



LEND LEASE

LEND LEASE CIRCULAR QUAY (LLCQ)

**CONCEPT DESIGN
ACCESSIBILITY REPORT**

Morris Goding Accessibility Consulting

FINAL v4

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1. LEND LEASE CIRCULAR QUAY (LLCQ)

1.1. Introduction

Morris Goding Access Consulting has been engaged by Lend Lease Development Pty Limited (Lend Lease) to prepare an assessment of the conceptual design that will accompany a Planning Proposal for the proposed Lend Lease Circular Quay (LLCQ) development

The concept design has been developed by Hassell Studio on behalf of Lend Lease.

This report will analyse the concept design with regards to accessibility under the objectives of the DDA and the requirements of the DDA Premises Standards 2010 and provide a statement of accessibility commitments that the project will work towards.

1.2. Project Location

Lend Lease is the proponent.

The site is located at 174- 182 George Street and 33-35 Pitt Street, Sydney NSW.

Land parcels covered by the Planning Proposal relate to:

Informal title	Address	Lot and DP	Ownership
The Pitt Street property	33-35 Pitt Street	Lot 7 DP 629694	Lend Lease (Circular Quay) P/L
The George Street Property	182 George Street	Lot 182 DP 606865	Lend Lease (Circular Quay) P/L
Jacksons on George	174-176A George Street	Lot 181 DP 606865	Lend Lease Development P/L
Mirvac Triangle	Part of 200 George Street development site	Lot 1 in DP 69466 and Lot 4 in DP 57434. The part of the above Lots to which the Planning Proposal relates is referred to as Lot 2 in the draft plan of subdivision Nov 13, 2012 (Issue 7) contained in the executed VPA between the City of Sydney and Mirvac	Mirvac owns the land. Mirvac will transfer the new Lot 2 to the City of Sydney who will then transfer to Lend Lease in return for an equivalent area of completed public realm.

Crane Lane including walkway (aerial bridge)	Crane Lane extending east from George St, then north to Rugby Place	Lot 1 and 2 in DP 880891. Lot 1 is in stratum above Lot 2.	City of Sydney
Rugby Club (Optional Site)	Rugby Place	Lot 180 DP 606866	Wanda One Sydney P/L

1.3. Project Description

The proposed LLCQ development scheme encompasses:

- Demolition of existing commercial office buildings at both 182 George Street and 33-35 Pitt Street (and possibly Rugby Club-optional site) including the removal and disposal of hazardous materials (where relevant).
- The retention, modification and adaptive reuse of Jacksons on George,
- Site preparatory works including (where relevant):
 - the erection of hoardings and overhead protection structures;
 - remediation of contamination;
 - undertaking of archaeological investigation and protection works; and
 - augmentation and diversion of existing infrastructure services.
- The erection of a commercial office tower up to 248m in height and up to 70,000 sq m of GFA including a basement structure accommodating up to 86 commercial cars.
- Delivery of new public realm consisting of a public plaza on George Street and new interconnecting laneway extensions between Underwood Street and Rugby Place.
- The construction of laneway and plaza retail for the purpose of activating the new public realm.
- Internal traffic amendments to Rugby Place.

1.4. Objectives

This Accessibility Report proposes a Statement of Commitments that considers operational modes and user groups in relation to the LLCQ Project. The user groups will include members of the public, visitors, residents and staff members.

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

1. People with sensory impairment;
2. People with mobility impairments; and

3. People with dexterity impairments.

The Statement of Commitments seeks to provide compliance with the DDA. In doing so, it attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

