



## **MERITON APARTMENTS**

# **LOT 101-102, 52 WALKER STREET RHODES**

## **ACCESSIBILITY REVIEW**

**Morris-Goding Accessibility Consulting**

**FINAL v2**

1<sup>st</sup> June 2010

## Access Review

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## 1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design of the proposed residential and commercial development located at Lot 101-102, 52 Walker Street Rhodes, NSW 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, accommodation, general facilities and car parking 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, 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:

- Ensure there is a means of wheelchair access from all adaptable units to the podium, gym, pool, childcare centre and the shop and central public open space.
- All buildings shall have an accessible path of travel from the street boundary in accordance with AS1428.1.
- Accessible car parking spaces should be provided for each of the adaptable units. Each of the adaptable car parking spaces shall have appropriate width of 3800mm, compliant with AS4299.

## **2. INTRODUCTION**

### **2.1. General**

Meriton Apartments Pty Ltd has engaged Morris-Goding Accessibility Consulting to provide an access design review of the proposed Lot 101-102, 52 Walker Street, Rhodes NSW.

The requirements of the investigation are to:

- (i) Review supplied drawings of the proposed development,
- (ii) Provide a report that will review the design of the development, and recommend actions that will ensure the design complies with the Federal Disability Discrimination Act (DDA) and AS 1428 series.

### **2.2. Background**

Meriton are designing the mixed use residential and commercial development at 52 Walker Street. The site comprises of 3 buildings (divided into blocks A, B, C and D) found along the North, South and West ends of the development. The units contain a total of 583 units spanning 5-25 floors, including basement car parking spaces, childcare centre, gym, pools and shop.

The development allows for a number of studio, 1, 2 or 3 bedroom units.

The site has a light gradient (1 in 19 and 1 in 28) cross fall that is linked by a central landscaped courtyard area (at RL 8.35) providing sufficient wheelchair access into and between all buildings.

### **2.3. Objectives**

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

### **2.4. Statutory Regulations**

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), where relevant
- AS 1428.4 - (Tactile Ground Surface Indicators)
- Draft DDA Premises Standards
- AS 4299 - Adaptable Housing Code
- Renewing Rhodes DCP Planning NSW

### **3. INGRESS & EGRESS**

#### **3.1. North Building Entrance**

Entry into the building is found towards the Western side of the building at RL 7.3 near the Porte Cochere area.

The circulation space within the lobby area will ensure sufficient manoeuvrability for wheelchair users, compliant with AS1428.2 and AS4299.

Currently it would appear that the path of travel from the Porte Cochere area to the lift lobby is appropriate for wheelchair users, complain with AS1428.1 and AS4299

*Recommendations:*

- (i) Provide an accessible of travel to the main entry door from Shoreline Ave in accordance with AS1428.1
- (ii) The main entry door shall have a minimum 850mm open clear width complaint with AS1428.2. The width of the door will also satisfy compliance with AS4299.

#### **3.2. West Building Entrance**

Currently, drawings do not show sufficient detail in relation to the main entry door and the path of travel relative to the building boundary.

*Recommendations:*

- (i) Provide an accessible path of travel from Nina Grey Avenue to the main building entry, compliant with AS1428.1
- (ii) The main entry door shall have a minimum 850mm open clear width complaint with AS1428.2.

#### **3.3. East Building Entrance**

Entry into the building is found towards the Eastern side of the building at RL 12.5 near the Porte Cochere area.

The circulation space within the lobby area will ensure sufficient manoeuvrability for wheelchair users, compliant with AS1428.2.

Currently, it would appear that the path of travel from the Porte Cochere area to the lift lobby is appropriate for wheelchair users, complain with AS1428.1 and AS4299

*Recommendations:*

- (i) The main entry door shall have a minimum 850mm open clear width complaint with AS1428.2. The width of the door will also satisfy compliance with AS4299.
- (ii) Provide an accessible path of travel from Walker Street to the main building entry, compliant with AS1428.1

### **3.4. Emergency Egress**

In the event of an emergency situation the main entry into each building would be the most appropriate means of egress for wheelchair users.

Currently, there are a number of fire stairs within all buildings, leading to the outer perimeter of each building.

*Recommendation:*

- (i) Consideration shall be given with the provisions of 850mm clear widths to all fire doors. This will allow some level of fire safety protection for a person in a wheelchair (best practice).

## **4. PATHS OF TRAVEL**

### **4.1. General**

From the drawings provided, it would appear that lift lobbies within all buildings on all levels appear to have ample circulation spaces (minimum 2000mm) to ensure wheelchair users are able to manoeuvre themselves in a dignified manner. The lift lobbies also allow for easy access to the entry door to all adaptable units, compliant with AS4299.

The width of corridors within all buildings on all floors, will allow a person in a wheelchair to pass each other or be able to manoeuvre a 180° turn in an equitable and dignified manner.

All units have access via lift and a continuous accessible path of travel to the main building entrances.

All buildings have 1700mm minimum corridor end circulation spaces to allow wheelchair users to turn 180°, compliant with AS1428.2.

