

**ECOVE**

**SOPA SITE 3  
AUSTRALIA TOWERS**

**S75W ACCESS REVIEW**

**Morris-Goding Accessibility Consulting**

**FINALv2**

16 May 2012

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## **1. EXECUTIVE SUMMARY**

The Access Review Report is a key element in the Section 75W amendment of Australia Towers, Site 3 Sydney Olympic Park and an appropriate response to the AS1428 series, Sydney Olympic Park Authority Access Guidelines, 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 and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas paths of travel to residential apartments, retail outlets and toilets comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report's recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to accessible parking and adaptable units, can be readily achieved.

## **2. INTRODUCTION**

### **2.1. General**

ECove has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development located at Site 3, Sydney Olympic Park.

From the information provided, the development consists of 2 towers which have a total of 607 units (287 units within Tower 1 and 320 units within Tower 2) over 29 residential levels as well as retail areas on the ground floor.

As part of the S75W, the client requires an analysis of the amendments to internal unit layouts and unit mix.

The requirements of the investigation are to:

- Review supplied drawings of the proposed amendments
- Provide a report that will analyse the provisions of disability design of the amendment and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), AS 1428 series and AS4299 Adaptable Housing and Sydney Olympic Park Authority Access Guidelines 2008.

### **2.2. Objectives**

The report considers user groups such as residents and residential visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing and vision)
- People with mobility impairments (ambulant and wheelchair)
- 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), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- AS 4299 – Adaptable Housing
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- Sydney Olympic Park Authority Access Guidelines: Dec 2008

### **3. INGRESS & EGRESS**

#### **3.1. Residential Entrances**

There is an appropriate path of travel from the pedestrian footpath near Australia Avenue to the Tower entries compliant with AS1428.1:2009. The RLs on the drawings show accessible paths of travel are achievable from the street to the lift lobbies. There are 2 main accessible entries into the building that lead to Tower 1 and Tower 2. The dual-hinged pivot entry doors have 1200mm clear widths compliant with the DDA Premises Standards and the SOPA Access Guidelines.

There are accessible paths of travel from the entry doors to both lift lobbies. With minimum 1400mm clear widths suitable for wheelchair access in accordance with AS1428.1:2009. There are clearances suitable for a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009 and the DDA Premise Standards. There are also suitable clearances to allow two wheelchair users to pass one another in accordance with DDA Premises Standards and the SOPA Access Guidelines.

Each lift lobby has 3 passenger lifts which provides an accessible path of travel to all levels of the building compliant with AS1428.1:2009. The lift lobby area has a 2000mm clearance in front of the passenger lift suitable for two persons in a wheelchair to pass one another compliant with the DDA Premises Standards.

#### **3.2. Emergency Egress**

There are four sets of emergency egress stairs from Basement car park levels to the Ground floor. The two centrally located stairs provide egress from the basement level to all levels of both towers. The fire stair egress doors have appropriate 950mm clear widths compliant with AS1428.1:2009.

From the information provided by the architect, a home unit acts as a fire-isolated compartment in residential development, thereby satisfying SOP Access Guidelines, 2.6 Emergency provisions.

## **4. PATHS OF TRAVEL**

### **4.1. General**

There are residential apartments on levels 01 to 29 which has an appropriate path of travel via the 3 residential tower passenger lifts. The passenger lift lobby has an appropriate 2400mm clearance in front of the passenger lifts suitable for wheelchair access. There is an appropriate wheelchair turning area in front of the passenger lifts compliant with SOPA Access Guidelines and for two persons in a wheelchair to pass one another in accordance with AS1428.1:2009 and the DDA Premises Standards.

All lift corridors have an appropriate turning area at the end of corridors suitable for a person in a wheelchair to perform 180° turns in accordance with AS1428.1:2009 and the SOPA Access Guidelines. There is also suitable clearance at all apartment entry doors to allow suitable turning areas in accordance with AS14299.