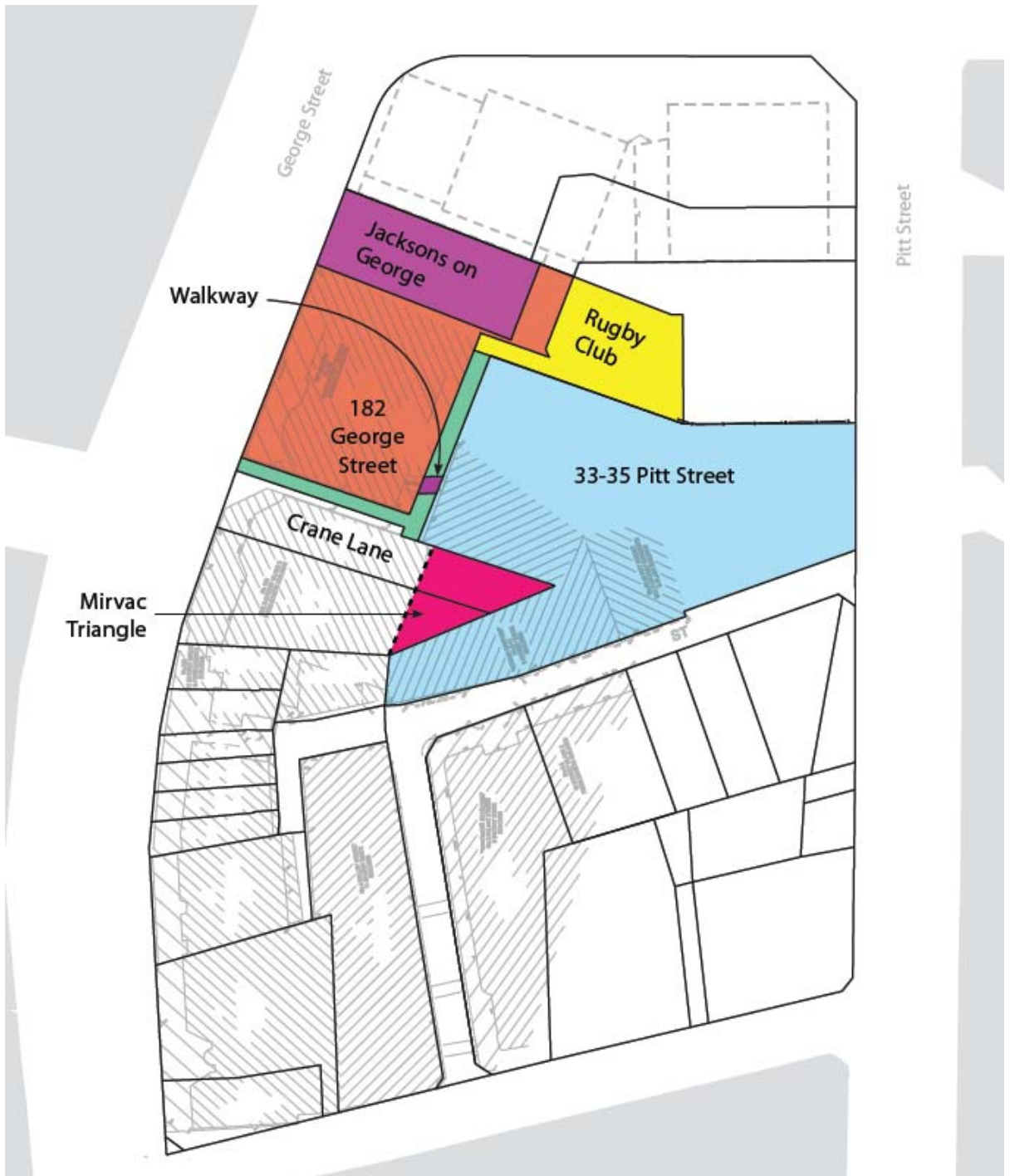


Figure 1: LLCQ Project

2. ACCESSIBILITY STATEMENT

2.1. Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, AS 1428 Series to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The Project Architect (once determined via competitive design competition process) and an appropriately qualified accessibility consultant, will examine key physical elements, to identify physical barriers, and incorporate solutions as a suitable response to disability statutory regulations.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premises, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with the new AS1428 Suite. The developed design will consider all user groups, who include members of the public, visitors, and staff members.

