant Project, and is subject to environmental and heritage planning controls. There will be an obligation to undertake conservation works and to restore and reveal original features of the building (for example, the sandstone walls and exposed timber columns, beams, joists and floors). New work is required to affect only limited amounts of the original fabric and will need to be carefully designed to integrate and compliment the original components. It has been advised that

fit-out elements should be moveable and period detailing should be used to reconstruct elements.

2.4. Objectives

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

- People with sensory impairment
- People with mobility impairments
- 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.

2.5. 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, etc. that will be included in construction documentation.

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.

2.6. Statutory Requirements

The following legislation and standards will apply to this development and are used to implement the Report:

- DDA - Disability Discrimination Act
- DDA Premises Standards 2010 (DDA Access Code)
- BCA - Building Code of Australia 2016
- AS 1428.1:2009 - (Design for Access and Mobility)
- AS 1428.2:1992 - (Enhanced and Additional Requirements) as relevant
- AS 1735.12:1999 - (Lifts, Escalators, & Moving Walks)
- AS 1428.4.1:2009 – (Tactile Ground Surface Indicators)

2.7. New Works

All new works are required to comply with the provisions of the BCA – The Environmental Planning and Assessment legislation requires that all new development work be designed and constructed in accordance with the provisions of the current BCA (or the BCA applicable at the time of the

application for a Construction Certificate. This statutory requirement applies to the works which form part of the development application.

2.8. Affected Part

This project involves new works (extensions and refurbishment areas requiring building approval) within an existing building that is being carried out by the building owner therefore the affected part of the building is required to be compliant with AS1428.1:2009 in accordance with DDA Access to Premises Standards 2010 Clause 2.1 (5).

The affected part is:

- The principal pedestrian entrance/s of an existing building that contains a new part, and
- Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

3. SITE LINKAGES

3.1. General

The Campbells Store's development site is located at 7 – 27 Circular Quay West, The Rocks NSW. The existing building is bound by Hickson Road, to the west; the pedestrian Promenade at Circular Quay to the east, an existing external graded ramp/partial service road and built development at north (Hyatt Hotel) and an existing stair linkage and built development at south (Overseas Passenger Terminal).

As previously stated the Campbell Cove public domain areas adjacent to and leading to the Campbell's Stores, on eastern, southern and northern side of the development site (shown hatched on drawings supplied) are currently under design review and will be works by others subject to a separate future development application.

3.2. Hickson Road

The western façade has direct Hickson Road street frontage and an elevated public footpath along the building line. The proposal is to activate this street frontage by increasing the accessible footpath area and provide identifiable accessible main entrance point/s to the building.

A new raised pedestrian crossing is indicated on western side of building opposite bay 5/6 with new kerbs proposed to provide improved pedestrian traffic and safety. Review will be required of the proposed surface to ensure accessibility for people with disabilities, compliant with AS1428.1.

There are two existing heritage sandstone stairs at either end of the building that connect to an existing elevated footpath area behind the existing sandstone wall. The new stairs are proposed to be re-located further away from the building line and the sandstone wall adjusted to suit the new stairs.

The introduction of new tapered steps, facing Hickson Road seeks to increase the street frontage available and better connect the public footpath to the building surrounds. It is to be noted however that tapered stairs should be avoided where possible as they can be trip hazards and create issues for people with vision impairment.

Recommendations:

- (i) Provide all new stairways with stair configuration and handrails on both sides of the stair, compliant with AS1428.1:2009. Note: stairs to be recessed by 900mm at base on site boundary so that handrail extensions and TGSIs are not located on public footpath/transverse paths of travel.
- (ii) Ensure new pedestrian crossing and connecting footpath linkages to accessible building entrances on Hickson Road are accessible to people with disabilities, compliant with AS1428.1:2009. Note: cobble paving surfaces are not generally compliant with AS1428.1 due to uneven surface profile variations and required spacing.

3.3. The Promenade

The eastern façade has direct access to the pedestrian Promenade that extends all around Circular Quay. This is an active area with high pedestrian traffic which results in the ground level tenancies being main entrance point/s to Campbell's Store building.

