

BOVIS LEND LEASE

PARKVIEW PLACE - BUILDING A

**ACCESSIBILITY
REVIEW**

Morris-Goding Accessibility Consulting

FINAL v2

11th November 2009

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design and development of Parkview Place – Building A, 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 report's 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.

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

2. INTRODUCTION

2.1. General

The GPT Group has engaged Morris-Goding Accessibility Consulting, to provide an access design review of the proposed commercial development located at 7 Parkview Drive, Sydney Olympic Park.

The development consists of upper ground floor office and retail plus 4 levels of commercial office space with 3 floors of basement 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 Sydney Olympic Park (SOPA) Access Guidelines, 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
- Sydney Olympic Park (SOPA), Access Guidelines Second Edition – December 2008

3. INGRESS & EGRESS

3.1. Site Entrance

There is an accessible path of travel from Parkview Drive to the ground floor lift lobby via automatic door. The lobby has appropriate circulation area in accordance with AS1428.2. The access pathway is via lift to the upper ground floor commercial building entry doors. This will be in place from OC stage of building A. This access pathway will also be used for the future Building B.

When building B is constructed, there will be an additional accessible path of travel from the footpath to the main entrance of the building via an accessible ramp system. This ramp system will access the upper ground floor of the entrances to buildings A and B.

There is an adjacent entry stair also leading to the main entrance.

From the information provided this area is to be redesigned as it will be a staged construction process. It is noted that SOPA Access Guidelines allows a 60 metre maximum length of ramp system.

Recommendation:

- (i) The ground floor entry stair shall have handrails in accordance with AS1428.1 and tactile ground indicators in accordance with AS1428.4

3.2. Commercial Entrance (Upper Ground Floor)

There is a forecourt area in front of Building A that leads to the main entry doors. The main entrance has automatic sliding doors. The sliding doors have suitable clear width, compliant with AS1428.2 & the SOPA Guidelines Second Edition – December 2008, clause 2.11.

The circulation areas in front of & beyond the accessible sliding doors into the lobby area will allow appropriate wheelchair manoeuvrability, compliant with AS1428.2 & the SOPA Guidelines Second Edition – December 2008, clause 2.3.

The circulation areas around the external forecourt & internal lobby will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2 & the SOPA Guidelines Second Edition – December 2008, clause 2.3.

There is a direct line of travel from the automatic sliding entry doors to the passenger lifts. There is an accessible path of travel to and from the lobby to all commercial areas of the building.

3.3. Emergency Egress

The main emergency egress point for a person (s) with an accessibility issue (i.e wheelchair) is the main entry sliding door. This leads out to the forecourt area and ultimately the public footpath via the ramp system.

There is another accessible egress point via the lift leading to the accessible entry on ground floor. From the information provided, there will be a passenger lift that is operational during emergency events.

There are two fire stairs centrally located behind the two passenger lifts and the goods lift. The fire stairs connect all office floors (ground floor to 4th floors) and the 3 lower basement car parking floors.

Fire doors appear to have 800mm clear widths, (870mm door leafs), compliant with AS1428.1.

Recommendations:

- (ii) Ensure there is at least 1 passenger lift to be operational in the event of an emergency
- (iii) Where provided emergency services should include audible and visual warnings and signals to assist people with sensory disabilities.
- (iv) Consideration is needed for fire doors to have 850mm clear widths (920mm door leafs), compliant with AS1428.2.

4. PATH OF TRAVEL

4.1. General

The commercial areas consist of ground floor to the 4th floor.

The ground floor commercial tenancies have dual entry doors, which have 850mm clear width (920mm door leafs), compliant with AS1428.2 & the SOPA Guidelines Second Edition – December 2008, clause 2.11. The upper level commercial tenancies are open plan at this stage.

There is an accessible path of travel to and from the ground floor to the upper floors (1-4). The paths of travel are continuous throughout all floors. The circulation spaces within each floor will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel within each floor will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions.

There is an accessible path of travel within each floor to the passenger lifts and the accessible WC's, compliant with AS1428.2 & the SOPA Guidelines Second Edition – December 2008, clause 2.3.

4.2. Retail Area

The retail entrances are located to the left of the forecourt area in front of Building A.

