

ALTUS PAGE KIRKLAND

CAMPBELL'S STORES

DA ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL v3

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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.
- (ii) 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 an alternative solution report by fire engineer to address the clear width of stairs being less than 1m.
- (iii) 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.
- (iv) 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.
- (v) Provide alternative solutions to meet BCA performance requirements for the following:

- Section 6.2 in the absence of access to and within all tenancy areas. The alternative 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;
 - Section 8.4 in the absence of accessible path of travel to basement amenities (bay 12) from the outdoor area on ground level. This alternative 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.
- (vi) Provide an alternate accessible path of travel (eg. lift), within reasonable proximity from the new bay 12 stairs at the pedestrian promenade site boundary entry point at ground level to the covered level 01 area to satisfy DDA Access to Premises Standards and BCA Part D3.2.
- (vii) 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.
- (viii) 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 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 elevation, upgrades to fire egress, remediation works, restoration works, expansion of the outdoor dining area, construction of a new structure 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 and visitors. 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 2015
- 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 lead to the elevated footpath area. The stairs are proposed to be retained, but relocated, with the introduction of new tapered steps.

Recommendations:

- (i) Provide 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. Note: cobble paving surfaces are not generally compliant with AS1428.1 due to uneven surface profile variations.

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 14 x tenancies within, located as follows:

Tenancy	Bay/associated outdoor area	Level
1	1,2 + outdoor	Ground
2	3,4 + outdoor	Ground
3	5 + outdoor	Ground
4	7 + outdoor	Ground
5	8,9 + outdoor	Ground
6	10,11(partial) + outdoor	Ground, level 01
7	12	Ground, level 01, 02, roof terrace
8	1,2 + outdoor	Level 01
9	4,5 + outdoor	Level 01
10	7,8 + outdoor	Level 01
11	10,11 (partial)	Level 01
12	1,2	Level 02
13	4, 5, 6, 7, 8	Level 02
14	10,11	Level 02

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

Of the total 14 x proposed tenancies within the development, 13 x tenancies (existing bays 1-11) are proposed as restaurants and 1 x tenancy (new bay 12) is proposed for retail.

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 build 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 to level 01 to 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 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.

Recommendations:

- (i) Ensure the new alternate entry door level 01 to tenancy (bay 1), is 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.

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. 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 - Alternative Solution

Due to the significant heritage nature of the building, and the constraints of working with the existing floor levels of the various bays, an alternative 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 alternative 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 alternative 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:

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- (i) Provide an alternative solution to meet BCA performance requirements to achieve access to and within tenancy areas to the degree necessary. The alternative 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 alternative solution are clearly documented and communicated to all future tenants, 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 in 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 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 an alternate 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 constant 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 entrance/s covered 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 that extend from the building (between bays 10-11) in an easterly direction towards promenade. These are an access barrier for people with mobility impairment to/from the outdoor seating in bays 11-12 to bays 1 – 10. An alternate accessible linkage between these areas is available via the promenade/ public domain area. Given much of outdoor seating in front of bays 11/12 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 (bays 11-12) as part of the alternative solution for basement toilets (bay 12). Refer to Section 8.4.
- (iii) Ensure all stairs are designed in compliance with AS1428.1:2009.

- (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 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.

7. NEW BAY 12

7.1. General and Building Approach

New bay 12 is separated from the existing Campbell Store's building, with no internal connection proposed. Bay 12 is elevated from Hickson Road to maintain clear sightlines across Circular Quay and accommodate a large tree being retained. There is a level 01 covered main entrance area to the bay 12 tenancy that includes a passenger lift and entry stairs.

The paths of travel from Hickson Road leading to this level 01 covered entry area have reasonable gradients that can comply with AS1428.1:2009. The new stair from the pedestrian promenade, ground level to the covered level 01 entry area (approx. 1.85m height variation) is not accessible to people with mobility impairment and an alternate accessible path of travel is required (eg. lift) to satisfy DDA Access to Premises Standards and BCA Part D3.2. Review is required of the stair design to ensure that required handrails do not protrude into transverse paths of travel and that columns are suitably enclosed to impede access for safety.

There is an existing external step free linkage from the pedestrian promenade to Hickson Road and the covered level 01 entry area via a wide graded ramp/partial service road. This existing linkage (located between new bay 12 and the current Hotel development) has an inconsistent steep to moderate gradient and is not compliant with AS1428.1:2009. While there may be scope to improve the accessibility/safety in this area, it cannot be relied upon to provide an accessible path of travel in lieu of the new stairs to level 1. This eastern area is within the Campbell's Cove public domain and will be works by others subject to a separate future development application.

Recommendations:

- (i) Provide an alternate accessible path of travel (eg. lift), within reasonable proximity from the new bay 12 stairs at the pedestrian promenade site boundary entry point at ground level to the covered level 01 area to satisfy DDA Access to Premises Standards and BCA Part D3.2.
- (ii) Ensure new external stair to level 1 is designed in compliance with AS1428.1. The base riser will need to be recessed from building line or a suitable side barrier built on either side of the required handrail extensions. The columns will need to be enclosed/have access impeded so as not to create obstacles/safety hazards on stair flights.

