

GOODMAN

**AUSTRALIAN RED CROSS BLOOD
SERVICE**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

28th July 2008

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the commercial building located at 17 O’Riordan Street, Alexandria and is 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 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 accessible sanitary facilities, 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 issues that have risen from the access review include:

- (i) In general, the accessible toilets need to be enlarged to comply with AS1428.2, in accordance with City of Sydney Council Access DCP 2004.
- (ii) The provision of 3800mm wide accessible car bays, in accordance with City of Sydney Council Access DCP 2004.

2. INTRODUCTION

2.1. General

Goodman has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed development located at 17 O’Riordan Street, Alexandria.

The development consists of 4 levels of commercial/laboratory office space with 1 basement level of common car parking below.

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 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

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 - (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 City Council Access DCP 2004

3. INGRESS & EGRESS

3.1. Main Entrance

Access from the footpath to the main entrance of the building is via an accessible ramp. The ramp is 1000mm wide and has a 1:14 gradient, which is compliant with BCA part D3.

The main entrance has automatic sliding doors. The doors have a clear width compliant with AS1428.2 and appear to be level with appropriate circulation area.

There is an accessible path of travel from the automatic sliding doors to the passenger lifts on ground floor.

Recommendations:

- (i) Ensure 1200mm width between handrails on the access ramp, compliant with AS1428.2.
- (ii) Provide handrails on both sides of ramp in accordance with AS1428.1. Provide tactile ground surface indicators at top and bottom of ramp, in accordance with AS1428.4.

3.2. Emergency Egress

There are four fire stairs in the building connecting all office levels and basement car park levels with the ground floor.

The main emergency egress is via the main entry doors

Recommendations:

- (i) Consider emergency warning alarms to have provision for audio and visual capability
- (ii) Consideration to be given to creating fire safety refuges in fire stair landings on all office floors (best practice) for people in wheelchairs. At a minimum, the fire stair doors (leading to landings) should have 850mm clear width.

4. PATH OF TRAVEL

4.1. General

The main paths of travel throughout all floors are level and accessible and have appropriate clear widths and circulation areas. The paths of travel are continuous throughout all floors via 4 passenger lifts and generally allow wheelchair users the ability to pass one another, compliant with AS1428.2 and in line with the equity principles of the DDA.

4.2. Doors

There are 2 sets of air lock doors which lead to the accessible unisex toilets on the second and third floor. They each have clear internal widths of 800mm, compliant with AS1428.1. Their internal latch side circulation area will require revision to comply with AS1428.1.

Recommendations:

- (i) These doors require 850mm clear width doors (920mm door leafs)
- (ii) The air lock doors leading to the accessible unisex toilets on the second and third floor require 460mm latch side circulation on the internal and external side of the door, compliant with AS1428.1.

4.3. Lifts

There are 2 passenger lifts and 2 general lifts accessing all levels with the building.

The lift cars have internal dimensions of 2300mm x 2100mm, which is compliant with AS1735.12 and AS1428.2 and City of Sydney Access DCP.

The lift lobbies on each level have appropriate circulation areas which will allow a wheelchair user to perform a 180 degree turn, compliant with AS1428.2 clause 6.2 and is in line with the equity principles of the DDA.

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

4.4. Internal Stair

There is an internal common stair which links the ground, levels 1, 2 and 3. It is possible that visitors to the building could use these stairs.

Recommendations:

- (i) Provide handrails on both sides of stair in accordance with AS1428.1.
- (ii) Provide tactile ground indicators at the top and bottom of each stair in accordance with AS1428.4.

4.5. Terrace Area

There is a terrace area located on level 2.

Recommendation:

- (i) Ensure a continuous level and accessible path of travel out onto the terrace, in accordance with AS1428.1.

5. AMENITIES & FACILITIES

5.1. Accessible Toilets

There are 2 unisex accessible toilets on the ground floor. The circulation areas and positioning of bathroom fixtures in each toilet complies with AS1428.2 and the City of Sydney Council DCP 2004. There are suitable paths of travel leading to these toilets in accordance with AS1428.2.

The accessible toilets adjacent the lobby lift core on levels 1-3 have internal dimension suitable under AS1428.2. However modification is required at the vestibule door.

The accessible toilets adjacent the western lift on level 2 and level 3 have similar layout. The circulation areas and positioning of bathroom fixtures in each toilet complies with AS1428.2 and the City of Sydney Council DCP 2004.

5.2. Accessible Car Parking

There is 1 basement level of car parking within the building, with approximately 88 staff car parking spaces and 9 visitor car parking spaces. The accessible car bays have been located adjacent to the lifts.

There are 2 staff accessible car bays and 1 accessible visitor car bay, which has been located adjacent lifts, which is compliant with the BCA and City of Sydney Council Access DCP 2004 requirements.

The staff accessible car bays have minimum dimensions of 3800mm x 5500mm. The visitor accessible car bays have minimum dimensions of 3800mm x 5500mm. These dimensions comply with City of Sydney Council Access DCP 2004 requirements.

Recommendation:

- (i) Ensure accessible car bays have minimum vertical height clearance of 2500mm above the bays and 2300mm leading to the bays.

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

Recommendation:

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