

ALTUS PAGE KIRKLAND

CAMPBELL'S STORES

BAY 12 SECTION 96 ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the proposed Section 96 modifications to the works at Bay 12 of the Campbell's Stores redevelopment, 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 Section 96 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.

2. INTRODUCTION

2.1. General

Altus Page Kirkland has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed Section 96 amendments to Bay 12 at the redevelopment of Campbell's Stores located at 7-27 Circular Quay, The Rocks NSW.

The proposed works consist of:

- Redevelopment of Bays X-11 (DA approved works, no change)
- Development of a new outdoor covered dining area with amenities and elevated public viewing terrace in Bay 12 (the subject works of this Section 96 application)

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 (as a whole) 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, and the subdivision of spaces for sub-lease tenancies within Campbell's Stores.

The proposed Section 96 modifications to Bay 12 involve the outdoor dining area lowered to Promenade level with attached amenities, the roof to which offers a public terrace overlooking Circular Quay and accessible from Hickson Road via new stairs and ramp.

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, 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 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.

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 Approaches to Bay 12

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 is an existing heritage sandstone stair at the end of the building near Bay 12 that connect to an existing elevated footpath area behind the existing sandstone wall. The reconstruction of the 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.

3.3. The Promenade Approaches to Bay 12

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 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.

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. BAY 12

4.1. Bay 12 Approaches and Path of Travel

Bay 12 is proposed as an outdoor covered dining area at Promenade level with attached amenities bank. Situated directly over the amenities, to the roof of the structure, is a public terrace accessible from Hickson Road. The design seeks to maintain clear sightlines across Circular Quay, and accommodate a large tree being retained on the site.

The paths of travel to Bay 12 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 Public Terrace, there is an approximate 330mm height variation. Equitable access between these two areas 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 ramp, located adjacent in accordance with DDA Premises Standards.

The outdoor dining area is directly accessible from the Promenade with step-free and level entry. 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.

The Bay 12 Public Terrace and Promenade level outdoor dining area have 2.6m of vertical level difference however are effectively connected via the area north of the development (between Bay 12 and the Hyatt Hotel), although it is noted that a step free path of travel must involve retracing part of the journey back along Hickson Road to meet the external footpath. This existing step-free linkage (between Bay 12 and the Hyatt Hotel) 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 and ramps are designed in compliance with AS1428.1:2009.

- (iii) 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).
- (iv) 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.

5. COMMON SANITARY FACILITIES

5.1. General

The Section 96 amendments maintain a bank of amenities at Bay 12 however where previously stair only access these are now level entry from The Promenade.

This bank of toilets includes a unisex accessible WC, separate male and female compartments (including an ambulant compartment for each), compliant with DDA Premises Standards Part F2.4.

5.2. Bay 12 WCs

Within Bay 12 an accessible right-hand transfer unisex WC is provided, the dimensions and design of which are in accordance with AS1428.1:2009. Compliant ambulant WCs are also provided separately for both male and female.

There is an accessible path of travel to this accessible WC from the Promenade via the covered outdoor dining area. There is an entrance gate to the facility however members of the public are not expected to operate this as it will be in a held open state during operating hours. A 1:10 grade step ramp compliant with AS1428.1:2009 must be taken to access the level of the facility.

The circulation space in the corridor forward of the toilets meets AS1428.1:2009 and is sufficient for a wheelchair user to make a 180 degree turn and for a wheelchair passing space. There is suitable door circulation to the accessible and ambulant toilets in accordance with AS1428.1:2009.

5.3. WC Signage

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.