



BOVIS LEND LEASE

SITE 4B SYDNEY OLYMPIC PARK

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

16th December 2010

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of 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 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 and toilets 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 an appropriate degree of accessibility. 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.

It is advised that the provisions of the DDA Access Code 2010 are due to be inserted into the BCA from 1 May 2011. The provisions of the DDA Access Code will from that date onwards thereby become mandatory for new building work. If it is anticipated that construction certificate for this project is to be granted on or after 1 May 2011, the immediate adoption of the recommendations in this report that have been made in accordance with the DDA Access Code is advised.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

The main recommendations that have arisen from the access review include:

- (i) Enlarge northern building accessible toilets (levels 00-07) and southern building accessible toilets (levels 00-09) to ensure a clearance of 2300mm x 1900mm around the pan compliant with SOP Access Guidelines, clause 16. The basin is to sit outside of this area.
- (ii) Provide 5 additional accessible car bays adjacent to the lift lobby with internal dimensions of 3.2m compliant with the SOP Access Guidelines, clause 7.3, which requires 3% of total car bays to be accessible.

2. INTRODUCTION

2.1. General

Bovis Lend Lease has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed development located at Site 4B, Sydney Olympic Park.

From the information provided, the development consists of 10 commercial levels with 5 basement level of common car parking below.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (no A03.B01, A03.B01A, A03.B02, A03.000, A03.001, A03.002, A03.006, A03.007, A03.008-010 and A03.011 dated 2nd December 2010),
- 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 Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The report considers user groups such as residents and residential visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✘ People with sensory impairment (hearing and vision)
- ✘ People with mobility impairments (ambulant and wheelchair)
- ✘ 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), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- Sydney Olympic Park (SOP) Access Guidelines 2008

3. INGRESS & EGRESS

3.1. General

Site 4B in Sydney Olympic Park is bound by Herb Elliott Avenue, Olympic Boulevard and two new roads to be completed by SOP. The development consists of two commercial buildings with multiple tenancies located on site.

3.2. Herb Elliott Avenue Entrance

There is a continuous accessible path of travel from the pedestrian footpath near Herb Elliott Avenue into the lobby area of the northern commercial building compliant with AS1428.1:2009, clause 6.1.

The accessible entry is via a hinged door with 850mm clear width compliant with AS1428.1:2009, clause 13.2 and the SOP Access Guidelines, clause 2.11. There is appropriate circulation and clearances at the main entry door compliant with AS1428.1:2009, clause 13.3 and the SOP Access Guidelines, clause 2.11.

From the entry door, there is an accessible path of travel to the passenger lifts compliant with SOP Access Guidelines, clause 2.3. There is a turnstile gateways located before the passenger lifts with appropriate 1100mm clearances suitable for a person in a wheelchair in accordance with SOP Access Guidelines, clause 2.10. The circulation areas in front of the passenger lifts are appropriate for a person in a wheelchair in accordance with AS1428.1:2009 and the DDA Premises Standards. The passenger lifts provide an accessible path of travel throughout all levels of the development.

Recommendation:

- (i) It is preferred under the SOP Access Guidelines that the main entry accessible door is automatic

3.3. Olympic Boulevard Entrance

An accessible path of travel to the southern commercial building is via the pedestrian footpath near Olympic Boulevard. There is an appropriate pathway from the footpath to the accessible entry door in accordance with AS1428.1:2009, clause 6.1 and the SOP Access Guidelines, clause 2.3.

The accessible hinged door has an 850mm clear width compliant with AS1428.1:2009, clause 13.2 and the SOP Access Guidelines, clause 2.11. There is appropriate circulation and clearances on the internal and external sides of the door in accordance with AS1428.1:2009, clause 13.3 and the SOP Access Guidelines, clause 2.11.