There is a large existing stair near the southern facade that connects Hickson Road with Circular Quay. This is proposed to be replaced with new stairs with intermediate seating areas on extended size landings, for proposed outdoor dining.

There is an existing steep/moderate and inconsistent graded ramp/partial service road at northern façade that connects Hickson Road with Circular Quay that is step free but is not compliant with AS1428.1:2009. This area is discussed further in Section 7.1.

The above described public domain areas have an important interface to the Campbell's Store building and will be works by others subject to a separate future development application.

4. PROPOSED TENANCY SUB-DIVISION

4.1. General

Campbell's Stores was originally designed as a series of independent buildings with no internal connection between the 'bays' (as they are now referred to). For this reason, there are separate external entrance/s to each bay and most bays have different finished floor levels.

The Campbell's Stores redevelopment has proposed a new sub-division of spaces for sub-lease as 13 x tenancies within, located as follows:

Tenancy	Bay/associated outdoor area	Level
1	1,2 + outdoor	Ground
2	3 + outdoor	Ground
3	4, 5 + outdoor	Ground
4	7, 8+ outdoor	Ground
5	9 + outdoor	Ground
6	10,11 + outdoor	Ground
7	1,2 + outdoor	Level 01
8	4,5 + outdoor	Level 01
9	7,8 + outdoor	Level 01
10	10,11 + 12 (outdoor)	Level 01
11	1,2	Level 02
12	4, 5, 6, 7, 8	Level 02
13	10,11	Level 02

**Note Numbering of tenancies has been included by MGAC for assessment purposes only.*

Of the total 13 x proposed tenancies within the development, they are all are proposed as restaurants, some with or without associated outdoor covered dining areas.

Considering the size and function of the existing building and direct street frontage on both Hickson Road, level 01 and the pedestrian Promenade Circular Quay public domain, ground level, there are numerous principal pedestrian entrances to the existing building that are required to be upgraded to be accessible, compliant with AS1428.1:2009 (Affected Part). These have been addressed in Section 4.

The new proposal for bay 12 is addressed in Section 7.

5. INGRESS & EGRESS

5.1. Hickson Road Main Accessible Entrance, Bay 6

The main entrance to Bay 6 is an existing opening that has been widened with new glazed automatic sliding doors with 850mm min. clear width, in accordance with AS1428.1:2009 and DDA Premises Standards (Affected Part). From the main entry there is continuous access to the passenger lift that provides continuous access to level 01 and 02. The circulation area at the main entry doorway and lift can accommodate wheelchair turning and passing spaces, compliant with AS1428.1:2009.

Bay 6 is a common-use circulation space that facilitates vertical and horizontal access through the building. It is proposed as the accessible linkage from Hickson Road, level 01 to the pedestrian Promenade, Circular Quay, ground level. Bay 6 extends over all building levels and includes a passenger lift, communication/egress stairway and sanitary facilities (at basement level).

Bay 6 Hickson Road main entrance/s, level 01 provides accessible paths of travel to:

- tenancy (bay 5) and tenancy (bays 7, 8), level 01
- lower tenancies, ground level and pedestrian Promenade Circular Quay
- tenancy (bay 4, 5, 6, 7), level 02

Recommendation:

- (i) Ensure the threshold ramp or step ramp with landings at each required accessible tenancy main entry door is compliant with AS1428.1:2009. Note: exposed sides of ramps are to have a 45 degree splay for safety (transverse traffic) or be protected by a suitable side barrier.

5.2. Hickson Road Main Accessible Entrances, Bays 3, 9

The main entrance to Bays 3 and 9 is an existing opening that has been widened with new glazed automatic sliding doors with 850mm min. clear width, in accordance with AS1428.1:2009 and DDA Premises Standards (Affected Part). From the main entry there is direct access to the passenger lift that provides continuous access to level 02 (Note: there is restricted access only from level 01 to the ground level BOH staff/service corridor). The circulation area at the main entry doorway and lift can accommodate wheelchair turning and passing spaces, compliant with AS1428.1:2009.

