

**LEND LEASE PROJECT MANAGEMENT &
CONSTRUCTION**

**3 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK**

ACCESS REVIEW

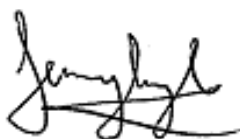
Morris-Goding Accessibility Consulting

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of 3 Murray Rose Avenue, 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 client previously engaged Morris-Goding Accessibility Consulting to review the adjacent 5 Murray Rose Avenue development and the experience gained from that project will be captured in 3 Murray Rose Avenue.

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, lifts, toilets and car parking 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 main issues that have arising from this report is as follows:

- Ensure accessible car bays have a vertical clearance of 2.5 metres, compliant with AS2890.6.

2. INTRODUCTION

2.1. General

Lend Lease Project Management & Construction (Australia) has engaged Morris-Goding Accessibility Consulting to provide a design review of the proposed development located at 3 Murray Rose Avenue, Sydney Olympic Park.

The development consists of 5 storey commercial building with 4 basement levels of 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)
- AS 2890.6 - (Parking Facilities)
- BCA 2011 - Building Code of Australia
- DDA – Premises Standards 2010
- Sydney Olympic Park Authority DCP May 2011

3. INGRESS & EGRESS

3.1. Main Entry

The main entry into the building is located off the Murray Rose Avenue footpath. This entry consists of a stairway leading to the main lobby that does not incorporate handrails or TGSIs. Adjacent to this is an accessible entry via a shuttle lift that leads to the main lobby. Currently the drawings do not show details of the style of doors that will be used.

The shuttle lift provides a compliant path of travel between the Murray Rose Avenue site boundary and the main lobby. The path of travel between site boundary and main lift lobby (at SSL 115.078) will allow wheelchair users to turn 180° or have the ability to pass another wheelchair user when travelling in the opposite direction.

From the drawings provided, there is a potential covered walkway that may provide a continuing link between the neighbouring building to the West.

Recommendations:

- (i) Ensure accessible entry threshold is level to assist wheelchair users.
- (ii) Provide handrails on both sides of entry stairs compliant with AS1428.1 Part 15.
- (iii) Ensure TGSIs are incorporated into the main entry stair in accordance with AS1428.4.1.

3.2. Emergency Egress

There are two fire stairs found within the building connecting all office levels and basement car park levels with the ground floor.

In general, the main entry door would be the most appropriate means of egress in the event of an emergency situation.

Recommendations:

- (i) Emergency services should include audible and visual warnings and signals to assist people with sensory disabilities (DDA issue).

4. PATHS OF TRAVEL

4.1. General

In general, the main paths of travel found on all floors provide circulation space that will allow wheelchair users to turn 180° or have the ability to pass another wheelchair user when travelling in the opposite direction.

A continuous accessible path of travel has been provided on all floors via the use of passenger lifts.

Access to the lifts is accessible from all areas required to be accessible on all floors within the building. The circulation space within all lift lobbies will ensure appropriate manoeuvrability for wheelchair users, compliant with AS1428.1.

Currently, there is a terrace found on the upper ground floor. This terrace area is accessible from the adjacent office space area.

Recommendations:

- (i) Ensure the slip resistance of flooring systems used within used within the development is compliant with HB197/AS4586.
- (ii) Ensure terrace threshold is level to assist wheelchair users.

4.2. Doors

In general, there are no doors within the main office space due to the open plan office environment.

However, there are several doors within the central core of the building (i.e. near the passenger lifts, sanitary facilities). In general, these doors have open clear widths of at least 850mm (920mm door leaf) compliant with AS1428.1.

Recommendation:

- (i) Ensure door components comply with AS1428.1.

4.3. Lifts

Currently, drawings show provision of 3 passenger lifts that service all commercial floors (lifts shafts shown only)

In addition, there is 1 shuttle lift that services the underground parking floors as well as the accessible entrance from street level to the lobby.