*Recommendation:*

- (i) Ensure there is a means of wheelchair access from all adaptable units to the podium, gym, pool, childcare centre and the Shop.

### **4.2. Doors**

Currently, there are no details of any common used doors (i.e. pool, gym, garbage rooms) found within the development.

*Recommendations:*

- (i) If applicable, common use doors shall have a minimum 800mm clear width (870mm door leaf). The doors shall also have a minimum 470mm door latch side latch side clearance to assist wheelchair users, compliant with AS1428.1, and the AS4299.
- (ii) Consideration shall be given as to ensure all common use hinged doors have a minimum 850mm open clear width (920mm door leaf) and a 510mm door latch clearance compliant with AS1428.2.

### **4.3. Lifts**

At this stage of the development, the drawings show a number of lift shafts within each of the buildings. Each lift shaft has a minimum 2500mm x 2000mm internal dimension. The lift shafts will allow a passenger lift with a minimum 1700mm x 1400mm internal dimension compliant according to AS1735.12.

Each lift is positioned as to allow for easy access to and from all floors to all units, compliant with AS1428.1.

As mentioned the circulation spaces (2000mm minimum) in front of all lift lobbies will allow for easy manoeuvrability for wheelchair users, compliant with AS1428.2 and AS4299.

The lifts are easily accessible from all areas on all floors within their respective buildings. In addition, each lift is also accessibly linked from each building via the communal court yard, ground floor.

#### **4.4. Common Amenities & Facilities**

There is a communal gym and pool facility for the residence. The facilities found on the podium level buildings North and South. Currently, drawings show no details within these areas.

In general, it would appear that the entry doors into the garbage room (with/ without bin) have a minimum 820mm clear open width compliant with AS1428.1 and AS4299. However, these rooms (on all floors) have an internal circulation spaces (in front of the laundry chute/bins) inappropriate for wheelchair users non compliant with AS1428.1 and AS4299.

##### *Recommendations:*

- (i) Ensure garbage rooms (with/without bins) have a internal dimension (1550mm x 1550mm minimum) that would allow a wheelchair users to turn 180° in an equitable and dignified manner If applicable, accessible bathroom fixtures are designed and installed compliant with AS1428.1. This recommendation only relates to the floors where adaptable units are found.
- (ii) Ensure garbage room doors have a minimum 470mm door latch side clearance with a length of 1350mm, to compliant with AS1428.1 and AS4299.
- (iii) A means of wheelchair access is required from all buildings to the central public open space

## **5. ACCOMMODATION**

### **5.1. General**

From the information provided, there are 583 residential units within the North, South and West buildings (blocks A, B, C and D). All units in all buildings will have accessible paths of travel from the basement car park levels and from the adjacent street footpath. This is suitable under SEPP 65 and The Renewing Rhodes DCP.

At this stage of the development, 8 adaptable units have been designated:

Block A – 210, 310, 410

Block B – G23

Block C – G29, 137, 237

Block D – G52

It is noted there is no required quantum of adaptable units to hand for this project.

There is an accessible path of travel from ground floor to all residential units on all upper floors of all buildings, which is appropriate under draft DDA Premises Standards.

### **5.2. Adaptable Unit Design**

All unit layouts have appropriate entrance clear width and circulation areas in accordance with AS4299. The living areas have suitable circulation areas under AS4299.

There are accessible pathways throughout.

The kitchen island in blocks A and C can be easily moved to achieve 1550mm clear width. The kitchens in Blocks B and D have appropriate bench space adjacent wall mounted oven, sink and cook top.

The bathrooms have appropriate internal dimensions that will satisfy circulation areas of pan, basin and shower under AS1428.1.

The main bedroom has appropriate circulation areas under AS4299.

*Recommendations:*

- (i) The kitchen in Block A and C needs wall mounted oven and cook top in place pre-adaptation
- (ii) The laundry area in Block A and C to have a circulation area in front of the laundry appliances of 1550mm in diameter.

## **6. MISCELLANEOUS**

### **6.1. Car Parking**

From the drawing provided there are 2 levels of basement car parking spaces.

*Recommendations:*

- (i) Accessible car parking space should be provided for each of the adaptable units. Each of the adaptable car parking spaces shall have appropriate dimensions (5500mm length x 3800mm width), compliant with AS4299.
- (ii) If any visitor parking is made available, ensure accessible visitor parking is also made available. The visitor accessible parking bays to have a minimum 3200mm clear width, compliant with AS2890.1. If applicable, similar accessible parking bays shall be provided for any commercial staff or retail parking.
- (iii) All undercover adaptable parking bays shall have a vertical clearance of not less than 2500mm. The vertical clearance leading to the accessible car bays may not be less than 2200mm
- (iv) All adaptable unit car bays (including visitor) should be located adjacent the appropriate lift core.

### **6.2. Letter Boxes**

*Recommendation:*

- (i) Ensure the placement of letter boxes is placed near a hard stand surface 1550mm minimum in diameter and accessible from all adaptable units. This will ensure wheelchair users are able to use the boxes in an equitable and dignified manner.