There is an appropriate path of travel from the lobby to the passenger lifts compliant with SOP Access Guidelines, clause 2.3. There are turnstile gateways located before the passenger lifts with appropriate 1100mm clearances suitable for a person in a wheelchair in accordance with SOP Access Guidelines, clause 2.10. The circulation areas in front of the passenger lifts are appropriate for a person in a wheelchair in accordance with AS1428.1:2009 and the DDA Premises Standards. The passenger lifts provide an accessible path of travel throughout all levels of the development.

Recommendation:

- (i) It is preferred under the SOP Access Guidelines that the main entry accessible door is automatic

3.4. Emergency Egress

There are 3 emergency egress stair wells in the northern building which leads from the upper levels down to the ground floor with others leading out from the basement levels.

Within the southern building, there are 2 emergency egress stair wells leading from the upper levels down to street level and others leading out from the lower basement car park levels.

All emergency egress stair doors appear to have a clear width of 820mm (890mm door leaf).

Recommendations:

- (i) Ensure all fire egress stairs have 850mm clear widths compliant with the SOP Access Guidelines, clause 2.11.
- (ii) Provide a 1300mm x 800mm refuge area on all floors suitable for a person in a wheelchair compliant with SOP Access Guidelines, clause 2.6. It is recommended that this area be within the fire stair.
- (iii) Should the provision of any emergency systems be installed within the building, the systems should include audible and visual warnings indicators in assisting people with sensory disabilities (best practice).

4. PATHS OF TRAVEL

4.1. External Domain

An accessible path of travel through the site and to retail and commercial tenancies is achieved via the external domain area bound by the 2 new commercial buildings and the proposed Pullman Hotel.

From Herb Elliott Avenue, access to the Colonnade area is achieved via a series of 1:20 walkways (grid ref. L4, G8 and G9) with appropriate landings compliant with AS1428.1:2009, clause 5.2 and the SOP Access Guidelines, clause 2.4.

From the Colonnade, there is an accessible path of travel to the BOH area at grid ref. E5 via the 1:20 walk at grid ref. E4. There are also stairs (grid ref. K4, E6 and E9) which provide a direct path of travel from Herb Elliott Avenue.

Accessible paths of travel have appropriate circulation areas that are wide enough to allow wheelchair users to pass each other in accordance with AS1428.1:2009, clause 6.4 and SOP Access Guidelines, clause 2.3.

Recommendations:

- (i) Relocate tree situated at the base of 1:20 walkway at grid ref. K4 to provide appropriate clearances at the base of walkway compliant with SOP Access Guidelines, clause 2.4. The tree currently appears to encroach into the landing area by 400mm.
- (ii) Provide handrails and TGSIs at stairs (grid ref. K4, E6 and E9) compliant with AS1428.1 and AS1428.4.

4.2. Northern Building

There are 3 commercial/retail tenancies which are accessed on level 00 of the development.

There are appropriate paths of travel to the retail premises located adjacent to the lobby area (grid ref. D9) via dual-hinged doors with 1000mm clear widths compliant with AS1428.1:2009, clause 13.2 and the SOP Access Guidelines, clause 2.11. The door appears to be located on a level area with appropriate clearances and circulation in accordance with AS1428.1:2009, clause 13.3.

The second retail premises (grid ref. D7) is accessible via the 1:20 ramps within the external courtyard area. The dual-hinged entry doors have a clear width of 1000mm with appropriate clearances and circulation in accordance with AS1428.1:2009, clause 13.3 and the DDA Premises Standards.

There is a Retail/Office area located on the southern end of the northern building. There are appropriate clearances to provide a SOP compliant entry accessible by a person in a wheelchair. There are two dual-hinged entry doors accessible via the pedestrian footpath. The doors have 1000mm clear width (1070mm door leaf) compliant with AS1428.1:2009, clause 13.2 and the DDA Premises Standards. There is appropriate circulation around the doors suitable in accordance with AS1428.1:2009, clause 13.3.

From the lobby area, there is an accessible path of travel to the passenger lifts which provides access to the 8 commercial levels above. There are appropriate clearances in

front of the passenger lifts to allow two wheelchair users to pass each other in accordance with AS1428.1:2009, clause 6.4 and the DDA Premises Standards.

