



MERITON

330 CHURCH STREET, PARRAMATTA

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

4th May 2011

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of 330 Church Street, Parramatta, NSW 2150 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 and adaptable units and houses 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 and accessible units and houses, 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:

- (i) Provide a wheelchair accessible path of travel from the entry doors to the Childcare Centre compliant with AS1428.1:2009 and the DDA Premises Standards.
- (ii) A passenger lift is required adjacent the escalator to access the supermarket car parking. The residential lifts cannot be used for this purpose.
- (iii) Provide an appropriate path of travel suitable for a person in a wheelchair to the raise courtyard area adjacent to the stairs compliant with AS1428.1:2009 and the DDA Premises Standards.
- (iv) Provide an accessible path of travel to the Podium Building suitable for a person in a wheelchair in accordance with AS1428.1:2009.
- (v) Modifications are required to ensure appropriate circulation within adaptable units compliant with AS4299.
- (vi) Locate adaptable unit car bays adjacent to the passenger lift which provides an accessible path of travel to the corresponding adaptable unit compliant with AS4299.
- (vii) Provide 1 visitors' car bay to be designed in accordance with AS2890.6:2009 compliant with the Parramatta City Centre DCP, clause 4.3(e).

2. INTRODUCTION

2.1. General

Meriton has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed mixed-use commercial and residential development located at 330 Church Street, Parramatta, NSW 2150.

From the information provided, the development has 390 units.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (drawings no. A096-A103 & A150-A161 uploaded on the 2nd of May 2011),
- 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 Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The report considers user groups such as residents and residential visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✘ People with sensory impairment (hearing and vision)
- ✘ People with mobility impairments (ambulant and wheelchair)
- ✘ 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. Statutory Requirements

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), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- Parramatta City Centre DCP (2007)

3. SITE INGRESS & EGRESS

3.1. Site Entry

Entry into the site is via an accessible path of travel from the pedestrian footpath near Church Street. From the pedestrian footpath, there is a continuous path of travel onto the colonnade area which runs parallel to the river. The colonnade has clear widths of 3500mm suitable for two wheelchair users to pass one another in the opposite direction compliant with AS1428.1:2009, clause 6.4.

The colonnade provides an appropriate path of travel leading to the building entries compliant in accordance with AS1428.1:2009.

3.2. East Building Entrance

From the public colonnade area, there is a continuous accessible path of travel to the East Building Entry compliant with AS1428.1:2009, clause 6.1. Entry into the East Building lobby is via dual-hinged entry doors with 1060mm clear widths compliant with the DDA Premises Standards. There is suitable clearance compliant with AS1428.1:2009.

The airlock area has suitable clearance for two wheelchair users to pass one another and for a person in a wheelchair to perform a 180° turn compliant with AS1428.1:2009, clause 6.5.3.

The second entry door into the lobby has appropriate clearance of 1060mm clear width compliant with the DDA Premises Standards. The door has suitable clearance in accordance with AS1428.1:2009.

From the entry doors, there is an accessible path of travel to the ground floor lift lobby. The circulation areas in front of the passenger lifts are appropriate for a person in a wheelchair.

3.3. West Building Entrance

Entry into the residential lift lobby is via the colonnade near Church Street. There is an accessible path of travel to the dual-hinged entry doors into the residential lobby area. The doors have 1100mm clear widths and appropriate circulation in accordance with the DDA Premises Standards.

The lobby area has suitable circulation for wheelchair users to turn 180° and for two wheelchair users to pass one another compliant with AS1428.1:2009.

There is an accessible path of travel from the entry doors to the ground floor lift lobby. There is a 2200mm clearance in front of passenger lifts suitable for two wheelchair users to pass one another in an equitable and dignified manner compliant with the DDA Premises Standards and AS1428.1:2009, clause 6.4.

3.4. Emergency Egress

There are two emergency stair wells leading from the upper levels of the Eastern Building to street level and one other emergency stair on the Western Building that provides a path of travel from the upper levels down to street level.

There are other emergency stair wells leading out from the lower basement car park levels. All emergency stair doors have 780mm clear widths.

