



BOVIS LEND LEASE

DARLING WALK FITOUT

ACCESSIBILITY REVIEW

Morris-Goding Accessibility Consulting

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the Darling Walk Fitout, located at Darling Harbour, Sydney. This report is 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 maximize reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel and circulation areas conform to the relevant statutory guidelines.

In general, the fitout of levels 5 & 6 has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed fitout has demonstrated a reasonable degree of accessibility throughout. The Development Application drawings indicate that compliance with statutory requirements, pertaining to the common area access and accessible fitout, 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

Bovis Lend Lease has engaged Morris-Goding Accessibility Consulting, to provide a design review of the Darling Walk Fitout, located at Darling Harbour, Sydney.

The Darling Walk Fitout is spread over two buildings (northern & southern), each including levels 00 - 08. Each building has various offices, workstations and various common use facilities for the staff & visitors.

The requirements of the investigation are to:

- The report is based on the review of the supplied drawings.
- Provide a report that will analyse the provisions of disability design and access for the development.
- 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, who include staff and members of the public. 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. Access Requirements

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

- AS 1428.1 - (80% of people with disabilities accommodated).
- AS 1428.2 - where relevant.
- AS 1428.4 - (Tactile Ground Surface Indicators).
- BCA - Building Code of Australia.
- DDA - Disability Discrimination Act.
- City of Sydney Access Development Control Plan 2004.

3. NORTHERN BUILDING

3.1. Main Entrance

The main entrance and the passenger lift access to the upper floors is part of the base building.

The circulation areas of the main lobby area allow appropriate wheelchair manoeuvrability, compliant with AS1428.2. The circulation areas will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the lobby will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2.

3.2. Staff Entrance

The staff entrance and the passenger lift access to the upper floors is part of the base building.

The circulation areas of the staff lobby area allow appropriate wheelchair manoeuvrability, compliant with AS1428.2. The circulation areas will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the lobby will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2.

There is an accessible path of travel to the reception, security zone & waiting area. The waiting area leads to a series of security entry barriers of which one has an 820mm clear width to allow a person (s) in a wheelchair to enter, compliant with AS1428.2 fig 34.

3.3. Paths of Travel

The major arterial corridors (floors 01-08), expecting high levels of pedestrian use have ample clear widths of 1800mm, compliant with AS1428.2 and the City of Sydney Access Development Control Plan 2004.

There are appropriate circulation areas at all (00-08) lift lobbies. Each lift lobby area will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around each lift lobby will allow two people in wheelchairs the ability to pass each other travelling in the opposite direction, compliant with AS1428.2.

3.4. Meeting Rooms

There are various meeting rooms spread over each floor (00-08). There is an accessible path of travel from all corners of the northern building to the meeting rooms. Each meeting room has an 800mm clear width door, compliant with AS1428.1. The internal furniture can be moved to allow a person in a wheelchair to turn 180° in an equitable and dignified manner.

Recommendation:

- (i) Ensure all meeting room doors to have 850mm clear width, (920mm door leaf), compliant with AS1428.2 & the City of Sydney DCP clause 4.2.6.

3.5. Workstations

The clearances between work stations (all floors 01-08) have 800mm clear widths, which will need modification.

Recommendation:

- (i) Ensure there is minimum 1000mm between workstations compliant with AS1428.1.

3.1. Tea Point/Beverage Servery/Coffee Bar/Kitchens

There are various food preparation areas on floors 01-08. The food & drink self serving areas are available to all staff and possible visitors of the northern building.

There is an accessible path of travel from and within all floors to the food/beverage areas. The major paths of travel to the food/beverage points will allow a person in a wheelchair to turn 180° in an equitable and dignified manner.

The circulation spaces in front of the food/beverage points will allow for appropriate wheelchair manoeuvrability.

3.2. First Aid/Parents Room

There is a dedicated first aid/parents room located at grid points C-5 on floor 01.

The corridor in front of this room has a 1000mm clear width, which will need modification.

The first aid/parents room has an 800mm clear widths, (870mm door leafs), compliant with AS1428.1.

Recommendations:

- (i) Ensure the corridor is increased in width to achieve a 1200mm clear width, compliant with AS1428.1 fig 12.
- (ii) Ensure the first aid/parents room door is to have an 850mm clear widths (920mm door leafs), compliant with AS1428.2 & the City of Sydney DCP clause 4.2.6.

3.3. Technode Rooms

There are technode rooms located on all floors (01-08). The technode rooms house the photo copy machines, fax etc.

The majority of the Technode rooms have corridor width of 1000mm in front of the entry doors. This will not allow a person in a wheelchair to perform a 90 turn into the rooms.

The Technode rooms on all floors have doors with 800mm clear widths, (870mm door leafs), compliant with AS1428.1.

Recommendations:

- (i) Ensure the corridor is increased in width to achieve a 1200mm clear width, compliant with AS1428.1 fig 12.
- (ii) Ensure doors to have 850mm clear widths (920mm door leaves), compliant with AS1428.2.

3.4. Hubs

There are two hub's located at grid points (D-F/7) on floors 2, 3, 4 & 5. Access to each hub is from either sides of the lift lobby's on their respective floors. There is also a bridge link between the two hubs located on floors 3 & 5 at grid points E-9/10.