Bays 3 and 9 are common-use circulation spaces that facilitate vertical and horizontal access to and within the building. The common areas of bays 3 and 9 extend over ground level and level 01 and contain a passenger lift, a communication/egress stairway and sanitary facilities (at level 01 and 02).

Bay 3 Hickson Road main entrance/s, level 01 provides accessible paths of travel to:

- tenancy (bay 2) and tenancy (bay 4), level 01
- tenancy (bay 2) and tenancy (bay 4, 5, 6, 7) level 02

Bay 9 Hickson Road main entrance/s, level 01 provides accessible paths of travel to:

- tenancy (bay 7, 8), tenancy (bay 10), tenancy (bay 10,11) level 01
- tenancy (bay 8) and tenancy (bay 14) level 02

Recommendation:

- (i) Ensure the threshold ramp or step ramp with landings at each required accessible tenancy main entry door is compliant with AS1428.1:2009. Note: exposed sides of ramps are to have a 45 degree splay for safety (transverse traffic) or be protected by a suitable side barrier.

5.3. Hickson Road Alternate External Entrances, level 01

There are external entrances to building tenancies at level 01 (within bays 1, 2, 4, 5, 8, 10) that are being retained. The original entrances include threshold steps due to the falls of the street and variation of levels between bays, non-compliant with AS1428.1:2009. There is however access within reasonable proximity via the Hickson Road footpath to the accessible main entrances to the building at Bays 3, 6, 9. This will satisfy the requirement for access through at least 50% of entrances, including the principal pedestrian entrance/s to the building in accordance with the DDA Access to Premises Standard.

There is a new alternate entry proposed at level 01 to the building tenancy (bay 1) that leads to/from the tenancy to the new associated outdoor service area on the stair terrace. The new opening has 850mm min. clear width, and circulation area at new entry doorway, in compliance with AS1428.1:2009.

There is a new alternate accessible entry proposed at level 01 to the building tenancy (bay 11) that leads to/from the tenancy to new outdoor covered dining area (bay 12), via stairs or lift. The new opening has 850mm min. clear width, and circulation area at new entry doorway can be achieved. This will be reviewed to ensure continuous access through the doorway via level access or an internal step ramp and landings (to address potential floor height variation between internal and external areas) at design development stage, to ensure compliance with AS1428.1:2009.

Recommendations:

- (i) Ensure the new alternate entry doors level 01 to tenancy (bay 1, 11), are compliant with AS1428.1:2009
- (ii) As the new alternate entry at level 01 to tenancy (bay 1) outdoor area is not accessible from Hickson Road footpath, provide an alternate accessible internal route (via bay 1, 2) from Bay 3 Hickson Road main entrance/s, level 01.
- (iii) Ensure new alternate accessible entrance to building tenancy (bay 11), is accessible either via level access or an internal step ramp with landings to be developed at design development stage, to ensure compliance with AS1428.1:2009.

5.4. Circular Quay Main Accessible Entrances, ground level

On the ground level, entry to each individual tenancy for Bays 1-11 is via double doors from Circular Quay. Each door leaf exceeds the minimum of 850mm set out in AS1428.1:2009. As specifications of each tenancy are subject to individual and future planning applications it is not yet clear which door will be used as the Primary entrance for each tenant. Bay 5 can also be accessed via Bay 6 on ground level.

Due to the floor height variation between internal and external tenancy areas, changes of level at entrances are addressed with step ramps and threshold ramps, which can achieve compliant lengths and gradients.

This will satisfy the requirement for access through at least 50% of entrances, including the principal pedestrian entrance/s to the building in accordance with the DDA Access to Premises Standard.

Recommendation:

- (i) Ensure the threshold ramp or step ramp with landings at each required accessible tenancy main entry door is compliant with AS1428.1:2009. Note: exposed sides of ramps are to have a 45 degree splay for safety (transverse traffic) or be protected by a suitable side barrier.

5.5. Emergency Egress

The accessible main entrances to the circulation bays 3, 6, 9 and primary entry points to each tenancy will also be used as the primary egress points for people with disabilities in the event of an emergency.

