

GROSVENOR PLACE NORTH PLAZA

ACCESS REVIEW

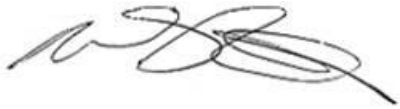
Morris-Goding Accessibility Consulting

FINAL

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REPORT REVISIONS		
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10.07.2015	Final	DA-4_100_Location Plan, DA-4_101 Site Link George St Level Plan-01, DA-4_102 Site Link Harrington St Level Plan-01, DA-4_103_George Street Level Plan, DA-4_104_Harrington Street Level Plan, DA-4_105_North Plaza Plan, DA-4_106_North Upper Plaza Plan, DA-4_107_Harrington Street Glass Awning and DA-4_108_Elevations & Wayfinding Totem.

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the North Plaza at Grosvenor Place, located at 225 George Street 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 development has been reviewed to ensure that site access, ingress and egress, common area access, circulation areas and passenger lifts comply with relevant statutory guidelines.

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

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

2. INTRODUCTION

2.1 General

Morris-Goding Accessibility Consulting has been engaged by EVC to prepare an access report for the North Plaza at Grosvenor Place located at 225 George Street Sydney NSW.

From the information provided the plaza covers a single level with various entry points accessed by pathways, stairs and passenger lifts.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development,
- Provide a report that will analyse the provisions of disability design of the development, and,
- Recommend solutions that will ensure the design complies with the Federal Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code), and Building Code of Australia (BCA) and AS 1428 series.

2.2 Objectives

The Access Review Report considers user groups, who include staff and visitors.

The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

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

The Report seeks to provide compliance with the DDA.

In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3 Limitations

This report is limited to the accessibility provisions of the building in general.

It does not provide comment on detailed design issues, such as: internals of accessible, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSI's, handrail design and signage, etc. that will be included in construction documentation.

2.4 Statutory Requirements

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

- Disability Discrimination Act 1992
- DDA Access to Premises Standards 2010 (including DDA Access Code)
- BCA 2015 - Building Code of Australia

- AS1428.1 – 2009 (General Requirements for Access)
- AS1428.4.1: 2009 - (Tactile Ground Surface Indicators)
- AS1735.12: 1999 - (Lifts, Escalators, & Moving Walks)
- City of Sydney Development Control Plan 2012

3. INFORMATION ACCESSIBILITY REQUIREMENTS

3.1 Disability (Access to Premises – Buildings) Standards 2010

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

Compliance with the DDA Premises Standards can be triggered when an application for a construction certificate (CC) or complying development certificate (CDC) is lodged. For example, the erection of a building, alterations and additions to an existing building and an application for a change in building use where building works are proposed or required to meet fire safety standards.

Cosmetically refurbishing (e.g. repainting, tiling, new fixtures) is often classified as maintenance only and can be undertaken as Exempt Development. As such there is no requirement to upgrade these facilities to comply with AS1428.1-2009 and BCA. However, the interpretation of the PCA and a Council DA consent condition may require an upgrade.

3.2 Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities.

The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Under the BCA and DDA Premises Standards it is not compulsory to upgrade existing building elements (unless triggered under the affected part, SEPP CDC 500m2 rule or the new building works) when these elements provide insufficient accessible provisions for people with disabilities.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

3.3 Affected Part

When new building works (e.g. make goods to commercial tenancy, provision of new toilets) is being undertaken in an existing building that requires a building approval (CC or CDC), the requirements for upgrading access are limited to the area of new works and the affected part.

The affected part is defined as the principal pedestrian entrance and the continuous accessible path of travel from the principal pedestrian entrance to the new building works, which needs to be compliant with AS1428.1-2009.

Depending on the location of the new building works in the existing building, the affected part could include the main entry, entry foyer, lift lobbies, passenger lifts, corridors and doorways. The affected part should be reviewed on a case by case basis. The affected part does not include other items such as sanitary facilities and car parking.

3.4 Affected Part Concession Outline

Under part 4.3 of the DDA Premises Standards, lessees or any other persons (building certifier, building developer and building manager) are not required to upgrade the affected part, if an application for approval of building work is made by one of the lessees for work on the area of the building that they lease. This concession does not apply if the building is leased to only one person.

3.5 Lift Concession

Under part 4.4 of the DDA Premises Standards, existing passenger lifts (when triggered under a building approval) require a lift floor that is not less than 1100mm by 1400mm.

4. INGRESS & EGRESS

4.1 Harrington Street Entry

From the information provided, there is wheelchair access provided by the means of an existing 24hrs operating passenger lift service. This passenger lift provides access to and from the Grosvenor Place Plaza for all persons in wheelchair/mobility impairment, compliant with the DDA Access Code 2010 and AS1428.1-2009.

There is also an existing adjacent stair that provides 24hr open pedestrian access

4.2 Essex Street Entry

From the information provided access to the plaza below is via the means of a stair located near the Essex Street footpath. There is no wheelchair access provided from this point.

The plans indicate a new central handrail, compliant with AS1428.1-2009.

Recommendation:

- (i) Provide signage at the stair indicating the existing accessible entry from George Street

4.3 George Street Entry

There is an existing accessible path of travel from the George Street footpath (adjacent fire stair) to within the plaza area, compliant with the DDA Access Code 2010 and AS1428.1-2009.