7.2. Bay 12 Main Entry

The accessible main entrance to the bay 12 retail tenancy is the passenger lift, from the level 01 covered entry area. It is located directly adjacent to a main entry door leading to common-use stairs to the tenancy. Entry is via a large automatic sliding door with 850mm min. clear width, compliant with AS1428.1:2009.

The entry stairs are shown with 1000mm min. clear width between handrails on both sides with suitable extensions. They extend from level 01 up to the

level 05 roof terrace and can incorporate access features in accordance with AS1428.1:2009.

7.3. Paths of Travel

It is understood that bay 12 tenancy will be subject to future development/building applications by third parties. Bay 12 tenancy extends over 4 levels and includes: basement level toilets (for shared use with outdoor table service area), store-rooms; level 01 covered entry area, retail tenancy over levels 02, 03, 04. The bay 12 roof area will not be accessible as is not proposed to be available for common-use ie. restricted for cleaning/maintenance service purposes only.

In general, the open plan design of each level provides flexibility to achieve main paths of travel within the tenancy with appropriate turning/passing areas in accordance with DDA Premises Standards and AS1428.1:2009. There is a doorway on each tenancy between the stairs and the tenancy that has at least 850mm min. clear width, compliant with AS1428.1:2009.

An accessible path of travel is provided between entry level 01 and the basement and all upper retail tenancy levels by the new passenger lift.

Recommendations:

- (i) 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).
- (ii) Ensure an accessible path of travel compliant with AS1428.1:2009 to and within all common-use facilities/areas of tenancy (including internal and external areas).

7.4. Passenger Lift

The passenger lift within bay 12 can provide a continuous accessible path of travel from the entry level 01 to basement and all upper tenancy levels as required by the DDA Premises Standards and AS1428.1:2009. The lift is suitably located adjacent to the new common-use stairs that provide alternate vertical access between the various tenancy levels.

The passenger lift has internal car dimensions of approx. 1400mm W x 1600mm L which as a lift that travels more than 12m height is in accordance with the DDA Premises Standards and AS1735.12. The lift lobbies on each level have sufficient circulation area to allow two people using wheelchairs the space to pass each other and manoeuvre in/out of the lift car, compliant with AS 1428.1:2009 and the DDA Premises Standards.

The tenancy stair will be used as a communication stair and can achieve 1000mm min. clear width between handrails on both sides in compliance with AS1428.1:2009.

Recommendation:

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

8. COMMON SANITARY FACILITIES

8.1. General

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

- Basement, Bay 12 (LH)
- Ground Floor, Bay X (LH)
- Ground Floor, Bay 6 (RH)
- Level 01, Bay 3 (RH)
- Level 01, Bay 9 (RH)
- Level 02, Bay 3 (RH)
- Level 02, Bay 9 (RH)

Each bank of WCs has both male and female ambulant cubicles, and 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 a minimum of 3300mm 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

Within the basement of Bay 12, a compliant left-hand transfer unisex accessible WC is provided with overall room dimensions that can achieve suitable circulation space between the fixtures (WC and basin) compliant with AS1428.1:2009.

The circulation space in the corridor outside the accessible WC meets AS1428.1:2009 as at least 1800mm min. corridor width is provided. This corridor also functions as the basement lift lobby and can provide sufficient clear width for wheelchair passing and turning bay within the area in accordance with AS1428.1:2009.

Ambulant WCs are provided within male and female bank, in accordance with AS1428.1:2009. There is at least 1000mm min. clear width between the entry door to the male toilet bank and a free-standing column within corridor, which satisfies the min. clear width path of travel, compliant with AS1428.1:2009.

Due to height constraints within the basement, level access to the accessible and ambulant WCs can only be provided from within the building (bay 12) via the lift. As a result stair access is provided from the outdoor area on ground level which will affect anyone dining inside or outside Bays 7-12 that requires use of an accessible WC.

An alternative solution to satisfy BCA performance requirements will be pursued for the absence of an accessible route to the basement amenities. It will be based on alternate accessible path of travel being provided to the accessible amenities provided in Bay 6 and the 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 outdoor seating at Bay 12) to Bay 6 is approximately 90m and that the accessible path

of travel from bay 11/12 will require partial use of public promenade area due to the stair access between bay 10/11.

Recommendations:

- (i) Ensure fixtures and fittings within accessible and ambulant WCs are provided in accordance with AS1428.1:2009.
- (ii) Provide an alternative solution to satisfy BCA performance requirements for the absence of accessible path of travel to basement amenities (bay 12) 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).
- (iii) Consideration for the free-standing column within corridor to have 30% min. luminance contrasting colour to background surface to improve detectability/safety (advisory).

8.5. WC Signage

The numerous tenancies within the development share amenities, which are provided in the circulation Bays (3, 6 and 9). A well-considered signage strategy will be crucial in minimising journey times and directing members of the public to the nearest and most convenient 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 are not accessible from this space, therefore the nearest facilities are located on the Ground Floor of Bay 6. A clear and consistent signage strategy is a critical element of the alternative solution, where in some places a considerable journey (more than 50m) is required to the nearest sanitary facilities.

Recommendations:

- (i) Provide 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.