

16 March 2017

Jessica Paterson
Lend Lease
Development Manager, Urban Regeneration, Property
Level 5, 405-411 Sussex Street
Sydney NSW 2000

Dear Jessica,

RE: DARLING SQUARE NORTH PLOT – MEMORANDUM ON PROPOSED DESIGNS FOR PERFORATIONS WITHIN THE RISER FACES AT THE EXTERNAL STAIRWAY v3

The following statement pertains to the external stairway that runs from ground level to level 1 at the North Plot building at Darling Square in Haymarket NSW.

AS1428.1(2009) requires stairway risers to be opaque. This is because, when ascending a stairway, a given user would need to identify the location of the few next treads ahead of them so that they can judge where to next place their feet. If that user's vision was either low or impaired, it would be especially critical for that user to have the ability to detect the locations of the next few treads.

Stair risers that are fully transparent would allow a particular user on a stairway to see through the treads to the areas below, and beyond, that stairway. This would have a tendency to introduce visual ambiguity for users with low or impaired vision as to the location of the next few treads.

For the external stairway at the North Plot building, three options have been tested for the provision of perforations at the faces of the stair risers. Based on the supplied design studies, all three options would be reasonable solutions to allow a user with a vision impairment to identify the next few treads of the stairway when he or she is ascending the stairway. This is because, from the point of view of such a user, the visual transparency through the next few riser faces would be kept to a minimum due to the size of the pattern when viewed from above. This is illustrated in Figure 1 below.

PERFORATION SIGHTLINE STUDY

SECTIONAL ANALYSIS THROUGH STAIR

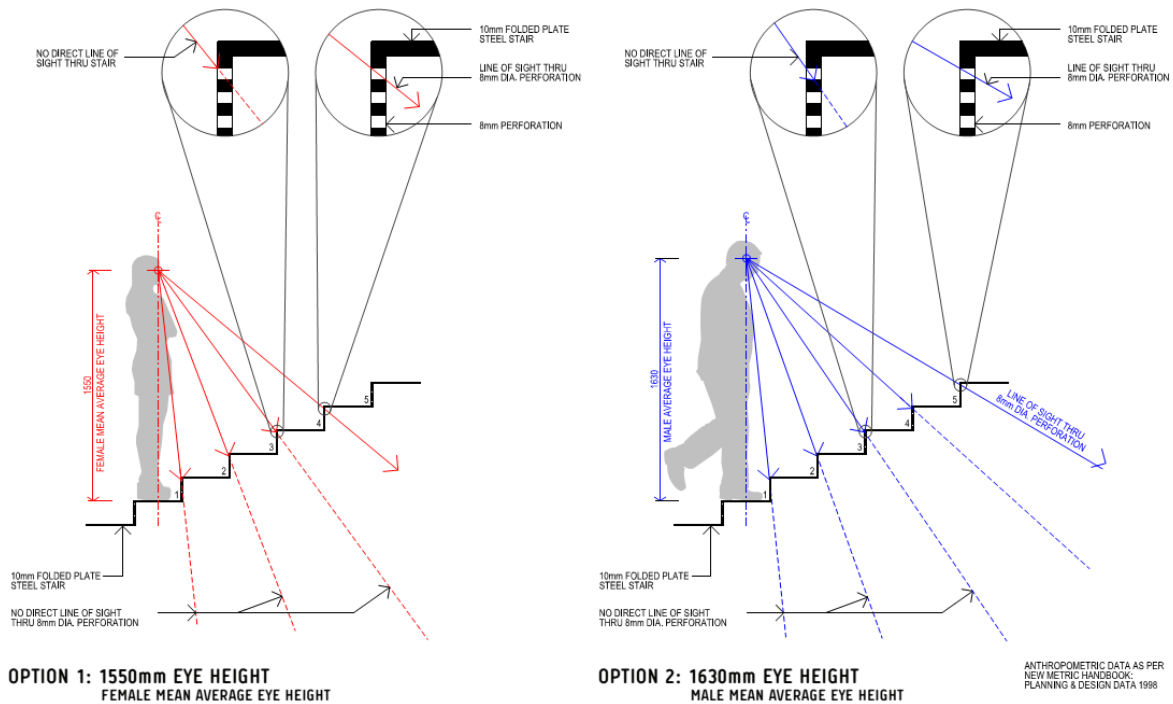


Figure 1: Perforation sightline diagrams
Source: Lendlease Design

MGAC have reviewed the visual studies provided of each option, and confirm that there would be no direct line of sight through the perforations for a user when he or she is physically on the stairway itself. This would have the effect of minimising the ambiguity for such users as to the location of the next treads, and would be supportable as a Performance Solution.

Yours faithfully,

Eden Fong
Morris-Goding Accessibility Consulting