The circulation spaces of each hub will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around all hubs will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2.

There is an appropriate path of travel from all workstation/office areas to all hubs (floors 2, 3, 4 & 5) & the entire building for a person (s) in a wheelchair.

3.5. Balcony

There is a balcony on floor 5 at grid points E-8. The circulation areas around the balcony will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the balcony will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2.

3.6. Sanitary Facilities

The accessible WC's are part of base building and will have appropriate circulation areas in accordance with AS1428.2. There are appropriate accessible paths of travel leading to these accessible toilets on all floors.

3.7. Lighting

Recommendation:

- (i) Lighting levels should be in accordance with AS1428.2 clause 19.1.

3.8. Signage

Recommendation:

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

4. SOUTHERN BUILDING

4.1. Main Entrance

The main entrance and the passenger lift access to the upper floors is part of the base building.

The circulation areas of the main lobby area allow appropriate wheelchair manoeuvrability, compliant with AS1428.2. The circulation areas will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the lobby will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2.

4.2. Staff Entrances

The staff entrance and the passenger lift access to the upper floors is part of the base building.

The circulation areas of the staff lobby area allow appropriate wheelchair manoeuvrability, compliant with AS1428.2. The circulation areas will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the lobby will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2.

There is an accessible path of travel to the reception, security zone & waiting area. The waiting area leads to a series of security entry barriers of which one has an 820mm clear width to allow a person (s) in a wheelchair to enter, compliant with AS1428.2 fig 34.

4.3. Paths of Travel

The major paths of travel throughout all floors (00-08) are continuous and accessible and have appropriate circulation areas.

The major arterial corridors (floors 01-08), expecting high levels of pedestrian use have ample clear widths of 2000mm. This will allow wheelchair users the ability to turn 180° in an equitable and dignified manner. The circulation areas will allow 2 wheelchair users the ability to pass each other when travelling in the opposite direction, compliant with AS1428.2 and the City of Sydney Access Development Control Plan 2004 clause 6.

There are appropriate circulation areas at all (floors 00-08) lift lobbies. The passenger lift lobby areas will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around each lift lobby will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2.

4.4. Meeting Rooms

There are various meeting rooms scattered on each floor (00-08). All meeting rooms have 800mm clear width doors, compliant with AS1428.1. There is an accessible path of travel from all corners of the southern building to the meeting rooms.

The circulation spaces in front of the majority of meeting room door will allow for appropriate wheelchair manoeuvrability, compliant with AS1428.2 and the City of Sydney Access Development Control Plan 2004.

The meeting rooms on the 1st floor at grid points G/19-22 have circulation spaces of 1400mm (approx) in front of the entry doors, which will allow a person (s) in a wheelchair to make 90 turns into the meeting rooms.

The internal furniture can be moved, to achieve appropriate circulation spaces, needed for a person (s) in a wheelchair to turn 180° in an equitable and dignified manner.

Recommendation:

- (i) Ensure doors to all meeting rooms to have 850mm clear widths (920mm door leaves), compliant with AS1428.2.

4.5. Workstations

The majority of clearances between work stations (all floors 01-08) have 800mm clear widths (min), which will need modification.

Recommendation:

- (i) Ensure clearances between work stations have 1000mm (min) clear widths, compliant with AS1428.1

4.6. Tea Point/Beverage Servery/Kitchens

There is various food preparation areas located within floors 01-08. The food & drink self serving areas are available to all staff and possible visitors of the southern building.

There is an accessible path of travel from and within all floors to the food/beverage areas.

The circulation spaces in front of the many of food/beverage points will allow for appropriate wheelchair manoeuvrability, however some areas will need to be modified

Recommendation:

- (i) Ensure there is a 1550mm circulation space between base cabinets of the Hub kitchens. This will allow a person in a wheelchair to turn 180 in an equitable & dignified manner, compliant with AS1428.2 and the City of Sydney Access Development Control Plan 2004.

4.7. Technode Rooms

There are technode rooms located on all floors (01-08). The technode rooms houses the photo copy machines, fax etc.

All technode rooms have a circulation spaces in front of the entry doors that will allow for appropriate wheelchair manoeuvrability. The circulation spaces will allow a person in a wheelchair to perform a 90 turn into the rooms.

The technode rooms on all floors have doors with 800mm clear widths, (870mm door leaves), compliant with AS1428.1.

Recommendation:

- (i) Ensure doors to have 850mm clear widths (920mm door leaves), compliant with AS1428.2.

4.8. Hubs

There are two hub's located at grid points (F-G 18) on floors 2, 3, 4 & 5. Access to each hub is from either sides of the lift lobby's on their respective floors. The circulation spaces within each hub will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the hub will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2.

4.9. Sanitary Facilities

The accessible WC's are part of base building and will have appropriate circulation areas in accordance with AS1428.2. There are appropriate accessible paths of travel leading to these accessible toilets on all floors.

5. MISCELLANEOUS

5.1. Lighting

Recommendation:

- (i) Lighting levels should be in accordance with AS1428.2 clause 19.1.

5.2. Signage

Recommendation:

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