Recommendations:

- (i) Provide at least one accessible handrail in all fire-isolated egress stairs from a required exit, compliant with AS1428.1:2009 as required under BCA 2015 part D2.17.
- (ii) Consideration to be given for the installation of any emergency services within building, to include audible and visual warnings and signals to assist people with sensory disabilities (advisory).

6. BAYS X – 11 PATHS OF TRAVEL

6.1. Internal Tenancy Entrances

On level 01, entry to individual tenancies is via the circulation bays 3, 6 and 9, or via external alternate entrances to tenancies bay 1 and 11. Entry to individual tenancies is via glazed automatic sliding doors with 850mm min. clear width and door circulation compliant with AS1428.1:2009. Changes of level at the internal tenancy entrances are addressed with step ramps and threshold ramps, which can achieve compliant lengths and gradients.

Level 02 is accessed solely through circulation bays 3, 6 and 9. The anchor tenant (level 02, bays 4-8) has direct access through the lift in Bay 6. Entry to individual tenancies is via glazed automatic sliding doors with 850mm min. clear width and door circulation compliant with AS1428.1:2009. Changes of level at entrances are addressed with step ramps and threshold ramps, which can achieve compliant lengths and gradients.

Recommendation:

- (i) Ensure the threshold ramp or step ramp with landings at each required accessible tenancy main entry door is compliant with AS1428.1:2009. Note: exposed sides of ramps are to have a 45 degree splay for safety (transverse traffic) or be protected by a suitable side barrier.

6.2. Tenancy Paths of Travel – Performance-based Solution Approach

Due to the significant heritage nature of the building, and the constraints of working with the existing floor levels of the various bays, a performance-based solution to meet BCA performance requirements will be pursued to achieve access to and within tenancy areas to the degree necessary. This approach will be adopted for access between existing bays within tenancies where a compliant step ramp cannot be built (ie. where floor level variations exceed 190mm), therefore alleviating the need to provide ramps which cannot meet compliant gradients within the available space, in a development where space is at a premium.

The performance-based solution will be based on level and equitable access being provided to and within the primary entrance level of each tenant's space, with an Access Management Plan implemented to ensure similar facilities and amenities are provided within the accessible portion of each tenancy, compliant with AS1428.1:2009.

The performance-based solution will only be effective (and supported by MGAC) if future tenants are aware of the requirements as set out above when making individual fit-outs and development applications.

It is understood that tenancies will be subject to future development/building applications by third parties. In consideration of the above, the open plan design of each accessible tenancy level provides flexibility to achieve main paths of travel with appropriate turning/passing areas in accordance with DDA Premises Standards and AS1428.1:2009.

Recommendation:

-
- (i) Provide a performance-based solution to meet BCA performance requirements to achieve access to and within tenancy areas to the degree necessary. The performance-based solution will be based on level and equitable access being provided to the primary entrance level of each tenant's space, on the condition that an Access Management Plan will be put in place, and that crucially, that similar facilities and amenities are provided within the accessible portion of each tenancy. It is essential that the parameters of the performance-based solution are clearly documented and communicated to all future tenants within tenancy lease agreements, to ensure finished fit-outs are compliant with the DDA Access to Premises Standards and the BCA.

6.3. Passenger Lifts

There is a new passenger lift, within each bay 3, 6, 9 (common-use circulation spaces) to facilitate vertical and horizontal access to the tenancies within the building. The location of the bays with lifts, adjacent and connected to neighbouring bays without lifts, will ensure continuous accessible paths of travel in accordance with DDA Premises Standards (Affected Part) between the tenancy and associated areas.

The lift lobbies on each level provide appropriate circulation areas in accordance with DDA Premises Standards and AS1428.1:2009:2009.

The drawings indicate that the internal lifts have internal dimensions of at least 1100mm width x 1400mm length that will satisfy AS1735.12 and DDA Premises Standards for travel distance of less than 12m.

Recommendation:

- (i) The passenger lift car components (grabrail, control buttons, lighting) and Lift lobby call button and arrival indicators to comply with AS1735.12.

