

LEND LEASE (MILLERS POINT) PTY LTD

**BARANGAROO SOUTH,
C3 COMMERCIAL BUILDING**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the proposed Barangaroo South C3 Commercial Building and is an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice to maximize reasonable provisions of access for people with disabilities with regards to the entire development.

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, car parking and toilets comply with relevant statutory guidelines.

In general, the building design has continuous accessible paths of travel. In line with the reports recommendations, the proposed development has demonstrated a reasonable degree of accessibility at DA Stage. There was general compliance with statutory requirements, pertaining to site access, common access areas, and accessible sanitary facilities.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

The main issue is:

- (i) The childcare on level 3 (plan west) would need separate lift access as current access to the passenger lift is via the retail tenancy on ground floor.

2. INTRODUCTION

2.1. General

Lend Lease Millers Point Pty Ltd has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed commercial C3 development located at Barangaroo, Sydney.

This report supports a Project Application submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Application seeks approval for construction of a commercial building (known as Building C3) and associated works at Barangaroo South as described in the Project Description section of this report.

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), Building Code of Australia (BCA) and AS 1428 series.
- The following standards are to be used to implement the Report:
 - AS 1428.1-2009: (General Requirements of Access)
 - AS 1428.4.1 - 2009: (Tactile Ground Surface Indicators)
 - AS 1735.12: (Lifts, Escalators, & Moving Walks)
 - AS2890.6: (Car Parking)
 - BCA 2011 - Building Code of Australia
 - DDA Premises Standards 2010

2.2 Background

The 22 hectare Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Stage 2 and Barangaroo Stage 1 (herein after referred to as Barangaroo South).

Lend Lease was successfully appointed as the preferred proponent to develop Barangaroo Stage 1 (otherwise known as Barangaroo South) on 20 December 2009.

2.3 Planning History and Framework

On 9 February 2007 the Minister approved a Concept Plan for the site and on 12 October 2007 the land was rezoned to facilitate its redevelopment. The Approved Concept Plan allowed for a mixed use development involving a maximum of 388,300m² of gross floor area (GFA) contained within 8 blocks on a total site area of 22 hectares.

Modification No. 1 was approved in September 2007 which corrected a number of minor typographical errors.

On 25 February 2009 the Minister approved Modification No. 2 to the Concept Plan. The Approved Concept Plan as modified allowed for a mixed use development involving a maximum of 508,300m² of gross floor area (GFA) contained within 8 blocks on a total site area of 22 hectares.

On 11 November 2009 the Minister approved Modification No. 3 to the Concept Plan to allow for a modified design for the Headland Park and Northern Cove. The Approved Concept Plan as modified allows for a mixed use development involving a maximum of 489,500m² of gross floor area (GFA) across Barangaroo as a whole.

On 16 December 2010 the Minister approved Modification No. 4 to the Barangaroo Concept Plan. The Approved Concept Plan as modified allows for approximately 563,965sqm Gross Floor Area of mixed use development across the entire Barangaroo site.

This Project Application forms one of a series of individual Applications that Lend Lease will be submitting to deliver Barangaroo South. This Project Application is consistent with the established planning framework for the site, including the approved Concept Plan (as modified).

A Project Application (MP10_0023) has been approved for the bulk excavation and construction of a basement car park to accommodate up to 880 car parking spaces and associated services and infrastructure to support the initial phases of the future development of Barangaroo South. A Section 75W Modification Application was subsequently submitted seeking to modify MP10_0023 to extend the area of the approved basement to the south. This modification was approved by the Minister for Planning on 3 March 2011.

A further Section 75W application has been submitted to the Department of Planning and Infrastructure (the Department) and is currently being assessed, which seeks the Minister's approval to modify the depth of the excavation and change the reduced levels of the basement structure, using the same construction methodology as detailed and approved as part of the original project application. This includes:

- reduced excavation and bulk earthworks;
- reduced structural works – foundations, basement levels, perimeter retention system etc; and
- installation of associated services and infrastructure to support the initial phases of the future development of Barangaroo South.

A project application for the first commercial building, known as C4, was submitted to the Department of Planning on 29 October 2010. This application sought consent for construction and use of a new commercial Building C4 with a maximum 98,514m² GFA accommodating commercial and retail uses, a child care centre, bicycle parking and associated use and operation of car parking and loading facilities in the basement. Consent was issued by the Minister on 3 March 2011.

A Section 75W application for C4 has been submitted to the Department and is currently being assessed which seeks the Minister's approval to modify certain elements of the approved C4 building, including:

- mix of the uses within the building;
- total GFA;
- shape of floor plates of the podium and the tower elements of the building;
- facade details;
- roof treatment; and
- basement layout.

2.4 Site Location

Barangaroo is located on the north western edge of the Sydney Central Business District, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for the northern half), The Rocks and the Sydney Harbour Bridge approach to the east; and bounded to the south by a range of new development dominated by large CBD commercial tenants.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Stage 2 (also known as Barangaroo Central) and Barangaroo South.

The area of land within which development is proposed under this Project Application extends over land generally known and identified in the approved Concept Plan as Block 3 which comprises Lot 5 in DP 876514.

2.5 Project Description

This Development Application seeks approval for the construction of a 49 storey building, comprising ground floor retail, a commercial lobby, childcare, podium and office tower, provision for associated cars and bicycle parking and the construction of the surrounding ancillary temporary public domain which includes access streets and landscaping.

2.6 Purpose of this Report

This report has been prepared to accompany the Project Application for the C3 Commercial Building and associated works at Barangaroo South. It addresses the relevant Director-General Requirements for the project.