2.2. Standards & Regulations

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with a disability will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (80% of people with disabilities accommodated);
- AS 1428.4:2009 - (Tactile Ground Surface Indicators);
- AS 1735.12:1999 - (Lift facilities for persons with disabilities); and
- City of Sydney Access Development Control Plan.

3. LLCQ SCHEME DESIGN ANALYSIS

3.1. LLCQ Public Domain Design

The Planning Proposal scheme proposes the removal of existing vehicular access from George Street and the creation of a major new public square including establishment of the public domain.

The new public square is proposed to be activated day and night, with new commercial offices, retail and food and beverage fronting the square and laneways, and with the night time economy focussed around the existing Jacksons on George and Rugby Club premises, with both of these premises fronting the new public realm.

The new plaza area/public square will be universally accessible for all members of the public. There will be accessible paths of travel from George Street into the plaza and accessible paths of travel leading to retail and commercial areas that front the plaza.

The design will address the overall precinct connectivity by the creation of accessible site linkages to the new public laneways to the east of the plaza by the creation of lift and/or ramp systems.

The developed design of the new public domain areas will provide a consistent accessible environment through detailed design and planning of integrated accessible network of paths of travel.

This will include the provision of appropriate continuous accessible paths of travel, circulation areas, signage, lighting, seating, handrails, stair, ramps, lift, accessible services and amenities, and accessible pedestrian linkages.

3.2. New Commercial Building Design

The Planning Proposal scheme proposes the revitalisation of part of the APDG block through the redevelopment of two major sites (182 George and 33-35 Pitt) within the centre of the block.

The design allows for the consolidation of floor space across major sites into a single taller tower, facilitating the creation of significant public domain.

The location of the main entrance to the new commercial building lobby is from the George Street plaza and accessible via a bridge link over the new north/south laneway.

The connectivity to Pitt Street and the Rugby Place laneway will be appropriately addressed via provision of a passenger lift. This will ensure that the through site link has appropriate accessibility.

The developed design of the building will provide a consistent accessible environment through detailed design and planning of a new integrated accessible network of paths of travel.

This will include the provision of appropriate continuous accessible paths of travel, circulation areas, signage, handrails, stairs, ramps, lifts, accessible toilet facilities, ambulant cubicles, accessible services and amenities and accessible pedestrian

linkages in accordance with the DDA Premises Standards and the City of Sydney Access DCP.

3.3. Jacksons on George Adaptive Re-Use Design

The existing building is proposed to be retained and is proposed to undergo internal and external refurbishment and upgrades, including the activation of the southern and eastern and western facades at plaza and laneway levels.

The Planning Proposal scheme proposes internal and external improvements to Jacksons on George will provide enhanced day and evening activation of laneways to the south and east.

The location of entrances to Jacksons on George will be addressed within the design to ensure appropriate pedestrian access. The design will consider the existing building being retained with a view to maximising accessibility to and within the building as appropriate. The design will achieve accessible continuous paths of travel throughout the building. The provision of passenger lift within the building is required to address appropriate accessibility. This can be achieved.

The design will address the overall precinct connectivity by provision of accessible linkages to the new plaza area and laneways. The developed design of the building will provide a consistent accessible environment through detailed design and planning of integrated accessible network of paths of travel.

This will include the provision of appropriate continuous accessible paths of travel, circulation areas, signage, handrails, stairs, ramps, lifts, accessible toilet facilities, ambulant cubicles, accessible services and amenities and accessible pedestrian linkages in accordance with the DDA Premises Standards and the City of Sydney Access DCP.

3.4. Laneways Design

The Planning Proposal scheme proposes the creation of an enhanced network of new fine grain, activated streets and laneways which are open to the sky. There will be public domain upgrades to Rugby Place (part) and Underwood Street (part) and a realigned and widened Crane Lane, which will ultimately provide improved connections between Circular Quay and the City's commercial core, and between Pitt and George Streets.

The improvement of the laneways, (which also includes the secondary plaza adjacent the Rugby Club) will improve both accessibility and connectivity to and from external precincts as well access to future retail and dining areas that will be located within the laneways. The design will provide appropriate accessible connectivity to the new plaza area fronting George Street, Jacksons on George Building as well as the new commercial building.