4.3. Southern Building

There are 2 commercial/retail tenancies located along the Colonnade which are accessible from the pedestrian footpath near Olympic Boulevard. The dual-hinged entry doors have appropriate 1000mm clear widths with appropriate circulation and clearances at the door in accordance with AS1428.1:2009, clause 13.2 and the SOP Access Guidelines, clause 2.11.

There is a Conference room located adjacent the Retail/Office area along the Colonnade with appropriate clearances to provide a SOP compliant entry accessible by a person in a wheelchair.

From the lobby area, there is an accessible path of travel to the passenger lifts which provides access to the 10 commercial levels above. There are appropriate clearances in front of the passenger lifts to allow two wheelchair users to pass each other in accordance with AS1428.1:2009, clause 6.4 and the DDA Premises Standards.

Recommendation:

- (i) Provide entry doors to Conference room located along the Colonnade with 850mm clear widths (920mm door leaf) and appropriate door circulation in accordance with SOP Access Guidelines, clause 2.11.

4.4. Lifts

There are 2 passenger lifts which travel between the basement levels to level 00. The lifts provide an appropriate continuous accessible path of travel to and from the level 00 lift lobby to the basement levels below compliant with AS1428.1:2009, clause 6.1. The first passenger lift has internal dimensions of 1400mm x 2000mm and the second has internal dimensions of 1600mm x 1600mm which is appropriate in accordance with the DDA Premises Standards and SOP Access Guidelines, clause 2.5.3.

The northern building has 3 passenger lifts with suitable wheelchair access to all commercial floors of the development. The lifts provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the levels above. The lifts have internal dimensions of 1600mm x 2000mm compliant with the DDA Premises Standards and SOP Access Guidelines, clause 2.5.3

There are 5 passenger lifts within the southern building with suitable wheelchair access to all floors of the development. The lifts provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the levels above. The passenger lifts appears to have an internal dimension of 1800mm by 2200mm which is appropriate according to the DDA Premises Standards and SOP Access Guidelines, clause 2.5.3

Recommendation:

- (i) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

5. SANITARY FACILITIES

5.1. General

There is an appropriate path of travel on each level of the buildings to the accessible toilets located adjacent the passenger lifts. There are accessible toilets located on all levels of the development compliant with DDA Premises Standards.

5.2. Northern Building Accessible Toilets (Ground Floor)

There is an accessible toilet located adjacent the passenger lifts on all levels with an appropriate path of travel compliant with AS1428.1:2009, clause 6.1. The toilet airlock door has an appropriate 85-mm clear width compliant with AS1428.1:2009, clause 13.2 and SOP Access Guidelines, clause 2.11.

The unisex accessible toilet has an appropriate 850mm clear width compliant with AS1428.1:2009, clause 13.2 and the DDA Premises Standards. The entry doors have appropriate circulation compliant with AS1428.1:2009, clause 13.3. The accessible toilet has internal dimensions of 1860mm x 2600mm which will need modifications to allow for the design of a SOP complaint accessible toilet.

Recommendation:

- (i) Enlarge accessible toilets to ensure a clearance of 2300mm x 1900mm around the pan compliant with SOP Access Guidelines, clause 16. The basin is to sit outside of this area.

5.3. Northern Building Accessible Toilets (Levels 01-07)

There is an accessible toilet located adjacent the passenger lifts on all levels with an appropriate path of travel compliant with AS1428.1:2009, clause 6.1.

The unisex accessible toilet has an appropriate 850mm clear width compliant with AS1428.1:2009, clause 13.2 and the DDA Premises Standards. The entry doors have appropriate circulation compliant with AS1428.1:2009, clause 13.3. The accessible toilet has internal dimensions of 2330mm x 2040mm which will need modifications to allow for the design of a SOP complaint accessible toilet.

Recommendation:

- (i) Enlarge accessible toilets on levels 01-07 to ensure a clearance of 2300mm x 1900mm around the pan compliant with SOP Access Guidelines, clause 16. The basin is to sit outside of this area.