6.4. Internal Stairways

A new communication stair (and presumed egress stair) has been provided within each Bay 3, 6, 9, as these are the common-use circulation spaces that facilitate vertical and horizontal access to the tenancies within the building. The stairs are located directly adjacent to the lifts.

Other internal stairs are provided within tenancy bays 10/11 to connect ground, level 1 and level 2 areas for ambulant users.

It is understood that due to heritage constraints of existing structural bays there will be some stair widths (bay 3, 6, 9) with less than 1m min. path clearances between handrails on both sides, which is a departure from BCA and AS1428.1 requirements. The BCA report (dated 1 September 2015) has identified that this departure will be fire engineered and addressed by a performance-based solution report (by fire engineer).

Recommendations:

- (i) Provide all new stairways with handrails on both sides of the stair, compliant with AS1428.1:2009.

- (ii) Ensure stair configuration includes an off-set tread at the base of each stair flight to allow for continuous handrails with extensions to be installed at a consistent height, compliant with AS1428.1:2009.

6.5. Outdoor Service Areas

Generally, each tenancy has a designated outdoor table service area in front of it or in close proximity. An accessible path of travel to the outdoor area is available from street frontage ie. public footpath area on Hickson Road or pedestrian Promenade, Circular Quay. Access is provided to and within the outdoor service areas from inside the associated tenancy via the accessible main and alternate entrance/s addressed in Section 5 and connecting paths of travel.

The outdoor service areas at ground level, facing Circular Quay are generally covered by a new awning structure. The areas are open plan and proposed to be separated from each other by the awning/column supports and from the Promenade/public domain by planters and retractable vertical wind-screens. The main paths of travel throughout the open plan outdoor service can achieve suitable clear widths to allow appropriate turning and passing areas in accordance with DDA Premises Standards and AS1428.1:2009.

The outdoor area is separated from the building line by a wide circulation/landing area. This area is greater than 1800mm min. width which will enable two wheelchairs to pass in opposite directions, compliant with AS1428.1:2009 with a level landing surface available. At this stage there is limited information on the gradients within the outdoor seating area (in particular where tables/chairs will be located). The gradients and cross-fall of accessible linkage to/from bay 6 and to and within the adjacent outdoor seating area will be reviewed further during design development stage.

There are external stairs at ground level that extend from the building (between bays 10-11) in an easterly direction towards the Promenade. These are an access barrier for people with mobility impairment to/from the outdoor seating at ground level in bays 11-12 to bays 1 – 10. An alternate accessible linkage between these areas is available via the Promenade/ public domain area or dependant on site levels may be achieved within the site through the use of tapered stairs (refer landscape plan). Further review will be required at design development stage. Given much of outdoor seating in front of bays 11/12 at ground level is located under loose umbrellas (rather than continuous awning), some external uncovered access will be required for all users when moving to and from the building tenancies to these areas.

Recommendations:

- (i) Ensure main paths of travel throughout the outdoor service have suitable clear widths of 1550mm min. (between fixed furniture/furniture) that will allow appropriate turning areas in accordance with DDA Premises Standards and AS1428.1:2009.
- (ii) An accessible path of travel, compliant with AS1428.1:2009 is required to bay 6 access walkway and amenities from the outdoor seating, ground level (bays 11-12) as part of the performance-based solution for basement toilets (bay 12). Refer to Section 8.4.

- (iii) Ensure all stairs are designed in compliance with AS1428.1:2009. It is to be noted that tapered stairs should be avoided where possible as they can be trip hazards and create issues for people with vision impairment.
- (iv) Ensure gradients and cross-fall of accessible walkway linkage to bay 6 and to and within adjacent outdoor seating area/s are compliant with AS1428.1:2009.
- (v) Ensure outdoor seating areas (in particular where tables/chairs will be located) have level landing surface areas (gradient/crossfall no steeper than 1:40) for safe manoeuvring and stopping, compliant with AS1428.1.
- (vi) Ensure common area floor surfaces are suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS 1428.1:2009 and HB197/AS4856 (wet pendulum method). Note: cobble paving surfaces are not generally compliant with AS1428.1 due to uneven surface profile variations and required spacing.

