



# Access Review

Site YP – Sydney Olympic Park  
Olympic Boulevard, Homebush  
Report Issue 1  
04/08/17



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## Introduction

## Background

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The proposed new building on Site YP at Sydney Olympic Park is a licensed premises, with basement, ground floor, Level 1 and a rooftop space. The building is to be located adjacent the existing Cathy Freeman Park, at the intersection of The Yulang and Olympic Boulevard.

This review of the design documents for DA submission addresses the requirements for access by staff, students and visitors with a disability or who are older, to the proposed new building.

The review addresses compliance with the Disability (Access to Premises - Buildings) Standards 2010, Parts D3, E3.6 and F2.4 of the Building Code of Australia 2016 (BCA) and Australian Standards on Access and Mobility.

The key issue in the provision of appropriate access to and within the new building is the provision of a continuous accessible path of travel:

- (i) from the main points of pedestrian entry at the allotment boundary;
- (ii) from another accessible building connected by a pedestrian link;
- (iii) from accessible visitor parking to principal building entrances; and
- (iv) to and within areas normally used by the occupants.

We have reviewed the drawings listed to assess the level of accessibility and compliance with the relevant codes, standards and legislation. The designs have been assessed to ensure that equitable and dignified access for people with disabilities can be provided. In carrying out an accessibility assessment, the objective is to ensure new work provides functional access through the provision of accessible facilities and continuous paths of travel to and within all appropriate areas of the buildings.

The Building Code of Australia 2016 (BCA) in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings and existing buildings that undergo refurbishment.

Under the Premises Standards, access must be provided, to the degree necessary, to enable people to approach the building from the road boundary and from any accessible car parking spaces associated with the building; approach the building from any accessible associated building; access work and public spaces, accommodation and facilities for personal hygiene; and to enable identification of access ways at appropriate locations which are easy to find.

Under the BCA 2016, table D3.1 Requirements for access for people with a disability, access to the new building (class 9b) is required to and within all areas normally used by the occupants.

To meet the Access to Premises Standards and BCA 2016, access is proposed to be provided in the proposed new building within all areas normally used by staff, students and visitors



## Introduction

## Proposed Work

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The proposed new building will consist of the following elements:

### Basement Level

- Lift access via passenger and goods lift
- Plant and store rooms – hydrant pump room, store, garbage room, freezer, cool room, dry store wine & spirits, keg room, safe
- Comms room
- Admin room
- Staff Toilet
- Male and Female toilets
- Unisex accessible toilet

### Ground Floor

- Principal Entrance
- Lift access via passenger and goods lift
- Loading Dock
- Gaming Area
- Main bar / café
- Kitchen
- Servery
- Indoor Seating Area
- External Courtyard and outdoor seating
- Unisex accessible toilet

### Level 1

- Flexible Indoor Seating Space
- Lift access via passenger and goods lift
- Bar
- BOH / Kitchen
- Male and female toilets
- Unisex accessible toilet

### Rooftop

- Rooftop terrace
- Lift access via passenger and goods lift
- Bar
- Male and female toilets
- Unisex accessible toilet
- Open Plant Room



## Context for Planning & Design

### Legislation & Standards

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The new work is subject to access provisions in the following documents:

- Disability (Access to Premises - Buildings) Standards 2010
- The Building Code of Australia (BCA) 2016 parts D3, F2.4 and E3.6
- AS1428.1 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 (1992) Design for access and mobility Part 2: Enhanced and Additional requirements - Buildings and facilities
- AS1428.4 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment -tactile ground surface indicators
- AS1735.12 (1999) Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities AS1428.4 (1992) Design for access and mobility. Part 4: Tactile ground surface indicators for the orientation of people with vision impairment
- AS3745 (2009) Planning for Emergencies in Facilities (referenced)
- AS1428.5 (2010) Design for access and mobility Part 5: Communications for people who are deaf or hearing impaired (referenced)
- Australian Human Rights Commission Guideline on the Application of the Premises Standards (2013)
- The Disability Discrimination Act 1992 (DDA)
- Sydney Olympic Park Access and Mobility Requirements



## Context for Planning & Design

### Legislation & Standards

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#### **DDA**

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities. The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

#### **Premises Standards**

Disability (Access to Premises - Buildings) Standards (Premises Standards) 2010 which commenced on 01 May 2011, has been incorporated into the BCA (2016) to ensure that access provisions for people with disabilities more fully meet the intent of the DDA. Meeting the Premises Standards ensures fulfilment of obligations under the Disability Discrimination Act in relation to physical access within the buildings. Schedule 1 of the Premises Standards contains the Access Code for Buildings and is equivalent to the BCA provisions for access.