5.4. Southern Building Accessible Toilets (Ground Floor)

There is an accessible toilet located adjacent the passenger lifts with an appropriate path of travel compliant with AS1428.1:2009, clause 6.1.

Entry into ground floor accessible toilet is via the airlock vestibule is via a door with appropriate 850mm clear width and latch side clearance suitable in accordance with AS1428.1:2009, clause 13.3. The accessible toilet door has a clear width of 850mm compliant with AS1428.1:2009, clause 13.2 and SOP Access Guidelines, clause 2.11.

The accessible toilet has internal dimensions of 2715mm x 2930mm. There is appropriate 1900mm x 2300mm circulation around the pan. The basin sits outside this area and has appropriate circulation compliant with AS1428.1:2009 and SOP Access Guidelines.

5.5. Southern Building Accessible Toilets (Levels 01-09)

The accessible toilets from levels 01-09 is located adjacent the passenger lifts and is accessible via a 900mm clear width door compliant with AS1428.1:2009, clause 13.2 and the SOP Access Guidelines, clause 2.11. There is inappropriate circulation at the door.

The internal dimensions of the accessible toilet are 2585mm x 1915mm which will need modifications to allow for the design of a SOP complaint accessible toilet.

Recommendation:

- (i) Ensure the accessible toilet has an appropriate 510mm latch side clearance compliant with AS1428.1:2009, clause 13.3.
- (ii) Enlarge accessible toilets on levels 01-09 to ensure a clearance of 2300mm x 1900mm around the pan compliant with SOP Access Guidelines, clause 16. The basin is to sit outside of this area.

5.6. Ambulant Cubicles

There are ambulant cubicles located within toilets of all commercial office levels 00-09 and the basement change room.

The ambulant cubicle doors appear to have appropriate clear widths in accordance with AS1428.1:2009, fig. 53b. There are appropriate clearances in front of pan suitable to AS1428.1:2009, clause 16 and the SOP Access DCP.

5.7. Accessible Showers

There is an accessible shower/toilet amenity located adjacent the change rooms on level B1. There is an appropriate path of travel leading to the accessible change rooms via a corridor 1300mm wide in accordance with AS1428.1:2009, clause 6.3 and SOP Access Guidelines, clause 2.3.

The door has appropriate 850mm clear width and appropriate clearances at the door in accordance with AS1428.1:2009, clause 13.2 and the SOP Access Guidelines, clause 2.11. The accessible shower/toilet has internal dimensions of 2440mm x 3010mm. There is appropriate circulation around the pan, basin and shower compliant with SOP accessible shower/toilet.

6. MISCELLANEOUS

6.1. Car Parking

There are 5 levels of basement car parking located on the site with a total of 272 car spaces. In accordance with SOP Access Guidelines, clause 7.3, a minimum of 3%, or 9 car spaces are to be accessible. There currently appears to be 4 accessible car bays with internal dimensions of 2.4m with a shared zone of 2.4m compliant with AS2890.6 (2009).

There is an accessible path of travel from the accessible car bays to the passenger lift lobby compliant with AS1428.1:2009, clause 6.1 and SOP Access Guidelines, clause 2.3. The passenger lifts provide an accessible path of travel to level 00 which connects to other lifts that will take passengers to all levels of the development.

Recommendations:

- (i) Provide 5 additional accessible car bays adjacent to the lift lobby with internal dimensions of 3.2m compliant with the SOP Access Guidelines, clause 7.3.
- (ii) Consideration to provide accessible car bays with 2.4m internal width adjacent a 2.4m shared zone with a bollard at the start of the shared zone compliant with AS2890.6 and the DDA Premises Standards.
- (iii) Each accessible car bay requires a height clearance of 2.5 metres.
- (iv) The approach to each adaptable car parking bay should not have vertical clearance of less than 2.2m.

6.2. Signage

Recommendation:

- (i) Signage to comply with BCA part D3.6 and DDA Premises Standards