

ECOVE GROUP

SITE 68 – SYDNEY OLYMPIC PARK

S96 ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the residential development Site 68 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 ingress and egress, paths of travel, circulation areas, car parking, adaptable units and 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, common area access, accessible parking, adaptable units 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

Ecove Group has engaged Morris-Goding Accessibility Consulting, to undertake a design review of the proposed residential development Site 68, Sydney Olympic Park.

The development consists of 37 levels, including 36 levels with residential apartments, ground floor with retail and residential common areas, and 3 basement car parking levels below. The external domain surrounding the residential developments forms also part of the development application.

The requirements of the investigation are to:

- Review supplied drawings [DA02.B1[02] 15/09/2014, DA02.B2[02] 15/09/2014, DA02.B3[02] 15/09/2014, DA02.00[02] 29/08/2014, DA02.01[01]X 29/08/2014, DA02.04[01]X 29/08/2014, DA02.05[01]X 29/08/2014, DA02.10[01]X 29/08/2014, DA02.11[01]X 29/08/2014, DA02.16[01]X 29/08/2014, DA02.17[01]X 29/08/2014, DA02.25[01]X 29/08/2014, DA02.27[X]X 29/08/2014, DA02.34[01]X 29/08/2014, A02.35[01] 18/05/2015, A02.36[01] 18/05/2015, DA06.01[01] 29/08/2014, DA06.02[01] 01/09/2014, DA16.01[02] 08/09/2014, DA16.02[07] 08/09/2014, DA16.03[02] 08/09/2014, 1312-140911 DA-MS-GA (landscape design), 140910 Car Park & Bicycle Parking Schedule, A50.00 Apartment Schedule [7], Site 68 Bennelong Parkway Design Progress Report 27th May 2014 – proposed access strategy]. 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:

- People with sensory impairment
- People with mobility impairments
- 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 in general. 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:

- Disability Discrimination Act 1992
- DDA (Access to Premises - Buildings) Standards 2010
- Building Code of Australia 2014
- AS 1428.1-2009 (General Requirements for Access)
- AS 4299-1995 (Adaptable Housing Code)
- AS 1735.12-1999 (Lifts, Escalators, & Moving Walks)
- AS2890.6-2009 (Car parking)
- SOPA Access Guidelines – Third Edition May 2011

3. INGRESS & EGRESS

3.1. General

The development is bound by the railway line to the west, the proposed new childcare centre to the north and Bennelong Parkway to the south/east.

In general, the external domain surrounding the residential development provides appropriate means of access from the main points of entry at the allotment boundary, to comply with the BCA and DDA Premises Standards.

3.2. External Pathways

There is a continuous accessible path of travel from the railway line underpass and the proposed footbridge across Bennelong Parkway to the main entrance of the residential development.

The proposed pathway from the railway line pedestrian underpass also provides a continuous accessible path of travel to the New Road public footpath and the new external car park.

The vehicle ramps to access the shared way from New Road have a gradient of 1:10 to 1:11 and shall therefore not be nominated as the accessible circulation route as shown in the proposed access strategy. Suitable directional signage is required to identify the accessible path of travel for people with a disability. Alternatively, gradients as per AS1428.1-2009 should be provided.

A direct pedestrian and cycle connections is created to link the proposed railway line pedestrian underpass with the existing bridge crossing Australia Avenue.

The proposed ramp to access the existing bridge has a gradient of 1:12 over a length of approximately 60 metres. As part of the proposed access strategy, this connection is not nominated as an accessible pedestrian route. Additionally, a new stair provides direct access to the non-accessible pedestrian route across the existing bridge.

Recommendation:

- (i) Where considered needed to assist people with limited mobility, handrails should be provided on both sides of ramps and stairs within the external domain, compliant with AS1428.1-2009.

3.3. Childcare Centre

The development application shows the footprint of the proposed childcare centre to the north of the Site 68 residential development. The childcare centre is subject to a separate development application.

There is a continuous accessible path of travel from the Site 68 residential development to the future proposed childcare facility.

As part of the childcare centre development application, review is required to ensure suitable means of access is provided from New Road public footpath into the childcare centre, compliant with BCA and DDA Premises Standards.

3.4. Site 68 Residential Main Entrance

From the information provided, there will be a level transition into the entry lobby of the Site 68 residential building. There are sufficient circulation areas internally and externally in front of the entry doorway to allow wheelchair users to pass one another in an equitable and dignified manner, compliant with DDA Premises Standards.