The accessible points of egress are via the main entry lobby doors for residential units and childcare facility. Accessible points of egress by people within retail and supermarket areas is via the entry doors which have a continuous accessible path of travel to the street level.

Recommendation:

- (i) All fire doors are to have 850mm clear widths in accordance with AS1428.1:2009.

4. COMMERCIAL & RETAIL INGRESS & EGRESS

4.1. Supermarket Entrance

Entry into the Supermarket located on level 00 is via the pedestrian footpath near Church Street. There is appropriate clearance at the Church Street frontage for an AS1428.1:2009 compliant entry.

From the entry, there is an appropriate continuous accessible path of travel to the Supermarket area in accordance with AS1428.1:2009, clause 6. The paths of travel has a minimum 1800mm clearance suitable for 2 wheelchair users to pass one another in the opposite direction in accordance with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) Ensure Supermarket entry doors have a min. 850mm clear width (920 door leaf) to comply with AS1428.1:2009 and the Parramatta City Centre DCP.

4.2. Retail Entrance

There are 7 retail tenancies and a supermarket located on the ground floor of the site. There is an appropriate path of travel from Church Street and the colonnade area into the retail premises. Entry into the supermarket is via Church Street pedestrian footpath, compliant with AS1428.1:2009, clause 6.1.

There are circulation areas within the tenancies suitable for wheelchair manoeuvrability compliant with AS1428.1:2009 and the Parramatta City Centre DCP.

Recommendation:

- (i) Ensure retail tenancy doors have a min. 850mm clear width (920 door leaf) to comply with AS1428.1:2009.

4.3. Childcare Entrance

There is a childcare located on Level 01 of the development. The childcare area is accessible via the passenger lifts on the East Building entry (as mentioned in Section 3.2). The level 01 lift lobby area has appropriate circulation suitable for two wheelchair users to pass one another compliant with AS1428.1:2009, clause 6.4.

Entry into the childcare centre is via dual-hinged entry doors with 720mm clear widths. There are entry stairs leading into the Childcare Centre inaccessible by a person in a wheelchair.

Recommendation:

- (i) Provide a wheelchair accessible path of travel from the entry doors to the Childcare Centre compliant with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Ensure at least one leaf of the childcare entry doors have a min. 850mm clear width (920 door leaf) to comply with AS1428.1:2009.

5. COMMERCIAL & RETAIL PATHS OF TRAVEL

5.1. Supermarket and Retail Paths of Travel

The Supermarket and retail premises have appropriate clearances suitable for a person in a wheelchair to turn 180° compliant with AS1428.1:2009 and areas for two wheelchair users to pass one another in accordance with the DDA Premises Standards.

The pedestrian links through the site provides an appropriate continuous accessible path of travel suitable for persons in a wheelchair compliant with AS1428.1:2009. There are escalators located near the entry of the Supermarket which provides access to the retail car parking on parking level 01.

The accessible path of travel for a person in a wheelchair from the retail parking to the Supermarket and retail areas appears to be via the East Building entry lift lobby (as mentioned in Section 3.2), which is not suitable under DDA.

Recommendation:

- (i) A passenger lift is required adjacent the escalator to access the supermarket car parking. The residential lifts cannot be used for this purpose.

5.2. Childcare Paths of Travel

The childcare area located on the eastern boundary of the East Building has appropriate floor area of 7055m² with appropriate circulation at all lift lobbies suitable for a wheelchair user to turn 180° in accordance with the DDA Premises Standards. There is suitable clearance to allow two wheelchair users to pass one another compliant with AS1428.1:2009, clause 6.4.

The passenger lift within East Building provides an accessible path of travel to the car parking levels compliant with AS1428.1:2009.

5.3. Car Parking

There are 4 basement car parking levels with a total of 552 car bays provided. There are 145 retail parking bays and 18 childcare centre parking bays.

There are 4 car bays provided on level 01 parking with 3 designated accessible retail parking bays and 1 designated accessible childcare parking bay compliant with the DDA Premises Standards and the Parramatta City Centre DCP, clause 4.3(e).

Accessible car bays have internal dimensions of 2.4m x 5.4m with a shared zone adjacent the car bay with internal dimensions of 2.4m x 5.4m with a bollard at the start of the shared zone compliant with the DDA Premises Standards and the Parramatta City Centre DCP.