#### **BCA**

The Building Code of Australia (BCA)(2016) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of accessibility throughout the new work is generally measured against the Deemed-to-Satisfy Provisions of the BCA, in particular Parts D3 and H2.

#### **AS1428 – Standards for Access**

The Australian Standards design for access and mobility are a suite of standards relating to the inclusion of features in the built environment that improve access and mobility for people with a disability.

AS1428.1 (2009) sets out minimum requirements for design of buildings and facilities, while AS1428.2 includes enhanced and additional requirements that are not covered in AS1428.1, such as street furniture and reach ranges.

AS1428.4.1 (2009) Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment primarily details the requirements for the application of tactile ground surface indicators (TGSIs).



## Context for Planning & Design

### Documentation

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This assessment is based on a site inspection, discussion with the design team and review of the following architectural documentation prepared by Altis Architects, issued to funktion on 03/08/17:

DA0001 COVER SHEET C 02/08/17  
DA1000 SITE ANALYSIS PLAN B  
25/07/17  
DA1001 SITE PLAN B 25/07/17  
DA1002 SHADOW DIAGRAMS B  
25/07/17  
DA1100 EXISTING BASEMENT /  
DEMOLITION PLAN B 25/07/17  
DA1101 EXISTING GROUND /  
DEMOLITION PLAN B 25/07/17  
DA1200 PROPOSED BASEMENT PLAN  
C 02/08/17  
DA1201 PROPOSED GROUND FLOOR  
PLAN D 02/08/17  
DA1202 PROPOSED LEVEL 1 PLAN C  
02/08/17  
DA1203 PROPOSED ROOFTOP PLAN C  
02/08/17  
DA1204 PROPOSED ROOF PLAN C  
02/08/17  
DA2100 PROPOSED ELEVATIONS D  
02/08/17  
DA2101 PROPOSED ELEVATIONS D  
02/08/17  
DA3000 PROPOSED SECTIONS C  
02/08/17  
DA4000 ARTIST IMPRESSION B  
25/07/17  
DA4001 ARTIST IMPRESSION B 25/07/17  
DA5000 GROSS FLOOR AREA

Landscape plans were not available to review at the time of preparation of this report.



## Design Review

### Accessibility Assessment

## Accessible Paths of Travel To & Through the Building

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### Overview

To meet the Access to Premises Standards Part 2.1 and BCA D3.2, accessible paths of travel are proposed to be provided from the allotment boundary (footpath on The Yulang and Olympic Boulevard) to the principal pedestrian entrance of the building and internally to all areas of the building. Two additional entrances are provided at Cathy Freeman Park level, one near the servery (via steps) and one near the external courtyard and outdoor seating (via 1:20 walkway). The accessible entrance is within 50m of the stepped entrance.

### Parking

Parking is not proposed in this development.

### Principal Entrance

To meet the Access to Premises Standards Part 2.1 and BCA D3.2, the principal entrance is proposed to be linked by a walkway from the northeast and a 1:14 ramp from the northwest. The ramp is proposed to have features that comply with AS1428.1.

### Internal Accessways

To meet the requirements of the Premises Standards and BCA part D3.1, continuous accessible paths of travel meeting the requirements of AS1428.1 (2009) are proposed throughout the building via the provision of lift access linking all levels and circulation space at corridors, lift lobbies, doors and rooms required to be accessible; with the exception of:

- the door link to the basement admin room which requires 340mm latch side circulation space; and
- the landing at the eastern entrance to the building which requires a 1670mm deep landing at the door.

