

WAREHOUSE KING

**PROPOSED INDUSTRIAL BUILDING,
CNR DARCY RD & GLOUCESTER BLVD
PORT KEMBLA**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v2

16th December 2010

Access Review

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the proposed industrial building, located at Gloucester Boulevard in Port Kembla and an appropriate response to the AS 1428 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 recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

The main recommendations are:

- (i) A means of access is required to the 1st floor office from ground floor. It is recommended that a vertical platform lift be provided in accordance with AS1735.15.
- (ii) Ensure the ground floor accessible toilet has enlarged dimensions to allow 2300mm x 1900mm clear space around the toilet pan with the basin only encroaching by 100mm, in compliance with AS1428.1-2009 and Wollongong Municipal Council Access DCP.

2. INTRODUCTION

2.1. General

Morris Goding Accessibility Consulting has been engaged by Warehouse King to provide an access review of the design drawings for the proposed Industrial Building. The review will ensure compliance with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), the Australian Standards (AS) 1428 series, Wollongong Municipal Council Access DCP.

The requirements of the investigation are to:

- Review supplied drawings
- Provide a report that will analyse the provisions of disability access design; and.
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), the AS 1428 series and Wollongong Municipal Council Access DCP.

2.2. Background

The site of the Warehouse King proposed industrial building is located next to Gloucester Boulevard in Port Kembla, NSW. The project includes a proposed warehouse with a proposed office located along the eastern edge of the warehouse. The office consists of two levels which provide staff facilities, office areas and lab area.

The preparation of an access report addresses the needs of the various user groups that will use the facilities, namely members of the public and staff.

The Report attempts to deliver equality, independence and functionality to people with disabilities. The Review seeks to provide compliance with the DDA. In doing so, the Review attempts to eliminate, as far as possible, discrimination against persons on the ground of disability in relation to the proposed development.

2.3. Access References

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)
- BCA - Building Code of Australia
- DDA Premises Standards (DDA Access Code)
- Wollongong Municipal Council Access DCP

3. INGRESS AND EGRESS

3.1. Main Entrance

There is an appropriate path of travel from the pedestrian footpath near Gloucester Boulevard to the main entry of the building. The path of travel from the pedestrian footpath appears to be via the vehicular driveways. From the driveway, there is a path of travel to the pedestrian crossing. There is an accessible path of travel via the pedestrian crossings which leads directly to the entry door of the office reception area.

The main accessible entry into the building is via the dual-hinged entry doors with an appropriate clear width of 950mm when one leaf is open in accordance with AS1428.2. The circulation areas around the doors are also in compliance with AS1428.2. There is appropriate circulation at the doors suitable for a person in a wheelchair.

The entry door leads to the reception area which is located in the office section of the building.

Recommendation:

- (i) The path of travel from the main entry needs to directly access the pedestrian pathway of Gloucester Boulevard.

3.2. Emergency Egress

The main entry of the office and the fire exits on the ground level are the most appropriate accessible emergency egress exits.

The emergency egress pathway incorporates 3 flights of fire stairs located along the office section of the building. The fire stairs service the ground floor and level 1 of the office.

Recommendations:

- (i) Consider that emergency alarm systems should include provisions for audio and visual capabilities.

4. PATHS OF TRAVEL

4.1. General

Continuous accessible paths of travel throughout the building on ground floor can be achieved.

The path of travel in the office and lab area appears to allow 2 wheelchair users the ability to pass each other simultaneously whilst travelling in the opposite direction, and will also allow a single wheelchair user to turn 180° in an independent and equitable manner, compliant with AS 1428.2 and Wollongong Municipal Council Access DCP.

Three flights of stairs are used to access the first floor of the office from the ground floor.

Recommendation:

- (i) A means of access is required to the 1st floor office from ground floor. It is recommended that a vertical platform lift be provided in accordance with AS1735.15
- (ii) Another option is to widen a stair to 1500mm and install a stair platform lift in accordance with AS1735.7

4.2. Doors

Generally, common doors in the building have 750mm clear width non-compliant with AS1428.1. The doors do not have a clear width to allow a wheelchair use to pass through.

Recommendations:

- (i) Ensure all common use doors to have 850mm open clear width (920mm door leaf), compliant with AS1428.1 (2009) clause 13.2 and Wollongong Municipal Council Access DCP.
- (ii) Ensure doors have a greater door latch side of 510mm in order to comply with AS1428.1 to assist wheelchair users.

4.3. Stairs

As mentioned, there are three flights of stairs are used to access the first floor of the office from the ground floor.

Recommendation:

- (i) Provide handrails on both sides of the stair in accordance with AS1428.1.

5. AMENITIES & FACILITIES

5.1. Accessible Toilet

On the ground floor, there is a bank of male and female toilets with an accessible unisex toilet located adjacent the reception. The accessible toilet entry door has a clear width of 780mm. The accessible toilet has internal dimensions of 1900mm x 2300mm. The accessible toilet will not allow 2300mm x 1900mm around the toilet pan with the basin only encroaching by 100mm.

There is also shower facilities provided on the ground level near the open office area. There are currently no accessible unisex showers adjacent to this bank of amenities.

There is also a bank of male and female toilets located adjacent to kitchen/lunch room on the first floor. No accessible unisex toilet has been provided.

Recommendations:

- (i) Ensure the ground floor accessible toilet has enlarged dimensions to allow 2300mm x 1900mm clear space around the toilet pan with the basin only encroaching by 100mm, in compliance with AS1428.1-2009 and Wollongong Municipal Council Access DCP.
- (ii) Provide ambulant cubicles in male and female toilets on ground floor in accordance with DDA Access Code.

5.2. Accessible Car Parking

There are 102 parking bay located along the eastern, southern and western boundary of the proposed building. There are currently 4 accessible car bays provided compliant with BCA and the DDA, Table D3.5.

The accessible car bays have internal dimensions of 3.5m by 5.5m compliant with AS2890.1.

The accessible car bay is located within close proximity to a pedestrian crossing which provides a safer accessible path of travel to the building entry. The externally located accessible car bays have an appropriate 1:33 gradient suitable for persons in a wheelchair.

6. MISCELLANEOUS

6.1. Lighting

Recommendation:

- (i) Ensure lighting levels comply with AS1680.

6.2. Signage

Recommendation:

- (i) Signage shall comply with the BCA clause D3.6 (signage specifications)