All residential corridors have suitable clearances of 1800mm to allow two wheelchairs users to pass compliant with AS1428.1:2009 and SOPA Access Guidelines.

### **4.2. Lifts**

There is a set of three passenger lifts within each tower providing suitable wheelchair access to all residential floors. The lifts provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the residential apartments and the car parking levels compliant with AS1428.1:2009.

Each passenger lift has internal dimensions of 1685mm by 2140mm (min) compliant with AS1735.12 and the DDA Premises Standards.

*Recommendation:*

- (i) Provide internal lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

## **5. ACCOMMODATION**

### **5.1. Adaptable Units**

The development falls under the Sydney Olympic Park Access Guidelines 2010. According to this document, 10% of the total number of apartments is to be designed according to AS4299. The Access Guidelines ask for the adaptable units to be built to Class B requirements with all the essential features and 50% of desirable features included.

The drawings indicate that there are 607 units therefore a total of 61 units are required to be built compliant with AS4299. This represents 10% of adaptable units, suitable under SOP Access Guidelines. The adaptable units are to be a mixture of 1, 2 and 3 bedroom units distributed equitably and providing a choice of levels, aspect and price range.

### **5.2. 1 Bedroom Apartment (x28)**

The entry door has an appropriate 850mm clear width and suitable clear latch side clearance in accordance with AS1428.1:2009.

There is an appropriate path of travel to the living room in accordance with AS1428.1:2009. There is a 2250mm diameter turning area suitable for wheelchair turns in accordance with AS1428.1:2009.

The bedroom has appropriate internal dimensions compliant with AS4299. There is suitable 1000mm clearance adjacent the bed.

The bathroom has an 820mm clear width entry door. The bathroom has internal dimensions of 4400mm x 5400mm suitable in accordance with AS1428.1:2001. There is suitable circulation within the bathroom in accordance with AS1428.1:2001 and AS4299.

Modification of the kitchen is appropriate with suitable capped off electrical and plumbing services in accordance with AS4299. There is suitable 1550mm diameter turning areas in front of kitchen and laundry appliances in accordance with AS4299.

### **5.3. 3 Bedroom Apartment (x22)**

The entry door has an 850mm clear width (920mm door leaf) compliant with AS4299. There are appropriate latch side clearances and circulation compliant with AS1428.1:2009. There is a direct accessible path of travel to all other areas of the accessible unit compliant with AS1428.1.

The accessible bedroom has appropriate door clearances and latch side after the removal of the robe area. There is appropriate circulation around the bed in accordance with AS4299.

The living room has suitable circulation area suitable for a wheelchair turn in accordance with AS4299. Kitchen and laundry electrical and plumbing services are capped off and located in appropriate areas to allow for post-adaptation. There are suitable clearances in front of appliances compliant with AS4299.

The bathroom doors have appropriate clearances and circulation compliant with AS1428.1:2009.

The bathroom has internal dimensions of 5000mm x 5400mm, which will be able to cater for the circulation of pan, basin and shower in accordance with AS1428.1-2009

It is noted that the existing laundry electricals within the pre-adapted layout of the bathroom will be replaced with a shower. Confirmation by architect is required to ensure services can be appropriately capped off and waterproofed as well as reinforced at pre-adaptation to ensure provisions of handrails.

*Recommendation:*

- (i) Confirmation by architect to ensure laundry services can be appropriately capped off and waterproofed and capped services provided for shower plumbing and basin.

#### **5.4. 3/4 Bedroom Apartment (x11)**

The entry door has an 850mm clear width (920mm door leaf) compliant with AS4299. There are appropriate clearances in accordance with AS1428.1:2009. From the entry door, there is an accessible path of travel to all areas of the adaptable unit compliant with AS1428.1.

The bathroom doors have appropriate clearances and circulation compliant with AS1428.1:2009. The bathroom has internal dimensions of 5800mm x 6200mm which will be able to cater for the circulation of pan, basin and shower in accordance with AS1428.1-2009.