The developed design of the new public domain areas will provide a consistent accessible environment through detailed design and planning of integrated accessible network of paths of travel. This will include the provision of appropriate continuous accessible paths of travel, circulation areas, signage, lighting, seating, handrails, stair, ramps, lift, accessible services and amenities, and accessible pedestrian linkages.

3.5. Rugby Club

Rugby Club is an optional site. If the Rugby Club was to be integrated into the proposed LLCQ development scheme, external improvements to the premises could provide an opportunity for enhanced day and evening activation of the Rugby Place lane way and the adjacent plaza at Pitt Street level.

In this case, the existing Rugby Club building is proposed to be retained and to undergo internal and external refurbishment and upgrades.

While no accessibility assessment has been undertaken, accessibility to and within the building would need to be considered as part any future DA to refurbish and adapt the building.

The Rugby Club building dates back from the early 20th century, although it has been the subject of numerous alterations since then, including two reconstructions following fire.

The entrances to Rugby Club will be addressed within the design to ensure appropriate pedestrian access. The design will consider the existing building being retained with a view to appropriately addressing accessibility to and within the building as appropriate. The design will aim to achieve accessible continuous paths of travel throughout the building. The existing passenger lift within the building is proposed to be modified to address appropriate accessibility provisions.

The amended design of the building will provide, where practicable, a consistent accessible environment through detailed design and planning of integrated accessible network of paths of travel.

This will include, where practicable, the provision of appropriate continuous accessible paths of travel, circulation areas, signage, handrails, stairs, ramps, lifts, accessible toilet facilities, ambulant cubicles, accessible services and amenities and accessible pedestrian linkages in accordance with the DDA Premises Standards and the City of Sydney Access DCP.

Due to the existing and aged premises, alternative solutions may need to be prepared during design development stage.

4. CONCLUSION

MGAC has assessed the LLCQ Planning Proposal Scheme. The Planning Proposal drawings indicate that accessibility requirements, pertaining to site access, common area access, can be readily achieved. It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.

5. APPENDIX - PROFESSIONAL CV

DAVID GODING

Director
Morris Goding Access
Consulting



Access Consultant (B Civ Eng, GDip Man, ACAA)

QUALIFICATIONS

Bachelor of Civil Engineering
 Graduate Diploma Business Management

SPECIAL EXPERTISE

- Strategic Advice
- Schematic/Concept Design,
- Development Design
- Detailed Design & Documentation
- Construction Inspection
- Expert Reports

SELECTED PROJECT EXPERIENCE

- Ivy Nightclub, 320 George Street
- Mean Fiddler Hotel
- Bondi Junction Hotel
- Zeta Bar, Hilton Hotel
- Viridian Resort, Noosa
- Sydney Boulevard Hotel
- The Cross Potts Point
- Ayers Rock Resort – Luxury Tents
- Lost Camel Hotel Redevelopment
- Radisson Hotel Access Review
- Pier Cairns Hotel Access Review
- Headland Hotel Access Review
- Intercontinental Hotel Sydney
- Sydney Hilton Hotel – Access Review and Advice
- Ayers Rock Resort Access Audit

EXPERIENCE

David Goding is director of Morris Goding Accessibility Consulting. David is an expert in accessibility of the built environment and is regarded as one of the pre-eminent access consultants in Australia.

David has provided specialist service to clients throughout Australia, New Zealand, Pacific Countries, Dubai and China. He is a qualified Civil Engineer with over 15 years experience in the building industry and a full member of the ACAA.

David's skill and expertise in complex projects has been integral part in hundreds of successful developments such as commercial, residential, retirement villages, sports stadiums, hospitals, industrial, airports, educational, heritage, hotels, cultural facilities and shopping centres.

The core of David's philosophy rests with logical, practical solutions to progress projects in the most effective way whilst maintaining the seamless integration of access and the demystification of disability.