



Site 8C Commercial Building

**Murray Rose Drive, Sydney Olympic Park,
Homebush NSW**

Review of access for people with a disability

August 2013

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1. Introduction

1.1 Method and key issues of access review

This access review of the development Application drawings addresses the access provisions for people with physical and sensory disabilities to meet the compliance requirements for the provision of access for people with a disability required by the Building Code of Australia (2013) Parts D3, E3.6 and F2.4; referenced Australian Standards on access and mobility (AS1428 parts 1 & 4.1, AS1735.12 and AS2890.6), the Sydney Olympic Park access requirements, the Disability (Access to Premises – Buildings) Standards 2010 and the Disability Discrimination Act's (DDA) obligations of equitable and dignified access for all users of a building or facility. This includes meeting the requirements of people who use wheelchairs, people who have ambulatory disabilities and people with cognitive or sensory impairments. The DDA extends beyond buildings to include outdoor spaces and within, to address furniture, fittings and practices and is concerned with providing equitable, dignified access to services and facilities for people with a disability.

Appropriate access for all persons is to be provided to the proposed Site 8C Commercial Building via a continuous accessible path of travel:

- from points of arrival including the footpath in Murray Rose Avenue and basement level accessible parking
- to and through the principal entrance to the ground floor commercial lobby
- to and through the principal entrances to the five proposed retail areas
- to all accessible toilet and shower facilities

1.2 Drawings Reviewed

All comments written in this access review have been made after discussions with the FDC design team and review of the following PDF copies of design development architectural drawings by Bates Smart received at this office on 16.08.13.

Dwg. No.	Rev	Title	Scale	Date
A03.002	B	Level 002 Basement 2 Floor Plan	1:100 @B1	16.08.13
A03.001	B	Level001 Basement 1 Floor Plan	1:100 @B1	16.08.13
A03.00	B	Level 00 Ground Floor Plan	1:100 @B1	16.08.13
A03.01	B	Level 01 First Floor Plan	1:100 @B1	16.08.13
A02.02	B	Level 02 Typical Floor Plan	1:100 @B1	16.08.13
A02.06	B	Level 06 Plant	1:100 @B1	16.08.13
A07.01	B	South elevation	1:100 @B1	16.08.13
A07.02	B	North elevation	1:100 @B1	16.08.13
A07.03	B	West elevation	1:100 @B1	16.08.13
A08.01	B	Section 1	1:100 @B1	16.08.13
A06.02	B	Section 2	1:100 @B1	16.08.13
A06.03	B	Section 3	1:100 @B1	16.08.13



1.3 References

This report references the following legislation, standards and guidelines.

Building Code of Australia BCA 2013 - Parts D3, E3.6 & F2.4

AS1428.1 – 2009 Design for access and mobility Part (Incorporating Amendment No. 1): General requirements for access – New building work.

AS1428.2 – 1992 Design for access and mobility Part 2: Enhanced and additional requirements – buildings and facilities.

AS1428.4 – 2009 Design for access and mobility Part 4.1 (Incorporating Amendment No. 1): Means to assist the orientation of people with vision impairment -tactile ground surface indicators

AS1735.12 (1999) Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities

AS3745 (2009) Planning for Emergencies in Facilities

Disability Discrimination Act 1992 (DDA)

Disability (Access to Premises - Buildings) Standard 2010

Australian Human Rights Commission Guideline on the Application of the Premises Standards 2013

Sydney Olympic Park Authority – Access Guidelines – Third Edition – 2011

1.4 Legislative background

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) and the Disability (Access to Premises – Buildings) Standards 2010, best practice is to be emphasised in the provision of access for people with a disability in the design of the proposed Commercial building.

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices provided within premises.

Disability (Access to Premises - Buildings) Standard 2010 clarifies how approval authorities, building professionals and owners can meet their responsibilities under discrimination law to ensure new buildings are accessible to people with a disability. The Access to Premises Standard commenced on 1 May 2011.

BCA

Changes to the BCA (2011) reflect the content of the Disability (Access to Premises - Buildings) Standard 2010 and commenced on 1 May 2011.

