

**BOVIS LEND LEASE**

**DARLING WALK**

**ACCESS REVIEW**

**Morris-Goding Accessibility Consulting**

**FINAL v3**

16<sup>th</sup> June 2008

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## 1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design of the Darling Walk commercial towers and 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 and strategies to maximise reasonable provisions of access for people with disabilities.

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

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed development has demonstrated a reasonable degree of accessibility. The proposed drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

The main recommendations that have arisen from the access review include

- In line with the Council Access DCP and AS1428.1, provide an alternative hinged or sliding door near the revolving door
- 1% of commercial car parking needs to be designated as accessible car parking and positioned adjacent the lift core of north and south towers

## **2. INTRODUCTION**

### **2.1. General**

Bovis Lend Lease has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed Darling Walk development.

The development consists of a north and south commercial tower, including ground floor retail and basement car parking.

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.

### **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. Statutory Requirements**

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

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities accommodated)
- AS 1428.4 - (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- City of Sydney Access DCP (2004)

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

#### **3.1. North & South Tower Entrance**

In line with the BCA and DDA Premises Standards, there is a continuous wheelchair accessible path of travel from the allotment boundary to each main entrance of the north and south tower. Entry into each building is via revolving doors.

There are accessible paths of travel leading from the main entrances to Tumbalong Park and the colonnades in front of each building. These accessible paths of travel have sufficient width and circulation area in accordance with AS1428.2 and City of Sydney Access DCP.

*Recommendations:*

- (i) In line with the Council Access DCP and AS1428.1, provide an alternative hinged or sliding door near the revolving door
- (ii) The accessible entry door shall have a minimum 850mm clear width (920mm) door leaf compliant with AS1428.2.

#### **3.2. Emergency Egress**

There are 3 fire stairs within each of the north and south end commercial towers. These stairs are located adjacent to the bank of toilets connecting levels 1 – 3 and the basement car park to the ground floor.

There are 2 fire stairs in each of the remaining upper office levels found within the north and south commercial towers. Similarly, the emergency stairs are located adjacent to the male and female bank of toilets. These stairs also access the ground floor area.

*Recommendation:*

- (i) Consider the fire stair doors (leading to landings) to have 850mm clear width, compliant with the DDA.

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## **4. PATH OF TRAVEL**

### **4.1. General**

The main paths of travel throughout all levels within both commercial towers have appropriate circulation areas. These circulation spaces will allow easy manoeuvrability for wheelchair users in accordance with the DDA Premises Standards.

Each commercial tower has a total of 9 passenger lifts. The lifts provide a continuous accessible path of travel from all basement car parking's to all commercial floors. The lifts are evenly spread through each commercial tower, accessible by wheelchair users from all areas on all levels.

There is bank of male, female and accessible sanitary facilities within each of the 2 commercial towers on all retail and office floors. The location of sanitary facilities is also accessible for wheelchair users from all areas on all levels.

### **4.2. Doors**

There appears to be a balcony on the 2<sup>nd</sup> level found within the south commercial tower. There are 2 hinged doors that lead out onto this area.

*Recommendations:*

- (i) Provide a means of wheelchair access onto the 2<sup>nd</sup> floor balcony found within the south commercial tower. Ensure each door has a minimum 850mm clear width, compliant with AS1428.2.

### **4.3. Stairs**

There is a common use staircase within the ground floor lobby area within each of the north and south commercial tower. The stairs gain access to and from the ground floor to the 1<sup>st</sup> floor north east and south east offices.

*Recommendation:*

- (i) Provide a continuous handrail onto either side for both lobby stairs, compliant with AS1428.1 and tactile ground surface indicators (TGSI), compliant with AS1428.4.

### **4.4. Escalators**

There is an escalator within the ground floor lobby area within each north and south commercial tower.

The stairs gain access to and from the ground floor to the 1<sup>st</sup> floor north east and south east offices.

*Recommendation:*

- (i) Provide tactile ground surface indicators, compliant with AS1428.4.