The retail entrances appear to be automatic and compliant with AS1428.2 & the SOPA Guidelines Second Edition – December 2008, clause 2.11.

The circulation areas in front of & beyond the retail entry doors will allow appropriate wheelchair manoeuvrability, compliant with AS1428.2 & the SOPA Guidelines Second Edition – December 2008, clause 2.3.

There is an accessible path of travel from all commercial areas of Building A to the retail area

4.3. Passenger Lifts

There are 3 passenger lifts (centrally located), which accesses all floors (3 lower basement and 4 upper levels) within the building.

The lift shafts have suitable internal dimensions that should allow for passenger lift cars with 1400mm x 1700mm internal dimension, compliant with AS1735.12, AS1428.2 & the SOPA Guidelines Second Edition – December 2008, clause 2.5.3.

The passenger lifts are placed in an area, which are easily accessible by all persons with a mobility issue (i.e. wheelchair users). There is an accessible path of travel from all corners of the building (basement and upper floors) to the passenger lifts.

The circulation areas in lift lobbies are appropriate for wheelchair users. The circulation spaces in front of the passenger lifts will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel will allow two people in wheelchairs the ability to pass each other travelling

in the opposite directions, compliant with AS1428.2 & the SOPA Guidelines Second Edition – December 2008, clause 2.5.3.

However area in front of the basement 01 passenger lift is limited. There is a distance of 1400mm between the passenger lifts and the bollards.

Recommendations:

- (i) Ensure passenger lift cars have minimum 1700mm x 1400mm internal dimensions.
- (ii) Ensure the distance between the passenger lifts and the bollards (basement 01), is increased to 1800mm, compliant with the SOPA Guidelines Second Edition – December 2008, clause 2.4.
- (iii) Ensure all lift cars have internal components (control panel, handrails, visual & audio devices) that comply with AS1735.12.

5. AMENITIES & FACILITIES

5.1. Accessible Toilets

There are unisex accessible toilets located adjacent to the female toilets on each floor (ground to 4th floor) of the building.

The accessible toilets have internal dimensions that are suitable under AS1428.2 and SOPA Access Guidelines. All accessible toilet doors have minimum 850mm clear width (920mm door leaf), compliant with AS1428.2.

There are ambulant cubicles in male and female toilets on each commercial floor.

The corridors between the female toilet and male toilets, which lead to the accessible toilet (ground floor to 4th floor) have appropriate clear width under AS1428.2 and SOPA Access Guidelines.

There is an accessible toilet in the upper ground retail area. The accessible toilet has internal dimensions that are suitable under AS1428.2 and SOPA Access Guidelines.

The ground floor has showers and lockers adjacent bicycles areas with adjacent accessible toilet and shower. The accessible toilet has internal dimensions that are suitable under AS1428.2 and SOPA Access Guidelines.

Recommendation:

- (i) Ensure the corridor door leading to the accessible toilet on ground floor has 510mm latch side clearance

5.2. Accessible Car Parking

There are a total of 231 car bays over the 3 basement floors.

There are a total of 7 accessible parking bays over ground floor and basement 2, which reflects the 3% of accessible parking bays required as per the SOPA Guidelines Second Edition – December 2008, clause 7.3.

All accessible car parking bays have 3600mm (W) x 5400mm (L) internal dimensions, which complies with AS2890.1.

The accessible car parking bays are located close to the car park lift that accesses the upper ground floor.

Recommendations:

- (i) Ensure the vertical clearance leading to the accessible car bays may not be less than 2300mm above the FFL, in compliance with AS2890.1.
- (ii) Ensure there is a clear space of 2500mm above the FFL for the entire width of the accessible car bay, compliant with AS2890.1.

6. MISCELLANEOUS

6.1. Lighting

Recommendation:

- (i) Ensure all lighting levels comply with AS1428.2 & the Sydney Olympic Park (SOPA), Access Guidelines Second Edition – December 2008, clause 4.5.

6.2. Signage

Recommendation:

- (i) Signage to comply with BCA part D3.6 & the Sydney Olympic Park (SOPA), Access Guidelines Second Edition – December 2008, clause 4.6.