The BCA (2013) includes the following relevant parts to meet the deemed to satisfy provisions to satisfy the performance requirements DP1, DP4, DP6, DP8 and DP9:



D3 Access for People with Disabilities outlines the general building access requirements, it includes:

- Table D3.1 which outlines the parts of the building required to be accessible that must comply with AS1428.1 (2009)
- D3.2 access to buildings which outlines requirements for accessways, doors and entrances
- D3.3 the parts of buildings required to be accessible and meet the requirements of AS1428.1 (2009)
- D3.4 exemptions
- D3.5 accessible car parking requirements
- D3.6 signage requirements for identification of accessible facilities, services and features
- D3.7 hearing augmentation requirements
- D3.8 tactile ground surface indicators
- D3.9 wheelchair spaces in Class 9b Buildings
- D3.10 swimming pools
- D3.11 ramps
- D3.12 glazing on an accessway

Specification D3.6 Braille and tactile Signs

Specification D3.10 Accessible water entry/exit from swimming pool

F2.4 outlines the requirements for unisex accessible sanitary facilities, accessible showers and cubicles for people with ambulant disabilities designed to meet the requirements of AS1428.1 (2009).

AS1428.1 (2009) (incorporating Amendment No. 1)

AS1428.1 was revised and updated in 2009 and 2010 and is referenced in BCA 2011. The 2009 version of AS1428.1 adopts in principle the increased circulation space requirements of AS1428.2 (1992) developed to satisfy the needs of 90% of people with a disability in an age range 18-60 years.

AS1428.2 (1992)

AS1428.2 was not referenced in the BCA 2002 - 2010. AS1428.2 is currently only referenced in the BCA 2011 in respect to public transport buildings. The DDA Advisory Notes on Access to Premises – HREOC, June 1997 reference AS1428.2.

AS1428.2 sets out design requirements for the design of buildings and facilities for access for people with disabilities, which are enhanced from the minimum requirements of AS1428.1 (2001). This standard also includes requirements for fittings and items which are not covered in AS1428.1 (2001). The design data was developed to satisfy the needs of 90% of people with a disability in an age range 18-60 years, so that they could achieve independent access to buildings available for public use.

Proposed updates of AS1428.2 will include fittings and fixtures only.

AS2890.6 (2009)

AS2890.6, referenced in AS2890.1 (2004) was published in 2009 and is referenced in the BCA (2013). To meet the requirements of people driving current models of accessible vehicles we are recommending designers provide the off street car space layouts as per AS2890.6, which include additional circulation space for the operation of vehicle mounted hoists.



1.5 Management Strategies

In this commercial facility it is important to design paths of travel and circulation spaces within the proposed new building works to meet the intent of the Disability Discrimination Act.

In addition to compliant new building works including: accessible paths of travel; accessible parking spaces and accessible sanitary facilities it will be necessary for building occupiers to develop an operational management strategy that includes the proposed intention to provide equipment and adapt areas within the facility to meet the requirements of specific individuals (staff) with a disability.

This strategy is to meet the specific requirements of staff and visitors with a disability whose individual requirements cannot be addressed within the base building design.

An operational management strategy acknowledges the need to meet full accessibility compliance through the provision of policy strategies.

Operational management strategies will be required to be developed by the building users for the following:

- allocation and facilitation of the use of the proposed accessible parking space.
- facilitation of assisted emergency evacuation

2. Site and Building Description

The site for the site 8C Commercial Building is proposed to be located adjacent to the newly completed site 8B Commercial building located on Murray Rose Avenue opposite Parkes Street and the Sydney Olympic Park Train Station.

The principal entrance is proposed to be located centrally in the building on the existing footpath in Murray Rose Avenue. A new entry drive way located on the western side of the site is proposed to be included to provide vehicle access to the 2 proposed levels of basement parking.