7. NEW BAY 12

7.1. General and Building Approach

Bay 12 is proposed as an outdoor covered dining area at Hickson Road level 01, with new basement amenities at ground level, accessed from the Promenade. The design seeks to maintain clear sightlines across Circular Quay, accommodate a large tree being retained on the site and provide a public seating area at ground level facing the Promenade.

We understand that at level 01, the Bay 12 outdoor tenancy will be associated with Bay 10, 11 indoor tenancies and be subject to future development/building applications by third parties.

The paths of travel to Bay 12, level 01 from Hickson Road are on-grade with reasonable gradients that can achieve compliance with AS1428.1:2009. Any new proposed planting or street furniture along Hickson Road will need to consider the limited existing width of the public footpath (between kerb and the sandstone wall) when approaching Bay 12 from the new pedestrian crossing and the main entrances to bays 3, 6, 9.

From Bay 11 and the existing elevated footpath on western façade of Campbell Store's building at level 01 to Bay 12, there is an approx. 1m height variation. Equitable access between bay 11 and 12 tenancy levels is proposed by the new external stairs (built to replace the existing relocated stairs at north side of existing sandstone wall), and a new external low-rise platform lift, located adjacent in accordance with DDA Premises Standards.

Review will be needed of the above stairs to ensure that required handrail extensions will not obstruct transverse pedestrian traffic at design development stage.

The new pedestrian connection stair (adjacent public seating) from the Promenade, ground level up to Hickson Road and Bay 12, level 01 outdoor dining area (approx. 1.85m height variation) has been designed with respect to AS1428.1. While not accessible to people with mobility impairment, it will include access features to assist people with ambulant disabilities and an alternate existing step free pedestrian path of travel is available from the Promenade to Hickson Road via a wide graded ramp/partial service road.

This existing step-free linkage (between Bay 12 and the Hyatt Hotel development) has an inconsistent moderate to steep gradient, not compliant with AS1428.1:2009, however is constrained by existing street levels and adjacent development. There may be limited scope to improve the accessibility/safety of this eastern area, which is within the Campbell's Cove public domain and will be addressed by others subject to a separate future development application.

Recommendations:

- (i) Ensure any planting or street furniture proposed along Hickson Road between Bay 12 and the new pedestrian crossing (and main entrances to bays 3, 6, 9) maintains at least 1000mm min. clear width (1200mm preferred) path of travel along the public footpath (between kerb and the sandstone wall).

- (ii) Ensure all stairways are designed in compliance with AS1428.1:2009.
- (iii) Ensure the new external stairs (built to replace the existing relocated stairs at north side of existing sandstone wall), between bay 11 and 12 tenancies at level 01 are developed so that required handrail extensions do not obstruct transverse pedestrian traffic in compliance with AS1428.1:2009.
- (iv) Directional signage to identify alternate accessible route to be provided where it may not be readily apparent (eg. at base of stairs to ramps).

7.2. Paths of Travel

The proposed Bay 12 outdoor dining area will be covered by a new awning structure. The open plan design and minimal awning/column supports will provide flexibility to achieve paths of travel in the tenancy with appropriate circulation and turning/passing areas, between fixtures/furniture in accordance with DDA Premises Standards and AS1428.1:2009.

An accessible path of travel compliant with AS1428.1:2009 can be achieved to and within all common-use facilities/areas associated with the Bay 12 tenancy at level 01 (including internal tenancy Bay 10, 11 and sanitary facilities via Bay 9 main entrance) through the new low-rise platform lift.

The proposed use of low height architectural features such as glazed balustrades, raised planter boxes and landscaped hedges assists in defining the Bay 12 tenancy space at level 01 and promotes universal design principles. This approach extends to the Bay 12 public seating zone that is accessed from the Promenade, ground level. The use of stepped seating platforms adjacent to, yet separated from the new stairway with handrails will allow for pedestrian connection through site, without compromising safety for people with vision impairment.