These Director-General Requirements are discussed in the Environmental Assessment Report (EAR) that has been prepared to support the application.

3. INGRESS & EGRESS

3.1. Main Entrance

The main entrance has an automatic sliding door with appropriate clear width and circulation areas in accordance with AS1428.1-2009. There are continuous accessible path of travel to and within the entry foyer to the ground floor banks of lifts that provide vertical access to all floors.

The ground floor foyer circulation areas will allow 2 wheelchair users to pass each other and perform 180 degree turns in accordance with DDA Premises Standards.

It is achievable that the main entries will have continuous accessible paths of travel to adjoining retail areas, public domain areas as well as transport linkages such as ferry wharves.

Recommendations:

- (i) Ensure there is an accessible path of travel from the site boundary to the building entrance, compliant with AS1428.1.

3.2. Retail Entrances

There are 7 retail tenancies around the perimeter of the building on ground floor.

There appears that continuous accessible paths of travel to and within the retail entrances can be achieved. The tenancies are large enough to allow wheelchair users to perform 180 degree turns in accordance with DDA Premises Standards.

Recommendation:

- (i) Ensure retail entry doorways have 850mm clear width in accordance with AS1428.1-2009

3.3. Emergency Egress

Each commercial floor has 2 fire stairs.

Each fire stair has a landing that has been designed to cater for a person in a wheelchair or mobility impairment in event of fire emergency.

Recommendations:

- (i) Ensure fire stair doors (leading to landings) have 850mm clear width (920mm door leaf), compliant with AS1428.1
- (ii) Consider emergency response for people with disabilities, including communications for fire safety refuges, operational lift in the event of an emergency, emergency services with audible and visual warnings and signals to assist people with sensory disabilities

4. PATHS OF TRAVEL

4.1. Retail Paths of Travel

There are accessible paths of travel leading to 2 x lifts from plan east side of the building. These lifts access the retail/restaurant on level 1 and childcare on level 2. Both tenancies on level 1 and level 2 have continuous paths of travel throughout.

The retail area on level 1 (plan west side) can be accessed via 2 passenger lift cars from the retail area on ground floor. This would be appropriate as long as both ground and 1st floor retail areas would be leased as a single tenancy.

Recommendation:

- (i) The childcare on level 2 (plan west) would need separate lift access as current access to the passenger lift is via the retail tenancy on ground floor.

4.2. Commercial Paths of Travel

The path of travel from the ground floor lobby area will be made available via the use of passenger lifts to each commercial floor, compliant with BCA 2011 and the DDA Premises Standards.

There are continuous accessible paths of travel that has provided from ground to office floors 3-17, 19-32, and 34-47 including the basement car parking and associated accessible car bays, via multiple banks of passenger lifts.

There are 2 car park lift that access the basement car park levels from ground floor entry foyer.

There are accessible paths of travel on all floors leading to meet areas, sanitary amenities and lift lobbies.

The proposed building floor plans demonstrates that sufficient floor area will exist for the circulation areas in front of all lifts on all floors to be able to achieve appropriate circulation spaces and appropriate manoeuvrability for wheelchair users in accordance with DDA Premises Standards.

Recommendation:

- (i) Terraces on all upper floors (eg levels 3, 4, 5, 19, 35) where there is access for staff will appropriate wheelchair accessibility in accordance with AS1428.1-2009.

4.3. Lifts

Passenger lifts have been provided to all commercial floors from the ground floor lift lobby. The lift lobbies on each floor have circulation areas in accordance with AS1428.1.

All commercial and retail passenger lifts appear to satisfy the minimum internal lift car dimensions as required under DDA Premises Standards.

Recommendation:

- (i) Ensure all lift cars have internal components (control panel, handrails, visual & audio devices) that comply with AS1735.12.

5. AMENITIES & FACILITIES

5.1. Accessible Toilets

There are 2 accessible toilets provided on all commercial floors, which is above the requirements of the DDA Premises Standards.

The accessible toilets have internal dimensions that have been set up for compliance with AS1428.1-2009. There are accessible paths of travel leading to accessible toilets on each commercial floor.

There is an accessible toilet on ground floor adjacent retail areas that is located adjacent banks of male and female toilets. The accessible toilet has internal dimensions that have been set up for compliance with AS1428.1-2009.

The accessible toilets on each commercial floor have a balance of left and right handed pans in accordance with the DDA Premises Standards.

On each commercial floor, an ambulant cubicle has been provided in the male and female toilets in accordance with the DDA Premises Standards. The male and female toilets on ground floor also have an ambulant cubicle in accordance with AS1428.1-2009.

Recommendations:

- (i) Ensure all commercial accessible toilets are designated as unisex
- (ii) Ensure all commercial accessible toilets have required clear circulation area of 2300mm x 1900mm around the toilet pan can be achieved (the wash basin should sit outside this area, and if needed only encroach into this area by 100mm max), compliant with AS1428.1.

5.2. Accessible Car Parking

Accessible car parking will be provided in basement car parking levels. The accessible car bays will be located close to the passenger lifts that will provide access to all upper commercial floors.

Recommendations:

- (i) Ensure 1% of total commercial car bays provided are to be designated as accessible car bays, in accordance with BCA Part D3 Table D3.5 and the draft DDA Premises Standards.
- (ii) Ensure the accessible car bays have a vertical clearance of 2.5 metres above the bay, and 2.2 metres vertical clearance leading to the bay

6. MISCELLANEOUS

6.1. Lighting

Recommendation:

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1680.

6.2. Signage

Recommendation:

- (i) Signage to comply with BCA part D3.6.