There is also an adjacent set of stairs that provides access to pedestrians as per the requirements of the BCA 2015 and the DDA Access Code 2010. The stair shows handrails installed on both sides, compliant with AS1428.1-2009.

5. PATHS OF TRAVEL

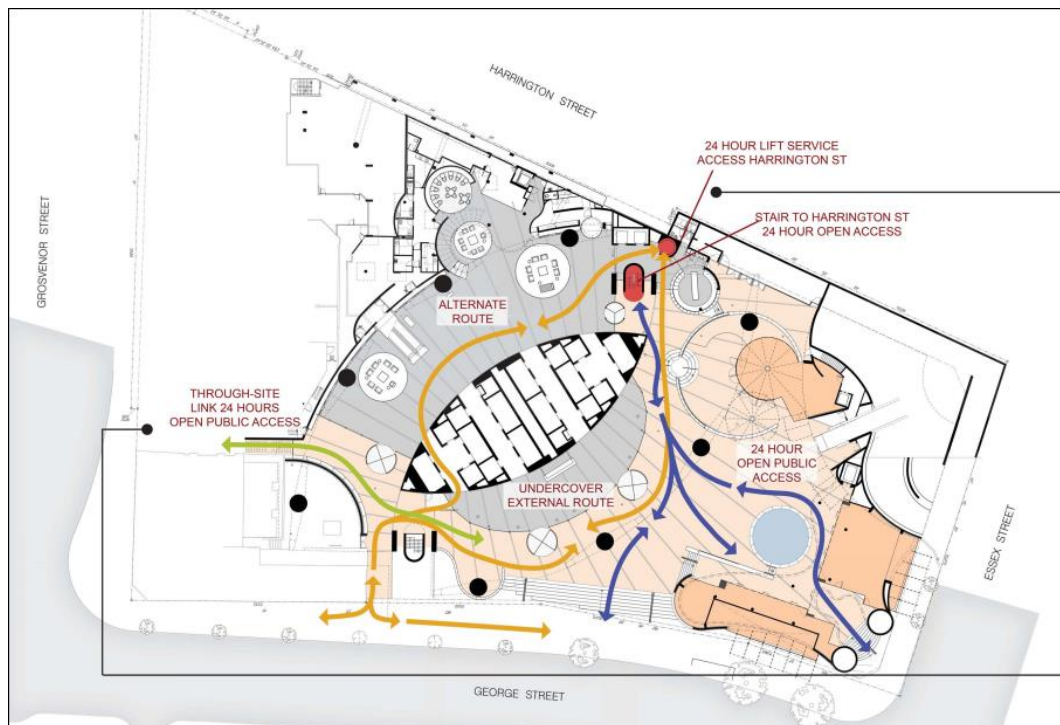
5.1 General

In general, the major paths of travel within the plaza areas that may have high levels of pedestrian use appear to have 1880mm clear widths, compliant as per the requirements of AS1428.1-2009.

The pathways appear to allow a single wheelchair user to make a 180° degree turn in an equitable and dignified manner.

From the information provided the existing escalator within tenancy 5 is to be removed and a new level infill slab installed. Also within this tenancy there is a new stair being installed to provide access to the lobby below. There is an adjacent passenger lift that is accessible from the plaza level and provides wheelchair access to the ground floor of tenancy 5.

The plan below shows the accessible wheelchair path of travel (in yellow/green) as required by AS1428.1-2009.



There is also through site link 24 hours open public access from the northern, southern, eastern & western sides of the plaza, which provide stair access to and within the plaza and the various street entry points.

Recommendation:

- (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) The Grosvenor Place Plaza has a glazed door that leads to the circular lift, which will need to have suitable warning horizontal band in accordance with AS1428.1-2009.

5.2 Passenger Lift

There is an existing passenger lift that provides access between Harrington Street and Grosvenor Place Plaza. A previous site inspection was done to establish an alternative solution report (ie April 2015).

Recommendations:

- (i) Recommendations in the alternative solution report is to be implemented
- (ii) Control panel, and grab rails of Tenancy 5 lift shall comply with AS1735.12

5.3 Stairs

There is an existing located adjacent the Harrington Street circular passenger lift (ie for wheelchair users). This stair will need to be upgraded to provide pedestrian access from Harrington St to the Grosvenor Place Plaza below as per the requirements of AS1428.1-2009.

From the information provided within tenancy 5 there is a new stair being installed to provide access to the lobby.

Recommendation:

- (i) Provide handrails and TGSi at the stair within tenancy 5 as well as the existing stair adjacent the passenger lift in accordance with AS1428.1-2009.

6. MISCELLANEOUS

6.1 Lighting

Recommendation:

- (i) Levels of illumination are required to comply with AS1680.

6.2 Signage

From the information provided there is new illuminated wayfinding totems installed. The main wheelchair access point (circular lift Harrington Street) has an international symbol of access (wheelchair logo) and text sign placed in an obvious location directing people to the circular passenger lift.

The plans indicate the following areas have wayfinding totems installed:

- Near the Harrington St passenger lift;
- Within plaza at the base of the Harrington Street stair;
- George Street stair near tenancy 3;
- Southern side fire stair (near Grosvenor Street);

Recommendation:

- (i) Provide suitable way finding signage to comply with DDA Premises Standards and AS1428.1:2009.