To meet the BCA part D3.3 (c), corridors include circulation space for a wheelchair to turn within 2m of the end of a passage way where it is not possible to continue traveling along the accessway (1540mm width x 2070mm length) to comply with AS1428.1 (2009) clause 6.5 and figures 4 and 5.

### Areas that are Exempt from Accessibility Requirements

The internal area of the kitchens, plant rooms, store rooms, garbage room, freezer, cool room, keg room, dry store wine & spirits are considered to be areas that will meet the requirements of the Disability (Access to Premises - Buildings) Standards and the Building Code of Australia part D3.4 (a) as areas that are not required to be accessible, as they are areas where access would be inappropriate because of the particular purpose for which they are used. These areas will be accessed by staff who will be required to undertake manual handling, bending and reaching.





## Design Review

### Accessibility Assessment

## Vertical Links

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### Stairways

Proposed internal stairs adjacent the foyer for general use are proposed to link all levels of the building. There are three external stairways – one existing and one proposed adjacent the existing seating steps and one at the principal entrance. The external stairs adjacent the seating steps are proposed to have central handrails to allow movement on to the existing concrete seating steps. Barriers are indicated at the top of the existing concrete seating steps.

To meet the Premises Standards and BCA (2016) part D3.3 (a), general use stairways are proposed to comply with AS1428.1 clause 11 and BCA D3 to include handrails, opaque risers, highlighting on step nosing and tactile ground surface indicators.

To meet the requirements of the BCA (2016) part D3.8 tactile ground surface indicators (tgsi) complying with AS1428.4.1 (2009) are proposed to be provided at stairways.

### Lift

One goods lift and one passenger lift is proposed, linking all levels of the building. The passenger lift is proposed to have an entrance door on the north and south side to allow through movement at the two ground floor levels.

The lift is proposed to have dimensions and door clearance that complies with BCA D3.3 (b) and E3.6.

### Sanitary Facilities

To meet the Premises Standards and BCA (2016) part F2.4 the building is proposed to include the following sanitary facilities:

Male and female toilets including cubicles suitable for a person with an ambulant disability and unisex accessible sanitary facility in basement level, Level 1 and Level 2. On the ground level, a unisex accessible sanitary facility is proposed.



## Design Review

### Recommendations

#### External Accessible Paths of Travel

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In ongoing design, to comply with the Premises Standards, BCA and AS1428.1 2009 clause 7.1 and 10.2, include the following for external areas:

- i. Circulation space for a wheelchair to turn 90° - minimum 1500mm width x 1500mm length at the ramp and walkway landings. The landing at the eastern entrance is required to be 1670mm wide to meet AS1428.1 clause 13.3.
- ii. A slip resistant surface that is traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- iii. The ground surface abutting the sides of the walkways to provide a firm and level surface of a different material to that of the walkway at the same level of the walkway; follow the grade of the walkway and extend horizontally for a minimum of 600mm unless one of the following is provided:
  - a kerb
  - a kerb rail and handrail
  - a wall not less than 450mm high
- iv. A crossfall no steeper than 1:40; bitumen surfaces may include a camber or crossfall no steeper than 1:33.
- v. The southern ramp includes gradient, handrails, kerbs and tactile ground surface indicators to meet the requirements of AS1428.1 clause 10.3 and figures 13-19 to include
  - A maximum slope of 1:14
  - A constant gradient between level landings
  - Handrails on both sides that include a 300mm horizontal extension at the top and bottom and set back by a minimum of 300mm so that the handrail does not protrude into the transverse path of travel
- vi. To meet BCA D3.3 and AS1428.1 clause 11, ensure in ongoing design new external stairs include handrails that have a 300mm horizontal extension at the top and bottom set back by a minimum of 600mm so that the handrail does not protrude into the transverse path of travel as per AS1428.1 (2009) figure 26(A); nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27(a) and (b); tactile ground surface indicators (tgsi) in a band 600mm deep set back 300mm from the top and bottom tread and opaque risers.
- vii. It is recommended that the section of angled stair at the principal entrance is reviewed in ongoing design as it is preferable to have a single angle of approach and direction of travel on stairways.