It is noted that the existing laundry electricals within the pre-adapted layout of the bathroom will be replaced with a shower. Confirmation by architect is required to ensure services can be appropriately capped off and waterproofed as well as reinforced at pre-adaptation to ensure provisions of handrails.

The kitchen and laundry has suitable capped off services to allow for adaptation in accordance with AS4299. Suitable clearances in front of appliances are provided compliant with AS4299.

The bedroom door has suitable circulation in accordance with AS1428.1:2009. There is an appropriate circulation area around the bed in accordance with AS4299.

The living areas have appropriate wheelchair turning areas with 2250mm diameter suitable for wheelchair access.

*Recommendation:*

- (i) Confirmation by architect to ensure laundry services can be appropriately capped off and waterproofed and capped services provided for shower plumbing and basin.

#### **5.5. Visitable Units**

Sydney Olympic Park Access Guidelines 2010 require 100% of residential units to be visitable. There is an accessible path of travel to all units in the tower blocks compliant with AS1428.1:2009.

Currently, all unit doors have appropriate minimum 850mm clear width entry doors compliant with AS1428.1:2009. There is an accessible path of travel to the living areas and visitable toilets compliant with AS4299. All internal paths of travel have minimum 1000mm or wider clear widths suitable in accordance with AS4299.

In general, there is an appropriate circulation area in front of the pan compliant with visitable toilet requirements in accordance with AS4299.

There is suitable clearance within visitable unit living areas suitable for a wheelchair user in accordance with AS4299.



It is noted that the visitable units do not comply with the strict requirements of SOPA Access Guidelines.

## **6. CAR PARKING**

### **6.1. Paths of Travel**

The lift lobby passenger lifts provide an appropriate path of travel to all basement and ground floor car parking levels suitable for wheelchair access in accordance with AS1428.1:2009.

From accessible car bays on Basement 001 level, there are suitable clearances and paths of travel suitable for wheelchair access. Lift lobby areas have a minimum 2350mm diameter turning area suitable for a person in a wheelchair in accordance with AS1428.1:2009.

From the ground floor car parks, entry to the lobby areas is via corridors with 1600mm clear widths suitable for a person in a wheelchair to perform 180° turns in accordance with AS1428.1:2009. The doors have suitable minimum 880mm clear widths suitable in accordance with AS1428.1:2009. From the accessible car bays, a clear accessible path of travel to the lift lobby is required. Access currently is impeded by car parking columns and car bays. A suitable accessible path of travel is required.

From the Basement 001 level floor car bays there is an accessible path of travel to the passenger lift lobby via corridors with minimum 1140mm clear widths. The entry doors to car parking areas have 900mm clear widths with 780mm latch side clearance compliant with AS1428.1:2009. There is an accessible path of travel from the accessible car bay to the entry lobbies and passenger lifts compliant with AS1428.1:2009.

*Recommendation:*

- (i) Provide appropriate circulation area and access around the door that interfaces between corridor access (to lift lobbies) and the ground floor carpark area. It is advised that a shared zone be located in front of this door.

### **6.2. Residential Car Parking**

There are 5 levels of car park located within the development with 801 car spaces with a total of 61 adaptable unit car bays (19 adaptable unit car bays on basement 001 and 42 adaptable unit car bays on ground floor). This represents 1 adaptable unit car bay for each adaptable unit, suitable in accordance with AS4299. Adaptable unit car bays have internal dimensions of 2.4m adjacent a 2.4m shared zone compliant with AS2890.6:2009. This satisfies the intent of AS4299.

*Recommendations:*

- (i) All adaptable car bays require a height clearance of 2.5 metres compliant with AS2890.1 and SOPA Access Guidelines.
- (ii) The approach to each adaptable car parking bay should have vertical clearance of not less than 2.2m in accordance with AS2890.1 and SOPA Access Guidelines.