

ANNEXURE E

ACCESSIBILITY REPORT

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SITE 13 SYDNEY OLYMPIC PARK

ACCESSIBILITY REVIEW

Morris-Goding Accessibility Consulting

FINAL v2

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the proposed commercial building located at Site 13 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 to maximize reasonable provisions of access for people with disabilities with regards to the entire development.

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, car parking and toilets comply with relevant statutory guidelines.

In general, the building design has continuous accessible paths of travel. In line with the reports recommendations, the proposed development has demonstrated a reasonable degree of accessibility at DA Stage. 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 recommendations in this report are associated with the building fit out design. These recommendations should be addressed prior to construction certificate.

2. INTRODUCTION

2.1. General

AV Jennings has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed development located at Site 13 Sydney Olympic Park.

The commercial development consists of one building separated by a common courtyard. The eastern side has 4 levels of commercial & one ground floor lobby area. The western side has 3 levels of office space with one ground floor lobby area. There are 2 basement levels of common car parking that services the entire complex.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development, Basement Plan Level 1-AR-EA-2.01, Basement Plan Level 2-AR-EA-2.02, Floor Plan Ground-AR-EA-2.03, Floor Plan Level 1-AR-EA-2.04, Floor Plan Level 4-AR-EA-2.07, Floor Plan-Level 5-AR-EA-2.08, Section A-A:AR-EA-6.01, Section B-B:AR-EA-6.02,
- Provide a report that will analyse the provisions of disability design of the Sydney Olympic Park, Site 13 development.
- 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

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)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- Sydney Olympic Park Access Guidelines (June 2002)

3. INGRESS & EGRESS

3.1. Main Entrances

The main access is from the colonnade on Sarah Durack Drive to three sets of dual hinged main entry doors that lead into the lobby & café areas. There is also a colonnade on Olympic Boulevard that leads to another entrance to the lobby via a set of dual hinged doors. These doors have a 1000mm clear width, which is compliant with AS1428.1 & SOP Access Guidelines.

The circulation space around and beyond the entry doors is appropriate for wheelchair users in accordance with AS1428.2 and DDA Premises Standards.

There is a level accessible path of travel from all entrances to the passenger lifts on the ground floor lobby.

The main paths of travel will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2 and the DDA Premises Standards.

Recommendation:

- (i) Door components to comply with AS1428.1.

3.2. Emergency Egress

The main accessible emergency egress is via the main entry doors.

There are two fire stairs within the building connecting all office levels and the ground floor. The east & west stairs also connect the basement car park levels with the ground and upper levels.

Recommendations:

- (i) Ensure emergency services should include audible and visual warnings and signals to assist people with sensory disabilities.
- (ii) Ensure fire doors (leading to landings) should have 850mm clear width.

4. PATH OF TRAVEL

4.1. General

The main paths of travel throughout all upper office floors appear to be level and have appropriate clear widths and circulation areas, which will comply with AS1428.2.

The accessible paths of travel are continuous throughout all floors via 5 passenger lifts.

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

The clear widths of the corridors do allow sufficient areas of wheelchair manoeuvrability. This will comply with AS1428.2 and the DDA Premises Standards.

There is a common area (café) in the ground floor lobby on Sarah Durack Drive. There is an accessible path of travel to and around the ground floor café.

There is also one (café) at the back of the retail shop on the ground level on Olympic Boulevard. Access to this café is via a 1:35 gradient colonnade which runs parallel to Olympic Boulevard and 1:35 gradient footpath leading to the café.

There is a corridor between the lifts and the accessible toilet on the following levels:

- between the offices and in front of lifts L1, L2, & L3 on the corner of Sarah Durack Drive & Olympic Boulevard, levels 1-4.
- adjacent to the office on the western side of the building & in front of lifts no-L4 & L5, on floors Level 1-3.

The above mentioned corridors have a clear width of 1300mm, which are compliant with the BCA, AS1428.1 & the Sydney Olympic Park Access Guidelines (June 2002)

There is a corridor between the retail & office on the ground floor in front of lifts no-L1, L2 & L2, corner of Sarah Durack Drive & Olympic Boulevard. This corridor also leads to the entrance of the accessible toilet, with a 1300mm clear width, which is compliant with the BCA & AS1428.1.

4.2. Doors

There are currently no details of any doors shown. Sydney Olympic Park Access Guidelines (June 2002) allow for a part, (AS1428.1) door, which has 800mm clear width, (870mm door leaf).

Recommendation:

- (i) Consideration shall be given for all doors to have 850mm clear width (920mm door leaf) with a latch side clearance of 510mm. For any

double door entries at retail/offices, both door leafs should have clear widths of 850mm, in accordance with AS1428.2 & DDA.

4.3. Lifts

There are 3 passenger lifts, L1-L3 on the northern side of the building. These lifts access basement levels 1-2 with the ground floor & office levels 1-4.

There is 1 passenger lift & 1 combined passenger/goods lift on the western side of the building. The lifts access basement level 1 with the ground floor & office levels 1-3.

The lift cars have internal dimensions of 2200mm x 1900mm, which is compliant with AS1735.12 and AS1428.2.

The lift lobbies on each level have appropriate circulation areas. The circulation spaces in front of the passenger lifts allows two wheelchair users the ability to turn 180° in an equitable and dignified manner.

Recommendations:

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

5. AMENITIES & FACILITIES

5.1. Accessible Toilets

There is a unisex accessible toilet located adjacent to the lifts L1, L2 & L3 on the ground floor & levels 1-4. There is a unisex accessible toilet located adjacent to the lifts L4 & L5 on the ground floor & levels 1-3.

All accessible toilets on all levels have internal dimensions of 2900mm x 1900mm, which is compliant with AS1428.2 & the Sydney Olympic Park Access Guidelines (June 2002).

The approach corridors leading to the accessible toilets on each level have clear widths of 1200mm, which are compliant AS1428.1-figure 12.

There is a unisex accessible change room/shower located on basement level 1.

Recommendation:

- (i) Ensure all fixtures within all accessible toilets are designed/installed, compliant with AS1428.1.

5.2. Accessible Car Parking

There are 2 basement levels of car parking available within this building.

There appears to be 79 car parking bays approximately with 3 accessible car parking bays. There appears to be approximately 85 car parking bays on basement level 2 with 1 accessible car parking bay. The number of accessible car parking bays is compliant with the Sydney Olympic Park Access Guidelines (June 2002), clause 2.4.

The accessible car parking bays are suitably located near the passenger lifts, which complies with the BCA & DDA.

All accessible parking bays have an internal dimension of 5.4m x 3.2m, which is compliant with AS2890.1.

Recommendations:

- (i) Ensure the accessible car bays have a 2.5m vertical clearance, compliant with AS1428.2-clause 14.2.
- (ii) Ensure there is 2.3 metre vertical clearance leading to the accessible car bays (ref AS2890.1).

6. MISCELLANEOUS

6.1. 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

6.2. Signage

Recommendations:

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