

## **CAPITAL CORPORATION**

## **AXIS: STAGE 2**

## **ACCESS REVIEW**

**Morris-Goding Accessibility Consulting**

**FINAL**

7<sup>th</sup> May 2013

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## **1. EXECUTIVE SUMMARY**

The Access Review Report is a key element in design development of Axis, Stage 2, Site 43/44 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 adaptable units, can be readily achieved.

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) Doors;
- (ii) Sanitary facilities;
- (iii) Fire refuge areas; and
- (iv) Car parking.

## **2. INTRODUCTION**

### **2.1. General**

Capital Corporation has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed commercial development 2/4 Australia Avenue, Sydney Olympic Park.

From the information provided, the proposed Stage 1A development has 2 retail tenancies and 7 commercial floors.

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 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 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2013
- DDA Access to Premises Standards 2010
- Sydney Olympic Park Authority Access Guidelines 2011

### **3. RETAIL**

#### **3.1. Retail Entrance**

From the ground floor, there are suitable clearances from the pedestrian footpath near the New Road to the retail tenancy. The tenancies have suitable clearances to allow for suitable clear widths and door clearances compliant with AS1428.1:2009 and the DDA Premises Standards.

*Recommendations:*

- (i) Ensure all retail entry doors have a suitable accessible path of travel with a level landing (i.e. gradient no greater than 1:40) over 1450mm depth compliant with AS1428.1:2009, clause 13.3.
- (ii) Ensure the entry doors have a minimum 850mm clear widths (920 mm door leaf) in accordance with AS1428.1:2009, clause 13.2.

#### **3.2. Paths of Travel**

From within all retail areas, there are suitable clearances to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009. There are also suitable clearances to allow two persons in a wheelchair to pass one another compliant with the DDA Premises Standards.

From the retail tenancies, there are BOH doors leading to storages and sanitary facilities. Doors currently do not have suitable door clearances. Access from the retail tenancy on the corner of Herb Elliott Avenue and New Road, to the BOH areas is via stairs. There currently does not appear to be an accessible path of travel.

From the loading area, access is via a hinged door which will require review to comply with AS1428.1:2009. The gradient of the ramp leading to the sanitary facilities area is currently unclear.

*Recommendations:*

- (i) All BOH doors leading to the sanitary facilities are to have appropriate 850mm clear widths (920mm door leafs) and suitable latch side clearance compliant with AS1428.1:2009.
- (ii) Provide an accessible path of travel from the retail tenancy on the corner of Herb Elliott Avenue and New Road to the BOH areas compliant with AS1428.1:2009.
- (iii) Ensure the ramp from the loading zone to the accessible sanitary facilities have a maximum 1:14 gradient with suitable handrails and extensions on both sides compliant with AS1428.1:2009.
- (iv) Ensure the entry doors have a minimum 850mm clear widths (920 mm door leaf) in accordance with AS1428.1:2009, clause 13.2.

#### **3.3. Sanitary Facilities**

There appears to be male and female sanitary facilities with an accessible WC. The accessible WC has a 770mm door leaf with inappropriate latch side clearance. The pan has an appropriate 1900mm x 2300mm clearance with the basin located outside of this area compliant with AS1428.1:2009.

Male and female WC doors have 780mm clear widths which will require review. There currently are no ambulant cubicles within the sanitary facilities.

*Recommendations:*

- (i) Accessible WC doors are to have appropriate 850mm clear widths (920mm door leafs) and suitable 530mm external latch side clearance compliant with AS1428.1:2009.
- (ii) Male and female sanitary facilities doors to have 850mm clear widths (920mm door leaf) compliant with AS1428.1:2009.
- (iii) Provide 1 male and 1 female ambulant cubicle compliant with AS1428.1:2009.

## **4. COMMERCIAL**

### **4.1. Commercial Entrance**

From the New Road, a suitable accessible path of travel to the foyer entry is achievable compliant with AS1428.1:2009.

There are currently 2x revolving entry doors into the foyer which are inaccessible for a person in a wheelchair. There are suitable clearances to provide a suitable accessible entry compliant with AS1428.1:2009, DDA Premises Standards and the SOPA access guidelines.

The foyer area has suitable clearances to allow for wheelchair accessibility compliant with AS1428.1:2009 and the DDA Premises Standards. There are suitable clearances to allow a person in a wheelchair to perform 180° turns and for two wheelchair user to pass one another in the opposite direction compliant with the DDA Premises Standards. There is an appropriate path of travel to the passenger lifts.

*Recommendation:*

- (i) Provide automatic sliding entry doors into the foyer compliant with AS1428.1:2009. Alternatively, provide a hinged entry door adjacent to the inaccessible rotating doors with appropriate door clearances and circulation compliant with AS1428.1:2009.

### **4.2. Paths of Travel**

In general, access to the commercial floors (levels 1-7) is via the existing lift core in stage 1. Access from level 1 is currently unclear.

From the Stage 1 lift lobby, there is an accessible path of travel via the atrium lobby area to Stage 1A. The dual-hinged entry door appears to have 820mm clear widths. Modification is required to ensure compliance with AS1428.1:2009.

The commercial floors have appropriate circulation areas to allow wheelchair manoeuvrability in accordance with the SOPA guidelines. There are suitable clearances to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009 and the DDA Premises Standards. There are appropriate clearances to two wheelchair users to pass one another in the opposite direction compliant with the DDA Premises Standards.

