

THE GPT GROUP

**4 MURRAY ROSE
SYDNEY OLYMPIC PARK**

ACCESS REVIEW

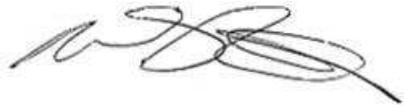
Morris Goding Accessibility Consulting

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the mixed use development and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) 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 site access, ingress and egress, common area access, circulation areas, accessible parking, passenger lifts and accessible sanitary facilities comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report 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, ingress and egress, common area access, circulation areas, accessible parking, passenger lifts and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

2. INTRODUCTION

2.1. General

The GPT Group has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed mixed use development located at 4 Murray Rose Avenue Sydney Olympic Park (SOP) NSW.

The mixed use development consists of commercial tenancies on ground to fifth floor with provision for future retail offerings on the ground floor and 3 levels of basement car parking.

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), DDA Access to Premises Standards (including DDA Access Code), 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. Limitations

This report is limited to the accessibility provisions of the building at State Significant Development (SSD) stage. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSI's, handrail design, signage, hearing augmentation etc. that will be included in construction documentation.

2.4. Statutory Requirements

The following standards are to be used to implement the Report:

- DDA Access to Premises Standards 2010 (including DDA Access Code)
- BCA 2013 - Building Code of Australia
- AS1428.1 – 2009 (General Requirements for Access)
- AS1428.4.1 – 2009 (Tactile Ground Surface Indicators)
- AS1735.12 - (Lifts, Escalators, & Moving Walks)
- AS2890.6 – 2009 (Car parking)
- SOPA Access Guidelines May 2011, 3rd Edition

3. INGRESS & EGRESS

3.1. Commercial Entrances

The plans indicate 3 entry points into the lobby area. The 1st entry is from the Murray Rose Avenue footpath. The 2nd entry point is via the Dawn Fraser Avenue footpath and the 3rd is from Paddock Park (grid points D/3) as stated in the details below.

3.2. Murray Rose Avenue Entrance

The 1st main entrance is from the Murray Rose Avenue footpath. The plans indicate footpaths having 1:20 gradients (max); however, the plans do not indicate crossfalls.

There is also a stair located at the footpath near this entry point. The stair has handrails installed on both sides, compliant with AS1428.1 – 2009.

There is an accessible path of travel from the footpath to the entry point of the Murray Rose Avenue lobby, compliant with AS1428.1 – 2009.

The circulations area in front of & beyond the main entry door (s) will allow sufficient wheelchair manoeuvrability, compliant with AS1428.1 – 2009.

It is assumed that the entry door will be an automatic sliding door.

There is an accessible path of travel from the main entry to the passenger lifts on the ground floor, compliant with SOPA Access Guidelines May 2011, 3rd Edition.

Recommendations:

- (i) Ensure the handrails to the stair near the Murray Rose Avenue entrance are designed and installed as per the requirements of AS1428.1-2009.
- (ii) Ensure the above mentioned stair has TGSI installed near the top/bottom, compliant with AS1428.4.1.
- (iii) Ensure the Murray Rose Avenue footpaths have 1:40 gradients (max), compliant with AS1428.1 – 2009.

3.3. Dawn Fraser Avenue Entrance

The 2nd entrance is from the Dawn Fraser Avenue footpath.

There is an accessible path of travel from the footpath to the entry point of the Dawn Fraser lobby, compliant with AS1428.1 – 2009.

The circulations area in front of & beyond the 2nd entry door (s) will allow sufficient wheelchair manoeuvrability, compliant with AS1428.1 – 2009.

It is assumed that the entry door will be an automatic sliding door.

There is an accessible path of travel from the main entry to the passenger lifts on the ground floor, compliant with SOPA Access Guidelines May 2011, 3rd Edition.

Recommendation:

- (i) Ensure the Dawn Fraser footpath to have a maximum 1:20 gradients with 1 in 40 cross falls (max), compliant with AS1428.1 - 2009

3.4. Paddock Park Entrance

The 3rd entrance is from within Paddock Park located near the Dawn Fraser Ave footpath.

There is an accessible path of travel from the footpath to Paddock Park and the entry point of the shuttle lift lobby, compliant with AS1428.1 – 2009.

The supplied plans show access to within the lobby/vestibule area is via a 1490mm clear width sliding door, compliant with AS1428.1 - 2009

The circulations area in front of & beyond the sliding 1st sliding entry door will allow appropriate wheelchair manoeuvrability, compliant with AS1428.1 – 2009.