The new building is to include:

- 2 basement levels which are proposed to include a total of 58 parking spaces, a bicycle store area and change room facilities, including a unisex accessible combined shower and sanitary facility
- A ground floor level with a centrally located commercial lobby and 5 areas proposed as retail tenancies
- 5 levels of commercial space which include gender specific and accessible toilet facilities on each level
- Two (2) centrally located lifts and two adjacent fire isolated stairs are indicated to link all levels of the proposed building



3. Access provisions

3.1 Accessible Parking

Basement parking which includes 58 spaces is proposed to include two accessible parking spaces, which are proposed to include dimensions, floor to ceiling height and surface gradients to meet AS2890.6 and the Access to Premises Standards and the BCA part D3.5, are proposed to be located in a convenient position which is linked via an accessible path of travel to the lift lobby and accessible unisex combined shower and sanitary facility on Basement Level 1 in a position.

Recommendations

- (i) Ensure in ongoing design the accessible parking space includes dimensions and a layout to meet the requirements of AS2890.6 (2009) figure 2.3.

3.2 External links and internal paths of travel

To meet the Access to Premises Standards and the BCA parts D3.1 and D3.2 the ground floor level is proposed to include paths of travel which include circulation space and gradients meeting AS1428.1 to provide continuous accessible paths of travel:

- from the Murray Rose Avenue footpath via an entry at grade at the **principal entry** (commercial lobby) via auto opening sliding doors
- from the Murray Rose Avenue footpath at separate **principal entries** to the retail tenancies 1, 2, 3, 4 and 5 via inward opening double doors in the glazed facade wall
- an entry via a step ramp from the access lane on the north side of the building entry linking to the commercial lobby via a walkway (gradient 1:25)
- access at the change of level at the entries to the retail tenancies from the access lane on the north side of the building is not indicated and is proposed to be included in retail tenancy fitout work.

Recommendation:

- (i) Ensure the retail entries from the access lane include accessible paths of travel that meet the requirement to meet the BCA (2013) clause D3.2 - Access to buildings which requires the principal pedestrian entrance to be accessible in all cases and not less than 50% of all pedestrian entrances, including the principal pedestrian entrance to be accessible. In buildings with a total floor area of more than 500 square meters, an inaccessible entrance cannot be more than 50 meters from an accessible entrance.
- (ii) Ensure in construction the entry pathways comply with AS1428.1 clause 6 and include slip resistant surfaces and lips at abutting surfaces of not more than 5mm.
- (iii) Ensure in ongoing design to meet the BCA part D3.12 (2013) that the unframed glazed doors and walls are provided with visual indicators to fully comply with AS1428.1 clause 6.6 (2009) and that doorways are provided with luminance contrast to meet the requirements of AS1428.1 clause 13.1 (2009).
- (iv) Ensure in ongoing design that retail doors, including a single leaf of double doors, include a minimum clear opening of 850mm to comply with AS1428.1 clause 13.2 (2009).
- (v) Ensure in ongoing design the external door linking the commercial lobby and letterboxes include circulation space to meet AS1428.1 figure 31 and the door and card reader.
- (vi) Ensure in going design the step ramp indicated on the northern side of the commercial lobby includes features, gradient, landings, surface finishes to meet AS1428.1 clause 10.



3.3 Internal paths of travel

To meet the Access to Premises Standards and the BCA parts D3.1 and 3.2 the commercial entry lobby is proposed to include an accessible path of travel, which includes circulation space meeting AS1428.1 linking the entry to the lifts.

The level 1 and typical levels are indicated to include:

- male and female toilet cubicles (one cubicle for people with ambulant disabilities is indicated in each area)
- a unisex accessible sanitary facility adjacent to the gender specific facilities
- a Lift lobby

The fitout of the commercial floors Levels 1 to 5 is not included in the DD review. The lifts and accessible sanitary facilities are indicated to link to the open floor area.

In addition fitout of the 5 retail areas on the ground floor level are not included in the current scope of work.

Recommendation:

- (i) Ensure in ongoing design the lift lobby includes slip resistant floor finishes and uses colour contrast at the fixed seat/wall and floor to prevent the creation of hazards for people with low vision.

