



CAPITAL CORPORATION

**2 AUSTRALIA AVE, SYDNEY OLYMPIC
PARK**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

9th December 2010

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the retail/commercial building located at 2 Australia Ave, 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 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 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 site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

It is advised that the provisions of the DDA Access Code 2010 are due to be inserted into the BCA from 1 May 2011. The provisions of the DDA Access Code will from that date onwards thereby become mandatory for new building work. If it is anticipated that construction certificate for this project is to be granted on or after 1 May 2011, the immediate adoption of the recommendations in this report that have been made in accordance with the DDA Access Code is advised.

The main issues that have arisen from the access review include:

- Ensure there the end of the corridor leading to the accessible toilet is in line with the DDA Premises Standards. A minimum 2070mm (L) x 1540mm (w) is required along all corridor ends (outside the accessible toilet door) to allow wheelchair users to turn 180 degrees.
- Ensure a hinged door with minimum 850mm clear width (920mm door leaf) is installed adjacent to the revolving entry door on the western edge of the building, compliant with AS1428.1- 2009. A revolving door cannot be incorporated into the accessible path of travel.
- Ensure there is at least 8 accessible car parking bays allocated in the basement car parking, in compliance with the Sydney Olympic Park Access Guidelines.

2. INTRODUCTION

2.1. General

Capital Corporation has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed development located at 2 Australia Ave, Sydney Olympic Park.

The retail/commercial development consists of three retail, two meeting rooms and a lounge on the ground floor followed by 6 level of commercial tenancies. There are 2 basement levels of car parking provided.

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 grounds 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 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- Disability Discrimination Act 2010
- DDA Premises Standards (DDA Access Code)
- Sydney Olympic Park Access Guidelines

3. INGRESS & EGRESS

3.1. Australian Avenue Entrance

There is an entrance located along Herb Elliott Avenue. There appears to be an accessible path of travel from the site boundary to this entry. The entrance has a pair of automatic sliding doors which have an appropriate clear width of 3100mm in accordance with AS1428.2. The circulation areas around the doors are also in compliance with AS1428.2.

This entry leads into the ground floor retail and lounge area which have appears to have appropriate circulation for wheelchair users. The main path of travel from this entrance will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The path of travel will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.1- 2009 and the DDA.

Recommendation:

- (i) Ensure the pathway gradient from pedestrian boundary to entry door is compliant with AS1428.1

3.2. Western Entrance

A second entrance is located along the western edge of the building near the passenger lifts. There appears to be an accessible path of travel from the visitor car parking to the western entrance. The circulation areas around the doors are in compliance with AS1428.2.

This entry leads into the ground level lift lobby which provides an accessible path of travel to the commercial tenancies on level 1 to 7. The main path of travel from this entrance will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The path of travel will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.1- 2009 and the DDA.

A revolving door is incorporated into the accessible path of travel, non compliant with AS1428.1.

Recommendations:

- (i) Ensure a hinged door with minimum 850mm clear width (920mm door leaf) is installed adjacent to the revolving entry door on the western edge of the building, compliant with AS1428.1- 2009.
- (ii) Ensure accessible hinged door which will be installed has a latch side clearance of 530mm, compliant with AS1428.1- 2009.
- (iii) Ensure the pathway gradient from pedestrian boundary to entry door is compliant with AS1428.1

3.3. Emergency Egress

There are three emergency stair wells servicing levels from the basement car parking to Plant Level of the building. Emergency fire doors appear have a clear width of 800mm.

The main entry door of the building appears to be the most appropriate accessible emergency exit.

Currently drawings do not show fire isolated stairwells which could provide refuge for wheelchair users during the event of a fire. Modification is required to provide fire refuge areas, compliant with the Sydney Olympic Park Access Guidelines.

Recommendations:

- (i) Sydney Olympic Park Access Guidelines require fire refuge areas. A suggestion is to provide smoke rated doors at the ends of the lift lobbies on all floors.
- (ii) Ensure if emergency warning systems are provided they should have provision of audible and visual capabilities in accordance with AS 1428.2 Clause 18.2 and 3.
- (iii) Provide fire doors with 850mm clear width to comply with AS1428.1-2009
- (iv) If fire stairs are to be used for day to day access between floors, they will need to have handrails provided on both sides in accordance with AS1428.1

4. PATH OF TRAVEL

4.1. General

The main paths of travel throughout the development are wide enough (at least 1800mm) to allow two wheelchair users to pass each other in accordance with DDA Premises Standards and Sydney Olympic Park Access Guidelines.

There are continuous accessible paths of travel to all the levels of the building via the accessible passenger lifts.

All double hinged doors leading to the commercial tenancies appear to have a minimum clear width of 850mm when one leaf is open, compliant with AS1428.1- 2009.