In general, there is continuous accessible path of travel from the entry doorway to the mailroom, the passenger lifts and café/juice Bar.

Recommendation:

- (i) Ensure there is a level transition at the building entry doorways, compliant with AS1428.1-2009.

3.5. Café/Juice Bar

There is café/juice bar located on the east corner of the ground floor of the building.

The café/juice bar can be accessed directly from the residential entry lobby, or via the entry doors to the east and south. The entry doors have suitable door clearances and circulation areas, to comply with AS1428.1-2009.

3.6. Emergency Egress

There is an emergency fire isolated stairways provided within the centre of the building that lead down from the upper residential levels and up from the basement car parking levels to street level.

There is a handrail provided on the inside of the fire-isolated stairway.

The west side entry landing areas of the fire isolated stairway have sufficient clearances to accommodate a waiting space for people with disabilities, outside the door swing and 1000mm width egress route.

The proposed waiting spaces have a 1300mm x 800mm footprint, sufficient for wheelchair users.

Recommendations:

- (i) Ensure the fire isolated stairways handrails have suitable provisions to comply with BCA D2.17 and AS1428.1-2009.
- (ii) Should the provision of any emergency systems be installed within the building, the systems should include audible and visual warnings indicators to assist people with sensory disabilities. (advisory)

4. RESIDENTIAL

4.1. Path of Travel

In general, the ground floor residential lift lobby has appropriate circulation areas to allow wheelchair users to perform a 360° turn and to access the passenger lift in an equitable and dignified manner, in accordance with DDA Premises Standards and AS1428.1-2009.

The four passenger lifts provide a continuous accessible path of travel from the entry lobby to the basement car park levels and to the common use residential corridors on each of the upper levels 1 to 35 of the building.

The common residential corridors have sufficient clearances and circulation areas to provide a continuous accessible path of travel to the residential common areas and the entry door of each of the residential units in the building, compliant with BCA and DDA Premises Standards.

The common residential corridors have sufficient clearances and circulation areas, to allow wheelchair users to pass one another at suitable intervals. The corridors have also sufficient clearances to allow wheelchair users to perform a 90° turn at change of directions and to perform a 180° turn at corridor ends, compliant with the DDA Premises Standards and SOPA Access Guidelines.

4.2. Ground Floor Entry Lobby

The ground floor entry lobby has sufficient circulation areas to allow wheelchair users to perform a 360 degrees turn. In general, there is a continuous accessible path of travel from the building entry to the passenger lifts, Café/Juice Bar, Concierge, mail room.

Review is required to ensure the door to the Building Manager office does also achieve appropriate wheelchair circulation areas, compliant with AS1428.1-2009.

Recommendation:

- (i) Provide a minimum 1450mm clearance between the swing of the doors to the building manager office, and doors with sufficient clearances and latch side circulation areas, compliant with AS1428.1-2009.

4.3. Passenger Lifts

The four passenger lifts in the centre of the building have each minimum 1400mm (width) x 1600mm (depth) internal dimensions, compliant with BCA and DDA Premises Standards.

In general, there are sufficient circulation areas provided in front of the passenger lifts to allow wheelchair users to access the lift car in and equitable and dignified manner, compliant with DDA Premises Standards.

Recommendation:

- (i) Ensure the lift car components (grabrail, control buttons, lighting) comply with AS1735.12.

4.4. Common Use Terraces

There are common use terraces on levels 4, 10, 16 and 25 of the building.

There is a continuous accessible path of travel from the passenger lift to each of the common terraces on these floors. There is a level transition at the doorways, to achieve appropriate means of access for people with disabilities. The doorways have sufficient clearances and door circulation areas to comply with AS1428.1-2009.

Due to expected wind pressure, review will be required to ensure the doors are light to operate, compliant with AS1428.1-2009. Alternatively, the doors to the common use terraces need to be power operated.

Recommendation:

- (i) Ensure the doors to the common use terraces are light to operate, compliant with AS1428.1-2009. Alternatively, the doors need to be power operated.

4.5. Resident's Community Room

The resident's community room is located on the far north corner, on the ground floor of the building. The entry door is located on the west side of the building. The entry foyer has appropriate door circulation areas, to allow wheelchair users to access the resident's community room, compliant with AS1428.1-2009.

In general, the resident's community room has sufficient clearance to allow wheelchair users to perform a 360 degrees turn, compliant with AS1428.1-2009.

4.6. Mail Room

The mailroom is located in the north corner of the ground floor entry lobby of the building.

