



FDC Construction & Fitout Pty Ltd
22-24 Junction Street
Forest Lodge NSW 2037

25 March 2013
Job No: A12029

Attention: Mr James Christie

Dear James,

SITE 4B SYDNEY OLYMPIC PARK

Review of Access Provisions for people with a disability external paths of travel

The purpose of this letter is to provide comments on the accessibility of the proposed Stage 1, Stage 2 and Stage 3 external links to the entries of the proposed Site 4B Commercial Building to be located in Herb Elliot Avenue Sydney Olympic Park.

access associates sydney has discussed the access issues with the design team and reviewed the drawings listed following which were received from Leffler Simes Architects in pdf format on 25 March 2013.

Drawings:

SK17A Stage 1	Proposed access paths for North Building & temporary on-grade car park
SK18 A Stage 2	Proposed access paths for duration of construction of South Building
SK19 A Stage 3	Proposed final access paths for completed development
3487 A103	Ground Floor Plan 1:100 @A1 15/03/13 Rev N

This review of the access provisions is for compliance with the legislative requirements as outlined below:

- The Building Code of Australia 2012 - Part D3, E3.6
- AS1428.1 (2009) Design for access and mobility Part 1 and amendment 1: General requirements for access-New building work
- AS1428.4.1 (2009) Design for access and mobility Part 4.1 and amendment 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
- AS2890.6 (2009) Parking facilities Part 6 Off street parking for people with disabilities
- The Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises – Buildings) Standards 2010
- Sydney Olympic Park Authority Access Guidelines –third edition 2011

Development Description

The new commercial building is proposed to be constructed in 2 stages.
Stage 1 includes a forecourt and principal pedestrian entrance to the development located in Herb Elliot Avenue and the North Building.
Stage 2 includes the South Building

The ground floor of the North Building is proposed over 3 levels including:

- A lower retail tenancy (268m²). at the Herb Elliot footpath level

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- A commercial tower foyer and principal entry level
- An upper retail tenancy (160m²)

Proposed external paths of travel

The new building is proposed to include the following external links:

Stage 1 North Building office tower and temporary on grade car park

It is proposed in stage 1 of the development to meet the Access to Premises Standard and the BCA Part D3.2 by the provision of **accessible paths of travel** compliant with AS1428.1 linking:

- The footpath at the point of arrival on Herb Elliot Ave with the principal entry to the proposed lower **retail tenancy** on the ground floor at the western end of the North building via the paved forecourt at grade.
The **letterboxes** for the development are proposed to be located in the forecourt on a continuous accessible path of travel.
- The footpath at the point of arrival on Herb Elliot Ave on the south western side of the forecourt to the **principal entry** and ground floor foyer of the north building commercial office tower via an external walkway (surface gradient 1:21) and adjacent stairs.
- The footpath at the point of arrival on Herb Elliot Ave and the upper **retail tenancy** on the eastern end of the north building via the external walkway from Herb Elliot Street to the level of the office building entry, a walkway (surface gradient 1:21) and a ramp (gradient 1:14). Alternate external stairs are proposed to link these levels.
- The **temporary car park** and **accessible car parking** on the eastern side of the north building with:
 - The principal entry and the office foyer via walkway (surface gradient 1:21) and subsequently to the footpath on Herb Elliot Ave via a walkway (surface gradient 1:21).
 - the temporary car park to the retail tenancy on the eastern end of the north building via a ramp (surface gradient 1:14).
 - Olympic Boulevard via an existing pathway
- Basement parking is proposed to be accessed in the north building via lifts within the building which link the basement and entry foyer on the ground floor with the upper levels of the office tower.

Stage 2 during construction of the south building office tower

It is proposed in this interim stage of the development to meet the Access to Premises Standard and the BCA Part D3.2 by the provision of the **accessible paths of travel** compliant with AS1428.1 linking:

- The footpath at the point of arrival on Herb Elliot Ave with the principal entry to the proposed lower **retail tenancy** on the ground floor at the western end of the building via the paved forecourt at grade remains unchanged.
- The footpath at the point of arrival on Herb Elliot Ave on the south western side of the forecourt to the **principal entry** and ground floor foyer of the north building commercial office tower via a walkway (surface gradient 1:21) and adjacent stairs remains unchanged.



- The footpath at the point of arrival on Herb Elliot Ave and the upper **retail tenancy** on the eastern end of the north building via the walkway from Herb Elliot Street to the level of the office building entry where it is proposed to install a wheelchair platform lift, compliant with the BCA part E3.6, on the external stairs linking to the forecourt level of the retail tenancy.

Recommendation

To meet the intent of the DDA we recommend an operational management be developed to facilitate the use of the platform lift by people accessing the upper tenancy.

- Basement parking in the north building proposed to be accessed via lifts remains unchanged.

Stage 3 completed development

It is proposed with the completion of the South Office Tower of the development, to meet the Access to Premises Standard and the BCA Part D3.2 by the provision of the **accessible paths of travel** compliant with AS1428.1 linking:

- The footpath at the point of arrival on Herb Elliot Ave with the principal entry to the proposed **retail tenancy** on the ground floor at the northern end of the building via the paved forecourt at grade remains unchanged.
- The footpath at the point of arrival on Herb Elliot Ave on the western side of the forecourt to the **principal entry** and ground floor foyer of the north building commercial office tower via a walkway (surface gradient 1:21) and adjacent stairs remains unchanged.
- The footpath at the point of arrival on Herb Elliot Ave and the **retail tenancy** on the eastern end of the north building via a ramp (surface gradient 1:14) to the level of the forecourt level of the retail tenancy and the **South Building principal entries**.
- The south building entry level to the level of the **landscaping** in front of both proposed buildings in the area adjacent to the Pullman Hotel via a ramp and adjacent stairs.
- Basement parking is proposed to be accessed via lifts within each building.

3. Conclusion

Having reviewed the listed drawings of the proposed construction stages for the provision of external paths linking to the entries in the proposed new Commercial Facility in Herb Elliot Avenue Sydney Olympic Park, it is our opinion that the external paths of travel for people with physical and sensory disabilities, with the inclusion of the listed **recommendation** and ongoing inclusion of features required to meet AS1428.1 (including where required handrails, tactile ground surface indicators and slip resistant surfaces), have the potential to comply with the access requirements of the Access to Premises Standard and the BCA (2012) sections D3 and E3.6; AS1428.1 (2009) and AS2890.6.



I 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 reviewed. My company is holding appropriate current insurance policy to the satisfaction of the building owner or the principal authorising the installation work being reviewed.

Robyn Thompson

Access Associates Sydney

Qualifications: Diploma of Occupational Therapy, Cumberland College of Health Sciences (Sydney) 1976.

Affiliations: Registered Occupational Therapist (no: OCC0001726124)
Accredited member Association of Consultants in Access Australia (No: 150)
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