

SOPA

SITE 4B SYDNEY OLYMPIC PARK

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

22nd January 2007

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the proposed commercial building located at Site 4B Sydney Olympic Park 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 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. The Development Application 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 recommendations in this report pertain to detail associated with the building fitout design and should be carried out during the design development/construction certificate stage.

2. INTRODUCTION

2.1. General

SOPA has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed development located at Site 4B Sydney Olympic Park. The commercial development consists of 6 levels of commercial office space with 3 basement levels of common car parking below.

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
- Access Guidelines Sydney Olympic Park (June 2002)

3. INGRESS & EGRESS

3.1. Main Entrances

Access from the footpath on Herb Elliot Avenue to the main entrance is via 1:20 ramps to automatic sliding doors. There are double doors on the adjacent side of this doorway. These doorways lead out onto the reception waiting area.

There appears to be a level and accessible path of travel from both entrances to the passenger lifts on ground floor.

Recommendations:

- (i) Door components to comply with AS1428.1.

3.2. Emergency Egress

The main accessible emergency egress is via the main entry doors.

There are three fire stairs within the building connecting all office levels and with the ground floor via emergency egress passages. Stairs 1 & 2 also connect the basement car park levels with the ground and upper levels.

Recommendations:

- (i) Emergency services should include audible and visual warnings and signals to assist people with sensory disabilities.
- (ii) Fire stair doors (leading to landings) should have 850mm clear width.

4. PATH OF TRAVEL

4.1. General

The main paths of travel throughout all upper office floors are accessible and have appropriate clear widths and circulation areas, which allow 2 wheelchairs users to pass each other and turn 180 degrees.

There is a common area (café) on the ground level at the front of the building located adjacent to Herb Elliot Avenue and the entry walkway/ramp. Access to the café is via a continuous accessible path of travel to a double doorway, which is located adjacent the bottom of the entry ramp.

There is also an office area located on the ground floor opposite the lift block. Access into the office is via a 1:14 gradient ramp, compliant with AS1428.1, which then leads to a double doorway.

Recommendations:

- (i) The doors to the café at bottom of ramp need to have a landing area of 1:40
- (ii) Ensure ramp leading to office RL22.5 has 1200mm width between handrails.

4.2. Lifts

There are 4 passenger lifts and 1 goods lift accessing all levels within the building.

The lift cars have approximate internal dimensions of 2000mm x 1500mm, which is compliant with AS1735.12 and AS1428.2.

The lift lobbies on each level have appropriate circulation areas.

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

4.3. Internal Stair

There appears to be a stair located on the ground floor leading up to the office area RL22.5. There are also sets of steps leading to café on ground floor.

Recommendations:

- (i) Ensure there are handrails on both sides of stairs in accordance with AS1428.1.
- (ii) Provide tactile ground indicators at the top and bottom of each stair in accordance with AS1428.4.

5. AMENITIES & FACILITIES

5.1. Accessible Toilets

There is a unisex accessible toilet located adjacent to the female toilets on each floor (1-6) of the building. Although the internal dimensions of each toilet comply with AS1428.1 and the SOP Access Guidelines, they do not satisfy the draft DDA standards.

The approach corridors and corridor doors leading to the accessible toilets on each level appear to have circulation areas that do not comply with AS1428.1.

Recommendations:

- (i) In order to fully comply with the DDA, consideration to be given to ensure all accessible toilets complies with AS1428.2.
- (ii) Ensure the corridor door leading to the accessible has 470mm latch side clearance (all floors)
- (iii) At least a clearance of 1350mm is required between door swings of the accessible toilet vestibules on each floor.
- (iv) Accessible toilets componentry to comply with AS1428.1.

5.2. Accessible Car Parking

There are 3 basement levels of car parking available within the building, with approximately 362 car spaces. No accessible car bays have been designated.

Whilst 3% accessible car bays are required by SOPA Access Guidelines, this percentage is more for public car parks rather than commercial office needs

Recommendations:

- (i) Provide 1-2% of total car bays to be designated as accessible.
- (ii) Ensure the accessible car bays have widths of 3.2m and lengths of 5.5m.
- (iii) Ensure the accessible car bays have a vertical clearance of 2.5 metres and a vertical clearance of 2.3 metres leading up to the bay.
- (iv) Ensure there is a safe and accessible path of travel to the lifts from the car bays.

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

Recommendations:

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