There are minimum 1550mm diameter turning areas provided in front of the mailboxes, which is suitable for a wheelchair user to perform 180° turn, in accordance with AS4299.

4.7. Garbage Rooms

The garbage facilities (including garbage chute and recycling bins) are positioned along the common use residential corridors on each of the levels 1 to 35 of the building.

The garbage provisions can be accessed directly of the corridor. The corridor has sufficient clear width to allow people with disabilities to access the garbage facilities appropriately, to comply with BCA and DDA Premises Standards.

5. ACCOMMODATION

5.1. Residential Units

In general, the passenger lifts provide a continuous path of travel from the basement car parking levels and the ground floor residential entry lobby to the upper levels 1 to 35 containing residential apartments, which is compliant with DDA Premises Standards and BCA.

There are in total 392 residential apartments provided. The development contains of a variety of 1 bed, 2 bed, 3 bed and 4 bedroom apartments.

In total 40 apartments are proposed to be design as adaptable apartment, in accordance with AS1428.1-2009 and AS4299 Class B, which satisfies the minimum 10% requirement of the SOPA Access Guidelines.

The 40 adaptable apartments are spread through the building and amongst the 1 bed, 3 bed and 4 bedroom apartments. The adaptable apartment types are distributed through the building as follows:

Apartment Type	Number op Units	Adaptable Unit no.
1 Bedroom (adapt)	28x	104, 204, 304, 1104, 1204, 1304, 1404, 1504, 1601, 1701, 1801, 1901, 2001, 2101, 2205, 2301, 2401, 2405, 2501, 2505, 2506, 2606, 2706, 2806, 2906, 3006, 3206, 3306.
3 Bedroom Type 3A	10x	1612, 1712, 1812, 1912, 2012, 2112, 2212, 2312, 2412, 2512
4 Bedroom Type 4A	2x	2601, 2701

5.2. Adaptable Unit Design – 1 Bedroom (DA16.01[02])

The entry door of adaptable units has suitable door circulation compliant with AS4299 and AS1428.1-2009.

There is a minimum 1000mm unobstructed path of travel to the living/dining room. The living/dining room can achieve appropriate 2250mm diameter turning area, compliant with AS4299.

The adaptable bedroom has appropriate pre-adaptation provisions to achieve suitable circulation areas around bed and in front of wardrobe at post-adaptation, compliant with AS4299.

The bathroom has suitable pre-adaption provisions to achieve the required circulation spaces at post-adaption stage. The toilet pan is located adjacent to a fixed wall at pre-adaptation, to ensure grab rails can easily be installed in the future.

The provision of extra plumbing provisions (capped off wastes and supply pipes) in place at pre-adaption stage will allow the basin and laundry facility

to be re-located at post adaption. There is suitable 1550mm diameter unobstructed circulation area in front of the laundry area at post-adaptation.

The kitchen includes suitable provisions to achieve minimum 1550mm diameter unobstructed circulation area at post-adaptation. The kitchen has also sufficient clearance to achieve required workbench clearances at post-adaption.

Recommendations:

- (i) All joinery/walls proposed to be removed at post-adaption to have continuous flooring under and be free of all services from the outset, compliant with AS4299 and AS1428.1-2009.
- (ii) Pre-adaption drawings for bathroom to include extra capped off plumbing services for basin and laundry to allow for re- location in compliance with AS1428.1 at post adaption stage. In addition continuous water-proofing/tiling is to be provided behind joinery for ease of removal and adaption.
- (iii) Provide slip-resistant floor surface with minimum wet pendulum test rating of 'X' (under HB197/AS4856) in kitchen, laundry and adaptable bathroom at pre-adaption as required by AS4299 clause 4.5.4.

5.3. Adaptable Unit Design – 3 Bedroom Type 3A (DA16.02[07])

The entry door of adaptable units has suitable external door circulation compliant with AS4299 and AS1428.1-2009. The design facilitates suitable provisions to allow easy modification to achieve required internal door latch side clearances at post-adaptation. This is achieved by modifying the wall of study room.

There is a minimum 1000mm unobstructed path of travel to the living/dining room. Suitable provisions are provided to achieve adequate clearances to achieve an appropriate 90 degrees turning area at post adaptation, as per AS1428.1-2009. The living/dining room can achieve appropriate 2250mm diameter turning area, compliant with AS4299.

The adaptable bedroom has adequate clearances to allow easy modification at post adaptation, to achieve suitable circulation areas in front of the wardrobe and around the bed.