The door opposite the amenities door on the ground floor does not have suitable internal latch site clearance. Modification is required.

Recommendation:

- (i) Ensure the corridor door opposite the amenities door on the ground floor has an internal latch side clearance of 530mm, compliant with AS1428.1- 2009. Currently there does not appear to be any internal latch side clearance.

4.2. Lifts

There are 6 passenger lifts within the building with suitable wheelchair access to all floors of the development. The passenger lift appears to have an internal dimension of 1800mm by 1600mm, compliant with AS1428.2.

There is an accessible path of travel from the lift lobbies to the building entrances, retail areas, commercial areas and car parking.

The areas in front of the passenger lift on all levels have sufficient circulation space, allowing a wheelchair user the ability to enter and exit the passenger lift in an equitable and dignified manner.

Recommendation:

- (i) Lift car components (grab rail, control buttons, lighting) to comply with AS1735.12.

4.3. Retail Tenancies

There are three retail areas on the ground floor. There appears to be an accessible path of travel to these retail areas. Drawings do not currently show doors leading into the two external tenancies along Australia Avenue and next to the visitor car park. There does not appear to be public entrances within the building to allow access into the two retail area along Australia Avenue and the western edge on the ground level.

The circulation areas within the retail areas appear to allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.1- 2009 and the DDA Premises Standards.

Recommendation:

- (i) Ensure there are accessible entries with a clear width of 850mm into the two retail areas along Australia Avenue and the western edge on the ground level, compliant with AS1428.1- 2009.

5. AMENITIES & FACILITIES

5.1. Accessible Toilets

There are accessible unisex toilets provided adjacent to each bank of male and female toilets from level 1 to 7 in compliance with the DDA Premises Standards.

The accessible toilets have internal dimensions of 3000mm x 3000mm. This should allow 2300mm x 1900mm around the toilet pan with the basin only encroaching by 100mm, in compliance with Sydney Olympic Park Access Guidelines.

The accessible toilet appears to have a door with 800mm clear width. Modification is required to increase the clear width of the door.

The corridors leading to the accessible toilets on levels 1 - 7 appear to be 1300mm. The end of the corridor does not allow a person in a wheelchair to turn 180 degrees. Modification is required to ensure ends of corridors will allow a person in a wheelchair to turn 180 degrees.

Amenities are provided on the ground floor of the building. Currently drawings do not show an accessible unisex toilet on the ground floor. Modification is required to provide a new accessible toilet to comply with Sydney Olympic Park Access Guidelines.

Recommendations:

- (i) Ensure that the ends of the corridor leading to the accessible toilets is in line with the DDA Premises Standards. A minimum 2070mm (L) x 1540mm (w) is required along the corridor ends (outside the accessible toilet door) to allow wheelchair users to turn 180 degrees.
- (ii) Ensure an accessible unisex toilet with dimensions to accommodate 2300mm x 1900mm circulation space around the toilet pan with the basin only encroaching by 100mm, compliant with Sydney Olympic Park Access Guidelines clause 3.3.
- (iii) Ensure there is a balance of left and right hand transfer accessible pans in accordance DDA Premises Standard.
- (iv) Ensure the accessible toilet door has a 850mm clear width (920mm door leaf) to comply with Sydney Olympic Park Access Guidelines..

5.2. Ambulant Cubicles

Male and female toilets are provided from level 1 to 7. Currently drawings do not show ambulant cubicles within the banks of toilets. Modification is required to provide 1 ambulant cubicle in each male and female toilet to comply with the DDA Premises Standard and Sydney Olympic Park Access Guidelines.

Recommendation:

- (i) Ensure there is 1 ambulant cubicle in each male and female toilet to comply with the DDA Premises Standard and Sydney Olympic Park Access Guidelines.

5.3. Accessible Car Parking

There are two levels of basement car parking provided. Currently there is no accessible car parking bays present on the plans provided.

There are approximately 240 proposed underground car parking bays. Modification is required to provide 3% of the car parking provided are required to be accessible parking spaces, compliant with Sydney Olympic Park Access Guidelines.

Recommendations:

- (i) Ensure there is at least 8 accessible car parking bays allocated in the basement car parking, in compliance with the Sydney Olympic Park Access Guidelines.
- (ii) Ensure the accessible car bays should have 2.4m width with 2.4m width shared zone to comply with AS2890.6.
- (iii) The accessible car parking spaces in basement levels to have a clearance height 2500mm with 2200mm high when approaching the space in compliance with AS2890.6.
- (iv) The accessible car bays should be located within close proximity to building entrances/lifts.

6. MISCELLANEOUS

6.1. Lighting

Recommendation:

- (i) Ensure all lighting levels comply with AS1680.

6.2. Signage

Recommendation:

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