3.4 Accessible Amenities

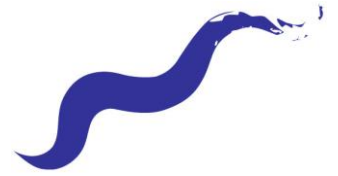
To meet the Access to Premises Standards and the BCA (2013) part F2.4 a unisex accessible sanitary facility is proposed to be provided on every storey containing sanitary compartments and an accessible unisex shower is proposed to be provided on the Basement 1 level. To meet the intent of the DDA a locker is included in the combined unisex accessible sanitary facility.

Accessible sanitary facilities are proposed to include a right hand layout on basement 01 Level 02 and level 04 and left hand layout on levels 01, 03 and 05.

To meet the Access to Premises Standards and the BCA (2013) part F2.4 (c) at each bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 (2009) is proposed in the male and female toilets.

Recommendation:

- (i) Ensure that in ongoing design unisex accessible sanitary facilities include a layout, circulation space (door, WC pan, basin) and fittings to meet the requirements of AS1428.1 clause 15 and that both right hand and left hand layouts are provided.
- (ii) Ensure in ongoing design that cubicles for people with ambulant disabilities include features complying with AS1428.1 clauses 13.4 and 16 and figures 34 and 53 (signage, entry airlock and cubicle door circulation, WC pan, grabrails, toilet paper dispenser, clothes hook).
- (iii) Ensure in ongoing design the locker includes door controls located within an accessible reach range that meets the requirements of AS1428.2.



3.5. Vertical Access

3.5.1 Lifts

The location of the 2 passenger lifts is indicated centrally in the building to provide vertical access from the basement level to all levels of the building.

Recommendations:

- (i) Ensure in ongoing design that the passenger lifts include features to fully comply with AS1735.12 and the Access to Premises Standards and the BCA (2013) part E3.6 to include: floor dimensions not less than 1400mm x 1600mm for lifts travelling more than 12m and accessible features including provision of a handrail and call & control buttons meeting the requirements for tactile, Braille and luminance contrast. The inclusion of auditory announcement in lift cars serving more than 2 levels is required.

3.5.2 Stairs

The building core is proposed to include 2 fire stairs indicated to link all levels of the building with the ground floor

Recommendation:

- (i) Ensure fire stairs meet the Access to Premises Standards and the BCA (2013) D3.3 to include nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27a and b

3.6. Emergency Egress

To meet the objective of the DDA and AS3745 (2009) Planning for Emergencies in Facilities all users of the facility are to be provided with a means of egress from the premises to a place of safety. People with disabilities should be provided with the same level of protection as other premises users.

Wheelchair refuges (800 x 1500mm) where people can wait for assisted evacuation are indicated in the entry landings, adjacent to the path of travel to the stairs in the western fire stair on basement level 1, level 1 and typical levels.

Recommendation:

- (i) Development of Individual evacuation plans for staff are recommended as part of the operational management strategy.
- (ii) Both auditory and visual elements are recommended in emergency alarms to ensure those with vision or hearing impairments can detect a warning, particularly in areas where they are likely to be isolated from others (eg; accessible sanitary facilities and offices).



4. Conclusion

Having reviewed the listed DD drawings, it is our opinion that the access provisions for people with physical and sensory disabilities have the potential to comply with the performance requirements of the Access to Premises Standards and the BCA (2013) sections D3, E3.6 and F2.4; AS1428.1 (2009), AS2890.6 and the SOPA access Guidelines for access.

The provision of access for people with a disability in the proposed new building provides continuous accessible paths of travel, clear wayfinding guidance and the equitable provision of accessible facilities including accessible sanitary facilities and accessible parking to provide inclusive design to meet the anticipated requirements of staff and visitors.

Consequently, in our opinion the proposed drawings, in conjunction with developed operational management strategies, will meet the objectives of the Disability Discrimination Act through its intention to provide non-discriminatory access and the equitable and dignified use of all appropriate areas of the facility. This will be achieved through the ongoing design which includes continuous accessible paths of travel and accessible facilities.

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified. My company is holding appropriate current insurance policy to the satisfaction of the building owner or the principal authorising the installation work being certified.

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