

**GL INVESTMENT COMPANY**

**161 SUSSEX STREET  
REDEVELOPMENT  
EXECUTIVE LOUNGE AND BAR**

**DA ACCESS REVIEW**

**Morris Goding Accessibility Consulting**

**DRAFT**


10th June 2015

REPORT REVISIONS		
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## 1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the proposed executive bar and lounge of 161 Sussex Street 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, 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, 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 the 6<sup>th</sup> passenger lift to levels 11 and 12 is compliant with AS1735.12 and DDA Premises Standards (Affected Part).
- (ii) Ensure corridor and doors on level 11 and 12 on path of travel to new Executive Lounge and Executive Bar achieve 850mm minimum clear width circulation, compliant with AS1428.1:2009 and DDA Premises Standards (Affected Part).
- (iii) Ensure corridor outside sanitary facilities on level 11 and 12 has 1500mm min. clear width, compliant with AS1428.1:2009.
- (iv) Ensure ramp gradients are consistent, and ramps have a continuous handrail across the landing on each side, extending 300mm horizontally past the transition point, compliant with AS1428.1:2009.
- (v) Sliding / concertina doors to the Rooftop Bar on Executive Bar Level 12 should be easy to grip and be easy to operate with limited force. Where concertina doors are used, provide an alternative accessible hinged door adjacent, compliant with AS1428.1:2009.
- (vi) Provide at least one accessible handrail in egress stairs from a required exit, compliant with AS1428.1:2009 as required under BCA 2015 part D2.17.

## **2. INTRODUCTION**

### **2.1. General**

GL Investment Company has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed executive bar and lounge in the 161 Sussex Street hotel redevelopment.

The proposed works consists of:

- Executive Lounge level 11, consisting of a foyer, server, kitchen, store, male and female bathrooms, accessible bathroom and executive lounge.
- Executive Bar level 12, consisting of internal bar, rooftop bar, bar store, cool room, male and female bathrooms and accessible bathroom.

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. 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 2010 Clause 2.1 (5).

The affected part is:

- The principal pedestrian entrance 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.

### **2.3. 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.

## **2.4. Limitations**

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSI's, handrail design, signage, hearing augmentation etc. that will be included in construction documentation.

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.

## **2.5. 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
- AS 1428.1 – 2009 (General Requirements for Access)
- AS 1428.4.1 – 2009 (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- City of Sydney Access Development Control Plan 2004
- City of Sydney Development Control Plan 2012

### **3. INGRESS & EGRESS**

#### **3.1. Affected Part**

The principal pedestrian entrance to the existing 161 Sussex St. building and the path of travel to main hotel lifts being retained is currently being developed to comply with AS1428.1:2009 and DDA Access to Premises Standards (Affected Part) as part of S96 modification 3.

Entry to the Executive Lounge on level 11 is through the existing hotel south block, via the additional 6th lift to the 11th floor (part of S96 modification 5 application SSD4972). The 6th lift services both the Executive Lounge level 11 and Executive Bar level 12, from the main hotel entry lobby.

The Executive Lounge on level 11 is accessed through an existing corridor that leads to the entry of the new development.

Entry to the Executive bar on level 12, is connected by a corridor linking the lift foyer to the new development.

##### *Recommendations:*

- (i) Ensure the 6<sup>th</sup> passenger lift to levels 11 and 12 is compliant with AS1735.12 and DDA Premises Standards (Affected Part).
- (ii) Ensure corridor and doors on level 11 and 12 on path of travel to new Executive Lounge and Executive Bar achieve 850mm minimum clear width circulation, compliant with AS1428.1:2009 and DDA Premises Standards (Affected Part).

#### **3.2. Main Entry**

The Executive Lounge level 11 main entry is accessed via the existing south block corridor. Two 1:14 ramps with a 90 degree change in direction connect the existing part to the Lounge foyer. The ramped entry is designed in accordance with AS1428.1:2009.

The Executive Bar at level 12 is connected to the existing hotel south by three 1:14 ramps with a 90 degree change in direction. The ramped entry is designed in accordance with AS1428.1:2009.

##### *Recommendation:*

- (i) Ensure ramp gradient is consistent, and ramps have a continuous handrail across the landing on each side, extending 300mm horizontally past the transition point, compliant with AS1428.1:2009.

#### **3.3. Emergency Egress**

The existing fire stairs within the hotel building are proposed to be extended from ground floor up to both Executive Lounge level 11 and Executive Bar level 12.

##### *Recommendations:*

- (i) Provide at least one accessible handrail in 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).



## **4. PATH OF TRAVEL**

### **4.1. General – Executive Lounge**

The continuous accessible path from the main entry enables access to all public areas, including the foyer, lounge and sanitary facilities.

There is generally an open plan layout and the Foyer areas provide 1800mm minimum width which will allow 2 wheelchair users the ability to pass each other travelling in the opposite direction. The corridor outside the sanitary facilities has 1200mm min. clear width in accordance with the circulation space requirements set out in the City of Sydney Access Development Control Plan, however needs minor increase to enable a wheelchair user to turn 90 degrees to enter and for door circulation space to the accessible toilet.