Recommendations:

- (i) Ensure the outdoor seating areas (in particular where tables/chairs will be located) have level landing surface areas (gradient/crossfall no steeper than 1:40) for safe manoeuvring and stopping, compliant with AS1428.1.
- (ii) Ensure Bay 12 common area floor surfaces are suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS 1428.1:2009 and HB197/AS4856 (wet pendulum method).

7.3. External Low-Rise Platform Lift

The low-rise platform lift is proposed directly adjacent to the new external stairs for equity and will allow people to start and arrive in a similar location. The location of the lift away from Hickson Road is discrete yet provides a direct line of sight to new Bay 11 alternate entrance which considers both heritage and access/safety concerns. It is understood that the low-rise platform lift design will be developed with respect to heritage considerations and relevant standards.

The low-rise platform lift has internal car dimensions of approx. 1100mm W x 1400mm L, and will travel no more than 1m height in accordance with the

DDA Premises Standards. The lift lobby space available on each level (2m min. width) is sufficient circulation area to allow wheelchair passing and to manoeuvre in/out of the lift car, compliant with AS 1428.1:2009 and the DDA Premises Standards.

Review will be required at design development stage to ensure that lift call buttons are provided in an accessible and practical location.

Recommendation:

- (i) The design of the low-rise platform lift (bay 12) to be developed in accordance with BCA/DDA Access Code Part E3.6 (previously AS 1735.14) requirements.

8. COMMON SANITARY FACILITIES

8.1. General

There are seven new banks of toilets provided within the development located as follows:

- Basement, Bay 12 (no accessible toilet)
- Ground Floor, Bay X (LH accessible toilet)
- Ground Floor, Bay 6 (RH accessible toilet)
- Level 01, Bay 3 (RH accessible toilet)
- Level 01, Bay 9 (RH accessible toilet)
- Level 02, Bay 3 (RH accessible toilet)
- Level 02, Bay 9 (RH accessible toilet)

Each bank of WCs has both male and female ambulant cubicles, and with the exception of Bay 12 includes a unisex accessible WC, compliant with DDA Premises Standards Part F2.4.

8.2. Bay X – Staff WCs

Within Bay X an accessible left-hand transfer unisex WC is provided, the dimensions and design of which are in accordance with AS1428.1:2009. Compliant ambulant WCs are provided in both male and female banks. The primary use of the WCs in Bay X will be for staff.

There is an accessible path of travel to this accessible WC from the ground floor outdoor area via an external doorway (to corridor) that has at least 850mm clear width opening and door circulation, compliant with AS1428.

The circulation space in the corridor outside the accessible WC meets AS1428.1:2009 and is sufficient for a wheelchair user to make a 180 degree turn and for a wheelchair passing space.

8.3. Bays 3, 6 and 9 WCs

Bays 3, 6 and 9 provide shared amenities for all tenancies within the Campbell's Stores development.

Bay 6 provides the only public level-access amenities on the Ground Floor. A right-hand transfer unisex accessible WC is provided, overall room dimensions provide suitable circulation space between fixtures in accordance with AS1428.1:2009. Within Male and Female banks, compliant ambulant WCs are provided, measuring no more than 920mm in width, and with suitable doorway circulation for users with ambulant disabilities. Successive doorways within the banks have appropriate circulation space, exceeding requirements for air locks set out in AS1428.1:2009.

On level 01 and level 02, WCs are provided in Bays 3 and 6. These WCs are accessed via a 1:10 step ramp to overcome a 50mm floor level difference, required to provide plumbing to the WCs, whilst not compromising the original fabric of the building. On both level 01 and level 02 only right hand

transfer WCs are provided. Review is required to provide a balance of right and left hand transfer WC's to allow users with a range of mobility issues to use the facilities effectively. Each bank provides a unisex accessible WC and six self-contained toilets with basins. Male and Female ambulant WCs are provided to reflect the general provision. Suitable circulation spaces are provided within and outside the WCs.