The sliding door leads in to the shuttle lift lobby areas. The circulation spaces within the lobby/vestibule area (3.0m x 5.0m internal dimension) will allow a person in a wheelchair to make a 180° turn in an equitable and dignified manner. Also the circulation spaces within will allow two wheelchairs to pass one another travelling in the opposite direction, compliant with AS1428.1 – 2009.

From within the lobby/vestibule area there is an accessible path of travel to the 2nd sliding entry door. This sliding entry door also has a 1490mm open clear width, compliant with AS1428.1 – 2009.

There is an accessible path of travel from the 2nd sliding entry door to the Murray Rose & Dawn Fraser lobbies and the passenger lifts, compliant with SOPA Access Guidelines May 2011, 3rd Edition and AS1428.1-2009.

Recommendation:

- (i) Ensure pathway leading from the Dawn Fraser footpath to the Paddock Park entry to have maximum 1:20 gradients with 1 in 40 cross falls (max), compliant with AS1428.1 - 2009

3.5. Retail Tenancy Entrances

The ground floor has the capacity to be adapted into 5 separate retail tenancies located on either sides of the Murray Rose Lobby. The supplied plans show a combination of single and double hinged doors leading in from the Murray Rose footpath, The Outdoor Ledge and from within the Murray Rose Lobby.

There are also accessible wheelchair paths of travel from the Dawn Fraser & Paddock Park entrances, compliant with AS1428.1 - 2009 and the SOPA Access Guidelines May 2011, 3rd Edition.

All common use hinged entry doors have 850mm clear width (920mm door leaf) and appropriate latch side clearances, compliant with AS1428.1 – 2009 and the SOPA Access Guidelines May 2011, 3rd Edition 2.11.

3.6. Emergency Egress

The main emergency egress for all staff and visitors (i.e. wheelchair users) would be via the Murray Rose Lobby the Dawn Fraser Lobby and The Paddock Park entry.

The plans indicate fire stairs located behind the passenger lift (grid point's 4/D) and near the grease room (grid point's 7/E). The fire stairs connect all upper levels and basement car park levels with the ground floor.

All fire stairs have 850mm clear width (920mm door leaf), as per the requirements of the SOPA Access Guidelines May 2011, 3rd Edition clause 2.11.

All fire stairs have the capability of providing a fire evacuation refuge area of 1300mm x 800mm. However, the refuge areas intrude into the egress route and will need to be modified as per the requirements of the SOPA Access Guidelines May 2011, 3rd Edition clause 2.6.

Recommendations:

- (i) Ensure refuges in fire stair landings (1300mm x 800mm) are placed solely outside the egress route, compliant with the SOPA Access Guidelines May 2011, 3rd Edition clause 2.6.
- (ii) Emergency services should include audible and visual warnings and signals to assist people with sensory disabilities, compliant with SOPA Access Guidelines May 2011, 3rd Edition clause 2.6.

4. PATH OF TRAVEL

4.1. General

The supplied plans indicate levels 1 - 5 are opened planned and similar in design.

The ground floor plan has been altered such that the proposed tenancies have been raised above the ground floor entrance foyers and lobbies.

The main paths of travel throughout all floors (1-5) are accessible and have appropriate clear widths and circulation areas, compliant with AS1428.1 - 2009.

The paths of travel are continuous throughout all floors, which will allow a person in a wheelchair to make a 180° turn in an equitable and dignified manner. Also the circulation spaces within will allow two wheelchairs to pass one another travelling in the opposite direction, compliant with AS1428.1 – 2009.

Recommendations:

- (i) Provide ramps in accordance with AS1428.1 to provide appropriate accessibility at all ground floor tenancy doorways.
- (ii) Ensure common area floor surfaces are suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS1428.1:2009 and HB 197/AS4856

4.2. Passenger Lifts

There are 3 passenger lifts (L01, L02 and L03) located centrally within the development (i.e. Murray Rose & Dawn Fraser Lobbies), which provide access to all 5 upper levels within the building.

The 3 passenger lift cars (L01, L02 and L03) have internal dimensions of 2000m x 2000mm, compliant with SOPA Access Guidelines May 2011, 3rd Edition clause 2.5.3.

There is also a 4th passenger lift (shuttle lift) located near the Paddock Park entry that provide access to and from the 3 basement levels and the ground floor for all patrons & staff of this development (i.e. wheelchair users). The passenger lift car has an internal dimension of 2000m x 2000mm, compliant with SOPA Access Guidelines May 2011, 3rd Edition clause 2.5.3.

All passenger lift lobbies, (i.e. Murray Rose, Dawn Fraser Lobbies, Paddock Park-ground level, basements 1/2/3 and levels 1-5), have appropriate circulation areas.