*Recommendations:*

- (i) Ensure corridor outside sanitary facilities has 1500mm min. clear width, compliant with AS1428.1:2009.
- (ii) 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).
- (iii) Furniture in the lounge to not protrude into the minimum (1200mm) unobstructed accessible path of travel to comply with AS1428.2:1992 and the City of Sydney Access Development Control Plan.

### **4.2. General – Executive Bar**

In general, the main paths of travel and corridors throughout the bar have suitable clear widths that will allow appropriate turning and passing areas in accordance with DDA Premises Standards and AS1428.1:2009. The corridor outside the sanitary facilities meets the 1200mm clear width in accordance with the circulation space requirements set out in the City of Sydney Access Development Control Plan however needs minor increase to enable a wheelchair user to turn 90 degrees to enter and for door circulation space to the accessible toilet.

*Recommendations:*

- (i) Ensure corridor outside sanitary facilities has 1500mm min. clear width, compliant with AS1428.1:2009.
- (ii) 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).
- (iii) Fixed furniture / Furniture in the bar to not protrude into the minimum (1200mm) unobstructed accessible path of travel to comply with AS1428.2:1992 and the City of Sydney Access Development Control Plan.

### **4.3. Reception, Foyer and Servery**

The reception desk at Executive Lounge level is located in a clearly identifiable position within the Foyer, and has an unobstructed approach.

There is a 1200mm minimum clear width path of travel to the reception desk and appropriate turning areas for wheelchair users, suitable under AS1428.1:2009 and the DDA Premises Standards.

The Servery at Executive lounge level has adequate 1200mm minimum clear circulation space.

*Recommendations:*

- (i) Consideration for reception in Foyer to have accessible split-level public counter section lower height area of 870mm, with appropriate under bench clearances, compliant with AS1428.2 (advisory).
- (ii) Consideration for any self-service areas to have a continuous counter at a height of 850mm to allow a disabled person to manoeuvre a tray (advisory).

#### **4.4. Doors**

Generally new doors to and within common-use areas required to be accessible can achieve 850mm min. clear widths and suitable door circulation areas to allow a person in a wheelchair to operate the doors, in accordance with AS1428.1:2009.

The Executive Bar has glazed sliding panels / concertina doors opening out on to the rooftop bar deck.

*Recommendations:*

- (i) Ensure all new doorways (hinged and sliding) provide at least 850mm clear width (generally a 920mm door leaf) with suitable door circulation space, compliant with AS1428.1:2009.
- (ii) Sliding / concertina doors to the Rooftop Bar on Executive Bar Level 12 should be easy to grip and be easy to operate with limited force. Where concertina doors are used, provide an alternative accessible hinged door adjacent, compliant with AS1428.1:2009.

#### **4.5. Staff Back of House Areas**

The staff back-of house areas are predominantly located behind the servery on level 11, and bar on level 12. These areas include: kitchen, plant room, bar store and cool rooms. Due to the potential health/safety hazards in these areas for people with disabilities due to required room equipment and intended use of these areas it is deemed reasonable that these areas are addressed by the DDA Premises Standards Part D3.4 Concession. As such an accessible path of travel to and within these areas, compliant with AS1428.1 is not required.

## **5. COMMON FACILITIES & AMENITIES**

### **5.1. Public Sanitary Facilities**

At Executive Lounge level 11 and Executive Bar level 12 both Male and Female toilets are provided, each with one ambulant cubicle. Both levels provide a wheelchair accessible WC as required under DDA Premises Standards Part F2.4.

### **5.2. Accessible Sanitary Facilities**

Unisex accessible facilities are provided on both Executive Lounge level 11 and Executive bar level 12. The facilities are in accordance with AS1428.1:2009 and the DDA Premises Standards. An accessible path of travel to the accessible WC is achievable (refer to Section 4.1 and 4.2). The overall room dimensions of the accessible WCs (2400mm x 2100mm) can achieve suitable circulation space between the fixtures (WC and basin) compliant with AS1428.1:2009.

A choice of Accessible WC layout has been provided with left-hand transfer on Executive Lounge level and right hand transfer on Executive Bar level. This will cater for those who have limited mobility on one side.

*Recommendation:*

- (i) Ensure fixtures and fittings within accessible WCs are provided in accordance with AS1428.1:2009.

### **5.3. Ambulant Sanitary Facilities**

Within the male and female amenities on both Executive Lounge level 11 and Executive Bar level 12, there are suitable circulation areas leading to and within required ambulant cubicles, compliant with AS1428.1:2009.

*Recommendations:*

- (i) Doors to ambulant cubicles should have a minimum opening width of 700mm with a 900 x 900mm clear circulation space outside the cubicle.
- (ii) Ambulant cubicles must be between 900mm and 920mm in width, with a minimum 900mm clear approach of the pan, compliant with AS1428.1.
- (iii) Grabrails must be provided in accordance with AS1428.1:2009.

### **5.4. Signage**

*Recommendations:*

- (i) Provide identification signage for all sanitary facilities, spaces with hearing augmentation systems, 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 where applicable AS1428.1:2009.