The bathroom has suitable pre-adaption provisions to achieve the required circulation spaces at post-adaption stage. The toilet pan is located adjacent to a fixed wall at pre-adaptation, to ensure grab rails can easily be installed in the future.

There are suitable 1550mm unobstructed circulation areas in front of the laundry area in modifying the location the wall of the study room. The kitchen island allows for easy adaptation, to achieve minimum 1550mm diameter unobstructed circulation area between kitchen benches.

Recommendations:

- (i) All joinery/walls proposed to be removed at post-adaption to have continuous flooring under and be free of all services from the outset, compliant with AS4299 and AS1428.1-2009.

- (ii) Provide continuous water-proofing/tiling behind joinery for ease of removal and adaption.
- (iii) Provide slip-resistant floor surface with minimum wet pendulum test rating of 'X' (under HB197/AS4856) in kitchen, laundry and adaptable bathroom at pre-adaption as required by AS4299 clause 4.5.4.

5.4. Adaptable Unit Design – 4 Bedroom Type 4A (DA16.03[02])

The entry door of adaptable units has suitable door circulation compliant with AS4299 and AS1428.1-2009.

There is a minimum 1000mm unobstructed path of travel to the living/dining room. The living/dining room can achieve appropriate 2250mm diameter turning area, compliant with AS4299.

The adaptable bedroom has adequate clearances to allow easy modification at post adaptation with removal of storage unit and desk, to achieve suitable circulation areas in front of the wardrobe and around the bed.

The bathroom has suitable pre-adaption dimensions to achieve the required circulation spaces at post-adaption stage. Only the door to bathroom will need to be modified to achieve required circulation areas. The toilet pan is located adjacent to a fixed wall at pre-adaptation, to ensure grab rails can easily be installed in the future.

There suitable 1550mm diameter unobstructed circulation areas in front of the laundry area by removing a storage unit, compliant with AS4299.

The kitchen island allows for easy adaptation, to achieve minimum 1550mm diameter unobstructed circulation area between kitchen benches.

Recommendations:

- (i) All joinery/walls proposed to be removed at post-adaption to have continuous flooring under and be free of all services from the outset, compliant with AS4299 and AS1428.1-2009.
- (ii) Provide continuous water-proofing/tiling behind joinery for ease of removal and adaption.
- (iii) Provide slip-resistant floor surface with minimum wet pendulum test rating of 'X' (under HB197/AS4856) in kitchen, laundry and adaptable bathroom at pre-adaption as required by AS4299 clause 4.5.4.

5.5. Visitable Units

In line with SOPA Access Guidelines 100% of residential units should be visitable for people with disabilities, in accordance with AS4299.

The design shows that 100% of the residential units in the building include visitable entry and visitable toilet with sufficient circulation areas, compliant with AS4299.

The entry door of the residential units and the door to the bathroom with the visitable toilet have suitable clear opening width, compliant with AS1428.1-

2009. All visitable toilets have appropriate clearances in accordance with AS4299.

All units have access to a living area with the exception of 4 units. These 4 two storey residential units (3502, 3503, 3510, 3511) have a Penthouse configuration that do not have an accessible living area, which is located on an upper level connected by an internal stair. The units however do have an accessible entry door and a visitable toilet on the accessible level.

It is noted that the visitable units do not comply with the strict requirements of SOPA Access Guidelines, with reference to the latch side clearances required at entry doors and balcony access.

6. CAR PARKING

6.1. General

There are in total 472 car parking bays provided on the basement levels of the development. Additional 10 car parking bays are provided in the external car park to the east of the railway line pedestrian underpass.

The basement car park includes car parking bays reserved for the residential units, residential visitor car bays, child care car parking and car parking reserved for commercial/retail.

6.2. Residential Car Parking

From the information provided, there is an accessible car parking bay reserved for each of the 40 adaptable units in the building, which satisfies the minimum requirement of the AS4299. The 40 residential accessible car bays are distributed over the three basement levels.

In general, the residential accessible car parking bays are provided within proximity of the residential passenger lifts, which provide a direct and continuous accessible path of travel to the ground floor entry lobby and the upper residential levels 1 to 35.

The majority of the residential accessible car bays are minimum 3.8m clear in width, in line with AS4299-1995. A few of the residential accessible car parking bays are 2.4m wide and located directly adjacent a shared zone, in line with AS2890.6-2009.