## Design Review

### Recommendations

#### Accessible Paths of Travel Through the Building

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- i. All doorways for public and staff areas (excluding any exempt areas meeting the BCA part D3.4) are to include a clear opening at the active leaf (minimum 850mm) and circulation spaces to meet the requirements of AS1428.1 (2009) clauses 13.2 and 13.3 and figures 31 – 34; or an automatic door opener.
- ii. To meet the BCA part D3.12 (2016), unframed glazed doors and walls are to be provided with visual indicators to fully comply with AS1428.1 clause 6.6 (2009) and doorways provided with luminance contrast to meet the requirements of AS1428.1 (2009) clause 13.1.
- iii. The force required to activate door closers, glazed or pivot action doors meet as closely as possible the requirements of AS1428.1 (2009) clause 13.5.2(e).
- iv. All door handles and related hardware shall allow the door to be unlocked and opened with one hand and be such that a hand of a person who cannot grip will not slip from the handle during the operation of the latch as per AS1428.1 (2009) clauses 13.5.1 - 3 and figures 35 – 37.
- v. Provide pathways compliant with AS1428.1 linking to each type of outdoor area, including flush door thresholds or the inclusion of threshold ramps that meet AS1428.1 clause 10.5 – maximum 1:8 gradient and 280mm length.



## Design Review

### Recommendations

#### Vertical Links

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- i. To meet BCA D3.3 and AS1428.1 clause 11, ensure in ongoing design new general use internal stairs include handrails on both sides that include a 300mm horizontal extension at the top and bottom set back by a minimum of 600mm so that the handrail does not protrude into the transverse path of travel as per AS1428.1 (2009) figure 26(A); nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27(a) and (b); tactile ground surface indicators (tgsi) in a band 600mm deep set back 300mm from the top and bottom tread and opaque risers.
- ii. Ensure in ongoing design, to comply with BCA D3.3 (b) and E3.6 the new lift is one of the types identified in Table E3.6a, and includes the following features in accordance with AS1735.12:
  - a. A handrail complying with the provisions for a mandatory handrail in AS 1735.12 clause 5.3
  - b. Minimum clear door opening of 900mm as in AS 1735.12 section 2
  - c. Passenger protection system complying with AS 1735.12 clause 4.2
  - d. Lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast
  - e. Lighting complying with AS 1735.12 section 10
  - f. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received



## Design Review

### Recommendations

#### Sanitary Facilities & Hearing Augmentation

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- i. Ensure in ongoing design that unisex accessible sanitary facilities include a layout, circulation space (door, WC pan, basin) and fittings to meet the requirements of AS1428.1 clause 15.
- ii. Ensure that in ongoing design cubicles for people with ambulant disabilities includes features complying with AS1428.1 clause 13.4 and 16 and figures 34 and 53 (signage, entry airlock and cubicle door circulation, WC pan height, grabrails, toilet paper dispenser, clothes hook).
- iii. Provide left and right-handed layout accessible sanitary facilities as evenly as possible. Currently proposed are 3 x RH layout and 1 x LH layout.

##### Hearing Augmentation

- iv. In ongoing design, if an inbuilt amplification system is to be installed, BCA (2016) part D3.7 requires a hearing augmentation system to be provided where an inbuilt amplification system, other than one used for emergency warning is installed in an auditorium, conference room or meeting room in Class 9B Building. If required, an induction loop must be provided to not less than 80% of the floor area of the room



## Conclusion

## Conclusion

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Having reviewed the listed drawings, it is our opinion that at this stage of the DA design documentation, the access provisions for people with physical and sensory disabilities in the proposed new work can comply with the functional accessibility requirements of BCA (2016) sections D3, E3.6 and F2.4; AS1428.1, AS1735.12 and the Disability (Access to Premises - Buildings) Standards 2010 for accessibility and equity.

With the development and implementation of the recommendations, the provision of access for people with a disability in the proposed new licensed premises at Sydney Olympic Park can provide continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of staff, students and visitors.

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being reviewed. My company is holding appropriate current insurance policies.

A handwritten signature in dark ink, appearing to read 'Jen Barling', with a stylized flourish at the end.

Jen Barling | Access + Inclusion Consultant

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