All passenger lift shafts provide sufficient space for a lift car to be installed with internal dimensions (1600mm x 1400mm) compliant with AS1735.1 and the DDA Premises Standards 2010.

As previously mentioned, the lifts provide a continuous accessible path of travel to all office floors.

The lift lobbies have circulation spaces that will allow wheelchair users to turn 180° or have the ability to pass another wheelchair user when travelling in the opposite direction, compliant with AS1428.1.

Recommendations:

- (i) Ensure all lift cars have internal components (control panel, handrails, visual & audio devices) that comply with AS1735.12 and Sydney Olympic Park Authority DCP 2011.
- (ii) Ensure all lift lobbies have appropriate audio/visual components and call buttons as specified in AS1735.12 and Sydney Olympic Park Authority DCP 2011.

4.4. Common Use Stairs

All stairways throughout the underground parking floors appear to have handrails on both sides. However, drawings do not show details on handrails or TGSI's. The client used a similar stair and car park configuration in the adjacent building and proceeded to include handrails and TGSIs. It can be expected that in due course the same will be applied in this building.

Recommendations:

- (i) Ensure handrails are compliant with AS1428.4.
- (ii) Provide tactile ground indicators in accordance with AS1428.4.

5. SANITARY FACILITIES

5.1. Accessible Bathrooms

There is an accessible toilet adjacent all male and female bank of toilets on each level above and including the upper ground floor, compliant with BCA and the equity principles of the DDA Premise Standards 2010. These accessible toilets have an internal dimension of 2350mm x 2600mm.

In addition, there is an accessible toilet located adjacent to the change rooms on the lower ground floor. This accessible toilet has an internal dimension of 2450mm x 3560mm.

In general, all accessible bathrooms provide sufficient circulation space around the toilet pan and wash basin, compliant with AS1428.1 and include the additional 300mm circulation space as is required by Sydney Olympic Park Authority DCP 2011 Section 3.3.

In general, access to the accessible bathrooms is appropriate for wheelchair users. However, there is insufficient circulation space around the door at the accessible bathroom on the lower ground floor.

All accessible bathroom doors measure at least 850mm open clear width (920mm door leaf). This door width is appropriate for wheelchair users and compliant with AS1428.1.

Recommendations:

- (i) Ensure sufficient door circulation space around the lower ground floor accessible bathroom door in accordance with AS1428.1 Figure 31.
- (ii) Ensure bathroom fixtures are installed compliant with AS1428.1.

5.2. Ambulant Cubicles

In general, a compliant sanitary compartment suitable for people with ambulant disabilities is provided at each bank of toilets as is required by the DDA Premises Standards 2010 Clause F2.4(c).

However, the change rooms on the lower ground floor do not provide sanitary compartments suitable for people with ambulant disabilities.

Recommendation:

- (i) Provide a sanitary compartment suitable for people with ambulant disabilities in the lower ground change rooms compliant with AS1428.1 Section 16.

6. ACCESSIBLE CAR PARKING

There are 4 basement levels of car parking available within the building with a total of approximately 249 car spaces. A total of 8 accessible parking bays have been provided that are spread across all 3 levels. The total of 8 accessible parking bays satisfies compliance with the DDA Premises Standards D3.5 and BCA table D3.5, as well as the 3% bays required by Sydney Olympic Park Authority DCP 2011 Section 7.3.

The accessible car bays have dimensions of 5400mm x 2400mm compliant with AS2890.6. At each of these bays, a shared area with dimensions of 5400mm x 2400mm is provided beside the bay and a shared area with dimensions 2400mm x 2400mm is provided at the end of the bay, complying with AS2890.6. All bays are located in close proximity to the lifts compliant with Sydney Olympic Park Authority DCP 2011 Section 7.3.

Recommendation:

- (i) Ensure accessible car bays have a vertical clearance of 2.5 metres, compliant with AS2890.6.

7. MISCELLANEOUS

7.1. 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.

7.2. Signage

Recommendation:

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