Recommendations:

- (i) Provide the level 01 or level 02 accessible toilets in mirror reverse layout to become left hand transfer WCs, and provide a balance of types within building to satisfy DDA Premises Standards Part F2.4.
- (ii) Ensure layout fixtures and fittings within accessible and ambulant WCs are provided in accordance with AS1428.1:2009.
- (iii) Ensure the exposed sides to the 1:10 Ramp to the WCs have a 45 degree splay for safety (transverse traffic) or are protected by a suitable side barrier, compliant with AS1428.1:2009.
- (iv) The 1:10 Ramp to the WCs is to be suitably slip-resistant, compliant with AS4586/HB198. Consideration to be made of a material that visually contrasts with the upper and lower floor levels to improve detectability/safety. (advisory)

8.4. Bay 12 WCs

Due to spatial and environmental constraints within the basement, which is approx. 1.2m below the ground level FFL facing the Promenade, level access to the Bay 12 WCs cannot be achieved. As a result stair access only is provided from the outdoor area on ground level, and no accessible WC is proposed at this toilet bank. This will impact on anyone dining inside or outside Bays 11-12 at ground level that requires use of an accessible WC, as they will need to utilise the Bay 6 amenities (including accessible toilet).

A performance-based solution to satisfy BCA performance requirements will be pursued for the absence of an accessible toilet within the Bay 12 basement amenities. It will be based on alternate accessible path of travel being provided to the accessible amenities provided in Bay 6 with directional signage and the new stairs down to the basement amenities being designed to enhance access for people with ambulant disabilities.

It is noted that the furthest distance of travel (from the ground floor proposed outdoor seating at Bay 12) to Bay 6 is approximately 90m and that the accessible path of travel from bay 11/12 at ground level will require partial use of public Promenade area due the stair access between bay 10/11.

Ambulant WCs are provided within the Bay 12 male and female bank, in accordance with AS1428.1:2009. There is appropriate circulation space between the entry doors to each male and female toilet bank leading to the ambulant cubicles as required to facilitate appropriate access for people with ambulant disabilities that may be using mobility aides (walking sticks, canes, crutches etc.).

At level 1, the low-rise platform lift provides an accessible path of travel from the Bay 12 outdoor dining area to the Bay 9 amenities (including

accessible toilet), via the Bay 10/11 tenancy or alternatively via the step-free connecting footpath to the Hickson road entry into Bay 9. This provides equitable access to sanitary facilities for people using wheelchairs that are dining on bay 12, level 1 outdoor terrace.

Recommendations:

- (i) Ensure fixtures and fittings within the Bay 12 ambulant WCs are provided in accordance with AS1428.1:2009.
- (ii) Provide a performance-based solution to satisfy BCA performance requirements for the absence of accessible WC within basement amenities (bay 12) accessed from the outdoor area on ground level. This will require an accessible path of travel (1000mm min. clear width with wheelchair turning areas 1540mm W x 2070mm L at 20m max. intervals) to the accessible amenities in Bay 6 from the outdoor areas with directional signage, compliant with AS1428.1:2009. The stairs to basement amenities will also need to be designed with stair geometry to enhance access for people with ambulant disabilities, compliant with AS1428.2 (ie. tread between 275-300mm; riser between 150-165mm).

8.5. WC Signage

The numerous tenancies within the development share amenities, which are provided in the circulation Bays (3, 6, 9, 12). A well-considered signage strategy will be crucial in minimising journey times and directing members of the public to the nearest and most convenient sanitary facilities.

This will be critical for those looking for the nearest accessible WC, particularly those dining in the outdoor area at Bay 12, as WCs within bay 12 amenities, at basement/ground level are not accessible, therefore the nearest accessible facilities are located on the Ground Floor of Bay 6 or at level 01 in Bay 9.

A clear and consistent signage strategy is a critical element of the performance-based solution, where in some places a considerable journey (more than 50m) is required to the nearest sanitary facilities.

Recommendations:

- (i) Provide directional and identification signage for all sanitary facilities, accessible toilets (including left or right handed use), and ambulant toilet facilities. Facilities should be identified by the use of raised text, Braille and symbols.
- (ii) Signage to comply with BCA part D3.6 and AS1428.1:2009.