The shared zones are marked with either a bollard or a construction column; to prevent the shared zones to be used for parking. The columns within the shared zone are considered to not obstruct the required circulation areas adjacent the vehicle.

Provided the shared zones remain common building property (to ensure its use as circulation zone and not an additional car bay) these alternate dimensions will satisfy intent of AS4299 for the layout of an accessible car bay for the adaptable unit.

Recommendation:

- (i) Ensure suitable provisions to prevent parked vehicles to obstruct the path of travel to the doorways of the basement lift lobbies.

6.3. Visitor Car Parking

There are a total of 52 residential visitor car bays provided. In total 2 visitors car bays are nominated as accessible car parking bay. The provision of 2 accessible visitor car bays satisfies the minimum 3% requirement of the SOPA Access Guidelines.

The visitor accessible car parking bays are provided within proximity of the residential passenger lifts, which provide a direct and continuous accessible path of travel to street level and the residential entry lobby.

The 2 accessible visitor car bays are 2.4m wide and located adjacent a 2.4m wide shared zone, compliant with AS2890.6-2009. The shared zones are

marked with either a bollard or a construction column; to prevent these shared zones to be used for parking.

6.4. Child Care Car Parking

As part of the development application, the car park does also include car parking bays for the proposed childcare facility to the north of the Site 68 residential development.

There are 20 car parking bays reserved for the childcare facility, including 1 accessible car parking bay. The provision of 1 accessible car bay satisfies the BCA requirements and the minimum 3% requirement of the SOPA Access Guidelines.

The childcare accessible car parking bay is provided within proximity of the passenger lift, providing direct vertical access to the childcare facility.

The childcare accessible car bays is 2.4m wide and located adjacent a 2.4m wide shared zone, compliant with AS2890.6-2009. Review required at design development stage, to ensure the location of the column within shared zone is not obstructing the required circulation areas for people with a disability using the accessible car parking bay, which is achievable.

6.5. Commercial/Retail Car Parking

There are 2 car bays reserved for commercial/retail. As there are less than 5 car parking bays for commercial/retail, there is no need to identify one of the two car bays as accessible car parking bay, compliant with BCA.

One of the two car bays should be provided in an accessible location, with suitable cross falls and gradient, to allow people with a disability to use the car bay when required.

7. SANITARY FACILITIES

7.1. General

There are public and retail toilet facilities provided on the ground floor of the development.

The public bank of toilets includes two accessible toilet facilities. There is no accessible toilet facility provided in the retail bank of toilets.

The provision of an accessible toilet facility at 50% of the bank of toilets on this floor satisfies the BCA and DDA Premises Standards.

7.2. Public Toilet Facilities

The bank of public toilet facilities is located to the south/east side of the building. The bank of toilets includes two accessible toilet facilities and an ambulant toilet facility, compliant with BCA and DDA Premises Standards.

In general the two accessible toilet facilities have sufficient internal dimensions to achieve a minimum 2300mm x 1900mm around the toilet pan, to comply with AS1428.1-2009. It is noted that the proposed accessible facilities are mirror image, to allow for a balance of left and right hand transfer toilet facilities, compliant with BCA and DDA Premises Standards.

The entry door to the public bank of toilets and the doors to the accessible toilet facilities have sufficient door circulation areas to comply with AS1428.1-2009. There are also sufficient circulation areas within the public bank of toilet facility, to allow wheelchair users to perform a 180°, compliant with AS1428.1-2009.

The unisex ambulant toilet facility has sufficient internal dimensions and external circulation areas, to comply with AS1428.1-2009.

Recommendation:

- (i) Ensure the accessible toilet with shower facility has fixtures set out in accordance with DDA Premises Standards and AS1428.1-2009.

7.3. Café/Juice Bar Toilet Facilities

There are male and female toilet facilities provided for the users of the café/juice bar. Each of the toilet facilities has sufficient internal dimensions and external circulation areas to be designed as ambulant toilet facility, in line with AS1428.1-2009.

As noted above, there is no accessible toilet facility within the retail bank of toilets, as not required by BCA.

Instead, wheelchair users rely on the use of the public toilet facility located approximately 10 metres externally to the south of the south entry door of the Café/Juice Bar.

In general, there is a continuous accessible path of travel via the south entry door of the café/juice bar and the external covered path, to the public accessible toilet facilities, compliant with AS1428.1-2009.

It should be noted that there remains an inequity issue, as able-bodied users of the retail space have direct and internal access to toilet facilities, while wheelchair users are required to travel externally to access public accessible toilet facilities (DDA issue)