

CAPITAL CORPORATION

AXIS: STAGE 1A

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

7th May 2013

REPORT REVISIONS		
Date	Version	Drawing No / Revision
12.04.13	Draft	Drawings No. 1000, 1001, 1002, 1003, 1004, 1005 [rev A].
07.05.13	Final	Drawings No. 1000, 1001, 1002, 1003, 1004, 1005 [rev A].

This report prepared by:



Queenie Tran
Access Consultant
Morris Goding Accessibility Consulting

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	4
2.	INTRODUCTION	5
2.1.	General	5
2.2.	Objectives	5
2.3.	Statutory Requirements	Error! Bookmark not defined.
3.	RETAIL	5
3.1.	Retail Entrance	6
3.2.	Paths of Travel	6
3.3.	Sanitary Facilities	6
4.	COMMERCIAL	7
4.1.	Commercial Entrance	7
4.2.	Paths of Travel	7
4.3.	Sanitary Facilities	7
4.4.	Emergency Egress	7

1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Axis, Stage 1A, Site 43/44 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 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 adaptable units, 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 recommendations that have arisen from the access review include:

- (i) All doors to have 850mm clear widths (920mm door leaf) with appropriate 530/510mm latch side clearances in accordance with AS1428.1:2009.
- (ii) Provide fire refuge areas within emergency egress stair wells. The space shall be 1300mm x 800mm outside the egress route. Provide an emergency communication device at this area.

2. INTRODUCTION

2.1. General

Capital Corporation has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed commercial development 2/4 Australia Avenue, Sydney Olympic Park.

From the information provided, the proposed Stage 1A development has 1 retail floor and 7 commercial floors.

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 Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

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 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2013
- DDA Access to Premises Standards 2010
- Sydney Olympic Park Authority Access Guidelines 2011

3. RETAIL

3.1. Retail Entrance

From the ground floor, there are suitable clearances from the pedestrian footpath to the retail tenancy.

A suitable door with appropriate door clearances and circulation is achievable compliant with AS1428.1:2009 and the Sydney Olympic Park Access Guidelines.

Recommendations:

- (i) Ensure all retail entry doors have a suitable accessible path of travel with a level landing (i.e. gradient no greater than 1:40) over 1450mm depth compliant with AS1428.1:2009, clause 13.3.
- (ii) Ensure the entry doors have a minimum 850mm clear widths (920 mm door leaf) in accordance with AS1428.1:2009, clause 13.2.

3.2. Paths of Travel

From within all retail areas, there are suitable clearances to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009. There are also suitable clearances to allow two persons in a wheelchair to pass one another compliant with the DDA Premises Standards.

3.3. Sanitary Facilities

There currently does not appear to be any sanitary facilities located within the retail tenancy.

4. COMMERCIAL

4.1. Commercial Entrance

Entry to the commercial floors appears to be via the existing Stage 1 entry foyer and passenger lifts which has previously been approved under a separate DA.

4.2. Paths of Travel

In general, access to the commercial floors (levels 1-7) is via the existing lift core in stage 1. Access from level 1 is currently unclear.

From the Stage 1 lift lobby, there is an accessible path of travel via the atrium lobby area to Stage 1A. The dual-hinged entry door appears to have 820mm clear widths. Modification is required to ensure compliance with AS1428.1:2009.

The commercial floors have appropriate circulation areas to allow wheelchair manoeuvrability in accordance with the SOPA guidelines. There are suitable clearances to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009 and the DDA Premises Standards. There are appropriate clearances to two wheelchair users to pass one another in the opposite direction compliant with the DDA Premises Standards.

There are terrace areas within the commercial floors. Access to this area is achievable.

Recommendations:

- (i) Provide an accessible path of travel to level 1 commercial floor and all terraces on stage 1A.
- (ii) Ensure dual-hinged entry doors have a minimum 850mm clear width (920mm door leaf), compliant with AS1428.1:2009.

4.3. Sanitary Facilities

There are sanitary facilities located within stage 1 of the development. Access is either via the dual-hinged entry doors, or a hinged entry door to the sanitary area.

The single leaf entry door has an appropriate 850mm clear width compliant with AS1428.1:2009 and the DDA Premises Standards. The door currently has 430mm internal latch side clearance which will need to be enlarged to ensure suitable latch side clearance compliant with AS1428.1:2009.

The accessible WC and ambulant cubicles have been approved under a previous DA for Stage 1.

Recommendation:

- (i) Ensure hinged entry door leading to sanitary facilities from Stage 1A has 850mm clear widths (920mm door leaf) compliant with AS1428.1:2009.

4.4. Emergency Egress

Within the proposed extension, Stage 1A has 1 emergency stair well leading from the upper levels to street level. All fire doors have 850mm clear widths.

There currently does not appear to be any fire refuge areas within the emergency stair well.

The main foyer entry is regarded as the most appropriate means of accessible egress in the event of an emergency situation.

Recommendations:

- (i) Handrails within stairs to be compliant with AS1428.1, clause 12.
- (ii) Provide fire refuge areas within emergency egress stair wells. The space shall be 1300mm x 800mm outside the egress route. Provide an emergency communication device at this area.