The circulation spaces in front of the passenger lifts (on all levels) will allow a person in a wheelchair to make a 180° turn in an equitable and dignified manner. Also the circulation spaces within will allow two wheelchairs to pass one another travelling in the opposite direction, compliant with the DDA Access Code 2010.

The area in front of the passenger lifts on all floors have sufficient circulation spaces in allowing persons with or without a mobility aid (i.e. wheelchair user) the ability to enter and exit the passenger lift in an equitable and dignified manner, compliant with SOPA Access Guidelines May 2011, 3rd Edition 2.5.3.

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

5. ACCESSIBLE TOILETS

5.1. Ground Floor Staff Accessible Toilet

The ground floor plans indicates staff WC facilities located behind the passenger lift. However, the plans do not show any WC details.

The ground floor toilet facilities are accessed from the back of house (BOH) corridor and the front of house corridor (FOH).

Both corridors have 1800mm min clear widths, which will allow a person in a wheelchair to make a 180° turn in an equitable and dignified manner. Also the circulation spaces within will allow two wheelchairs to pass one another travelling in the opposite direction, compliant with AS1428.1 – 2009.

Entry into the staff WC block is via 2 hinged doors each having 850mm clear width (920mm door leaf), as per the requirements of AS1428.1 – 2009

Recommendations:

- (i) Provide a unisex accessible WC adjacent to each male/female toilet blocks, compliant with the DDA Access Code 2010 and AS1428.1.
- (ii) Ensure all accessible WC's have a 2800mm x 1900mm internal dimension (larger wheelchairs). This will allow for a 2300mm x 1900mm circulation space around the pan. The washbasin is to sit outside the circulation space of the pan.

5.2. Levels 1 – 5 Accessible Toilets

There is a bank of male and female toilets located on each of the 5 upper floors with an adjacent accessible WC located nearby, compliant with the DDA Access Code 2010.

There is an accessible path of travel from all corners of the development to each accessible WC facility, compliant with AS1428.1 – 2009.

The accessible WC's entry door has an 850mm clear width (920mm door leaf), compliant with AS1428.1-2009.

The accessible WC's (Levels 1-5) have internal dimensions of 1970mm x 2540mm, compliant with AS1428.1-2009. The internal dimension does allow for a circulation space of 2300mm x 1900mm clear area around pan with basin to sit outside the area (max. encroachment of 100mm at basin front), compliant with AS1428.1-2009.

Recommendations:

- (i) Ensure a balance of left and right handed accessible WC pans within the building.
- (ii) Ensure accessible WC's are not gender specific rather unisex, compliant with the SOPA Access Guidelines May 2011, 3rd Edition clause 3.3. leaving 4.30

5.3. Ambulant Cubicles

The male/female WC's located within the upper levels (1-5) each have an ambulant cubicle as required by the BCA, DDA Access Code 2010 and the SOPA Access Guidelines May 2011, 3rd Edition clause 3.3.

All ambulant cubicles have 700mm open clear width doors. The cubicles have a 900mm clear width with the pan centred 460mm.

All ambulant cubicles have 900mm x 900mm clear area in front of (standard projection from wall) WC pan and clear of door swing.

Also all ambulant cubicles have a minimum 900mm x 900mm circulation area outside the ambulant cubicles, compliant with AS1428.1 – 2009.

6. ACCESSIBLE CAR PARKING

There are 3 basement levels of car parking available within the building, with approximately 285 car spaces. There are also a total of 9 accessible car bays.

The accessible carparking amount equates to 3.1%.

BCA Table D3.5 stipulates that for a class 5 Commercial 1% of the total car parking allocated to be set aside for accessible carparking.

It is noted that the SOPA Access Guidelines May 2011, 3rd Edition clause 7.3 asks for 3% of the total allocated for each section to be set aside for accessible carparking.

It is our opinion that the current car parking numbers are adequate for this type of development.

The accessible carparking bays shown on the plans show internal dimensions of 2.4m adjacent a 2.4m wide shared zone compliant with AS2890.6:2009 and the SOPA Access Guidelines May 2011, 3rd Edition clause 7.3.

The accessible carbays are located in close proximity to the passenger lifts, which will facilitate ease of access for people with mobility impairment (i.e. wheelchair users), compliant with AS1428.1 - 2009 and the SOPA Access Guidelines May 2011, 3rd Edition 7.3 and AS2890.6.

Recommendations:

- (i) The vertical clearance leading to the accessible car bays may not be less than 2200mm FFL, compliant with AS2890.6.
- (ii) All accessible car parking spaces must have vertical clearance of not less than 2500mm FFL, compliant with AS2890.6 fig 2.7.

7. MISCELLANEOUS

7.1. 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

7.2. Signage

Recommendations:

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