It is currently unclear if there are any terrace areas within the office floor.

*Recommendations:*

- (i) Provide an accessible path of travel to level 1 commercial floor on stage 1A.
- (ii) Ensure dual-hinged entry doors have a minimum 850mm clear width (920mm door leaf), compliant with AS1428.1:2009.
- (iii) If applicable, ensure an accessible path of travel to the terraces compliant with AS1428.1:2009.

### **4.3. Lifts**



The development is serviced by 3x passenger lifts which provides a continuous accessible path of travel from the upper commercial levels to street level, as well as to the basement level below compliant with AS1428.1:2009 and the DDA Premises Standards.

The passenger lifts have internal dimensions of 2000mm x 2300mm compliant with AS1735.12 and the DDA Premises Standards.

*Recommendation:*

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

#### **4.4. Sanitary Facilities**

There are sanitary facilities located near the lift lobby area of the commercial floors. Access to the sanitary facilities is via a hinged door with 780mm clear widths. Modification is required to ensure suitable door clearances.

There is an accessible WC located within the corridor with a 780mm clear width hinged door. The WC has suitable clearances of 1900mm x 2300mm around the pan with the basin outside of this area compliant with AS1428.1:2009 and the DDA Premises Standards.

The male and female sanitary facilities currently do not appear to have ambulant cubicles.

*Recommendations:*

- (i) Ensure hinged entry doors leading to sanitary facilities has 850mm clear widths (920mm door leaf) and 510/530mm latch side clearances, compliant with AS1428.1:2009.
- (ii) Provide 1 male and 1 female ambulant cubicle compliant with AS1428.1:2009.
- (iii) Ensure ends of corridors within the sanitary facilities area have 1540mm x 2070mm clearances within 2m of the ends of corridors compliant with AS1428.1:2009.

#### **4.5. Emergency Egress**

There are 3x emergency stair wells within the proposed development leading from the upper levels to street level as well as from the basement levels to street level. All fire doors have 780mm clear widths.

There currently does not appear to be any fire refuge areas within the emergency stair well.

The main foyer entry is regarded as the most appropriate means of accessible egress in the event of an emergency situation.

*Recommendations:*

- (i) Provide 850mm clear width fire stair doors compliant with AS1428.1:2009 and SOPA Access Guidelines.
- (ii) Handrails within stairs to be compliant with AS1428.1, clause 12.
- (iii) Provide fire refuge areas within emergency egress stair wells. The space shall be 1300mm x 800mm outside the egress route. Provide an emergency communication device at this area.

## **5. BASEMENT**

### **5.1. Car Parking**

General, there are 2 basement floors with 446 car spaces on basement 1 and 566 car bays on basement 2, a total of 1012 car bays.

There appears to be a total of 11 car bays (1%) provided within the basement level compliant with the Class 5 requirements of the DDA Premises Standards and BCA. There are 3 accessible car bays located near the lift lobby area. It should be noted that SOPA guidelines requires 3% of all retail and commercial parking to be accessible.

Car bays are designed in accordance with AS2890.6:2009. There is a column located within the shared zone of one of the accessible car bays. Modification is required.

From the car bays, a suitable accessible path of travel to the lift lobby is achievable. There currently appears to be a kerb at the lift lobby area.

The hinged entry doors have suitable clear widths and door circulation compliant with AS1428.1:2009 and the DDA Premises Standards. The lift lobby area has appropriate clear widths to allow wheelchair manoeuvrability compliant with AS1428.1:2009.

*Recommendations:*

- (i) Provide 20 additional car bays within the basement car parking area to satisfy the access requirements of SOPA guidelines.
- (ii) Relocate accessible car bay near Stage 1 lift core, to be located adjacent to the lift lobby area with an appropriate clear area of 2.4m adjacent to a 2.4m shared zone in accordance with AS2890.6:2009.
- (iii) Ensure a level accessible path of travel to the lift lobby compliant with AS1428.1:2009.
- (iv) The approach to each accessible car bay should not have vertical clearance of less than 2.2m and height clearance of 2.5m at accessible car bays compliant with AS4299.

### **5.2. Sanitary Facilities**

There are sanitary facilities with toilets and showers located within the basement floor. Currently, not accessible sanitary facilities have been provided.

A minimum of 1 accessible unisex facility is required to comply with the DDA Premises Standards and SOPA Access Guidelines.

Additionally, 1 male and 1 female ambulant cubicle is required to comply with the DDA Premises Standards. Access to the WC areas is via 850mm clear widths compliant with AS1428.1:2009. There are suitable clearances within the airlock to provide suitable circulation for people with ambulant disabilities. Modification of the toilets is required to ensure the provision of a compliant ambulant cubicle.

*Recommendations:*

- (i) Provide 1 unisex accessible WC with an appropriate 1900mm x 2300mm clearance around the pan. The basin may only encroach 100mm from the front of the pan in accordance with AS1428.1:2009.

- (ii) Provide 1 male and 1 female ambulant cubicle compliant with AS1428.1:2009.
- (iii) Consideration to provide 1 unisex accessible shower in accordance with AS1428.1:2009. The accessible shower can be included within the accessible WC compartment.