### **4.5. Lifts**

All lift cars have internal dimensions of 2000mm x 1700mm which complies with AS1735.12 and AS1428.2 and Council Access DCP.

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The lift lobbies on each level have a 3500mm circulation space or greater, which complies with AS1428.2.

From the drawings provided there is a passenger lift within the ground floor MacDonald's restaurant to the 1<sup>st</sup> floor north commercial tower. It would appear as the lift is not part of the base building fit-out.

*Recommendations:*

- (i) Ensure all lift cars have internal components (control panel, handrails, visual & audio devices) that comply with AS1735.12.
- (ii) Ensure all lift lobbies have appropriate audio/visual components and call buttons as specified in AS1735.12

#### **4.6. External Domain**

There are accessible paths of travel from the main entrances of both buildings to the retail forecourt and colonnade areas. These areas have circulation spaces that will allow easy manoeuvrability for wheelchair users in accordance with the DDA Premises Standards.

There are multiple accessible paths of travel leading to and from Tumbalong Park to the building main entrances.

There are accessible paths of travel from the walkways in front of the buildings to the colonnade areas via accessible ramps. There is an accessible path of travel between each colonnade via accessible ramps.

There are accessible ramps leading to the observatory zone.

*Recommendation:*

- (i) Ensure all external ramps have width compliant with AS1428.2

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## **5. SANITARY AMENITIES**

### **5.1. Commercial Accessible Toilets**

There is a bank of male, female and accessible WCs within ground floor south tower, and all upper levels of north and south towers. This is suitable under DDA Premises Standards.

In general, there is a minimum 1600mm (or greater) circulation space in front of all accessible doors. This circulation space is appropriate for wheelchair users, compliant with AS1428.1 figure 12.

Each accessible WC has a 2700mm x 1900mm internal dimension which satisfies AS1428.2 and Council Access DCP.

### **5.2. Public Accessible Toilets**

There is a public accessible toilet within ground floor of north tower. This toilet is within a bank of male and female toilets and is located directly opposite the public car park lifts.

There is an amenities block in the south tower, without details of male, female or accessible toilets.

In general, there is appropriate circulation space in front of the accessible toilet in the north tower. This circulation space is appropriate for wheelchair users, compliant with AS1428.1 figure 12. The accessible WC has a 2700mm x 1900mm internal dimension which satisfies AS1428.2 and Council Access DCP.

#### *Recommendation:*

- (i) In line with the DDA, ensure there is an accessible WC at the south tower amenities block that has suitable circulation area in accordance with AS1428.2.

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## **6. CAR PARKING**

### **6.1. Commercial Accessible Car Parking**

There are 3 basement levels within the north commercial tower. There are also 4 basement levels within the south commercial tower.

There are a total of 800 standard parking bays and an additional 20 accessible parking bays. According to the total amount of car parking provided, the 2.4% of accessible parking bays provided is suitable under DDA Premises Standards and City of Sydney Access DCP.

However, modifications are required to the location of the accessible car bays, due to the positioning of these car bays adjacent the public car park lifts.

Each of the accessible parking bays has 3200mm width, compliant with AS2890.1.

*Recommendations:*

- (i) 1% of commercial car parking needs to be designated as accessible car parking and positioned adjacent the lift core of north and south towers
- (ii) All accessible car parking must have vertical clearance of not less than 2500mm, compliant with Council Access DCP.

### **6.2. Public Accessible Car Parking**

As described above, there is ample accessible car parking for the public car park areas under DDA Premises Standards.

Currently the accessible parking bays are positioned within close proximity to the public use passenger lift compliant with AS2890.1.

All accessible parking bays have 3200mm width, compliant with AS2890.1.

*Recommendation:*

- (i) All accessible car parking must have vertical clearance of not less than 2500mm, compliant with AS2890.1

## **7. MISCELLANEOUS**

### **7.1. 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 AS11428.2.

### **7.2. Signage**

*Recommendation:*

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