Recommendation:

- (i) Each accessible car bay requires a height clearance of 2.5 metres with the approach to each accessible car bay should not have vertical clearance of less than 2.2m.

6. RESIDENTIAL PATHS OF TRAVEL

6.1. Central Courtyard

There is a central courtyard on the podium level (level 01) of the development which is accessible by the passenger lifts compliant with AS1428.1:2009, clause 6.1. From the lift lobby area on level 01, there is an accessible path of travel to the lobby. There is suitable circulation for an AS1428.1:2009 compliant doorway.

The central courtyard area has hardstand paths of travel suitable for a person in a wheelchair to pass one another.

The continuous path of travel to the raised courtyard area is via stairs inaccessible by a person in a wheelchair.

Recommendation:

- (i) Provide courtyard entry doors with minimum 850mm clear widths (920mm door leaf) compliant with AS1428.1:2009.
- (ii) Provide an appropriate path of travel suitable for a person in a wheelchair to the raised courtyard area adjacent to the stairs compliant with AS1428.1:2009 and the DDA Premises Standards.

6.2. Podium Building Paths of Travel

The Podium Building located on levels 01 and 02, north of the site and is accessible via the East and West Building passenger lift lobbies on level 00 compliant with AS1428.1:2009, clause 6.1. The path of travel to the separate units is via the central courtyard area.

Entry into the courtyard area is currently not shown in the drawings however there are appropriate clearances with suitable circulation for an AS1428.1:2009 compliant doorway. Access onto the central access path is via stairs inaccessible by a person in a wheelchair.

There is appropriate circulation within the residential corridor with paths of travel suitable for a person in a wheelchair to turn 180° in an equitable and dignified manner in accordance with the DDA Premises Standards.

Recommendations:

- (i) Ensure East and West Building entry doors into the podium courtyard have appropriate 850mm clear widths (920mm door leaf) and 510mm latch side clearances compliant with AS1428.1:2009 and the Parramatta City Centre DCP.
- (ii) Provide an accessible path of travel to the Podium Building suitable for a person in a wheelchair in accordance with AS1428.1:2009.

6.3. East Building Paths of Travel

There is an appropriate path of travel from the lift lobby on level 00. An appropriate path of travel to all residential levels is possible via the 4 passenger lifts compliant with AS1428.1:2009, clause 6.1 and the DDA Premises Standards.

There is appropriate circulation at all lift lobbies suitable for a wheelchair user to turn 180° in accordance with the DDA Premises Standards. There is suitable clearance to

allow two wheelchair users to pass one another compliant with AS1428.1:2009, clause 6.4.

The ends of all corridors have appropriate clearance suitable for a wheelchair user to turn 180° in accordance with AS1428.1:2009, clause 6.5.3 and the DDA Premises Standards. Areas in front of passenger lifts have suitable clearance for two wheelchair users to pass one another compliant with the DDA Premises Standards.

There are appropriate paths of travel from all apartments to the car parking levels via the passenger lifts.

6.4. West Building Paths of Travel

There is a continuous accessible path of travel from the level 00 entry foyer to all 22 residential levels as well as the car parking via the passenger lift in accordance with AS1428.1:2009, clause 6.1 and the DDA Premises Standards.

There are appropriate clearances in front of passenger lifts suitable for wheelchair users to turn 180° compliant with AS1428.1, clause 6.5.3 and the DDA Premises Standards. There is also appropriate circulation suitable for two wheelchair users to pass one another compliant with AS1428.1:2009.

From all lift lobby areas, there are appropriate circulation areas to all residential apartments. There are appropriate paths of travel throughout the residential levels with a minimum width of 1540mm suitable for wheelchair users in accordance with AS1428.1:2009, clause 6.3. The ends of the corridors on all floors have suitable width allow 2 wheelchairs users to perform 180° turns compliant with AS1428.1, clause 6.5.3.

6.5. Lifts

There are 8 passenger lifts within the building with suitable wheelchair access to all residential floors. The lifts provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the residential apartments.

The passenger lift appears to have an internal dimension of 2500mm by 2500mm which is appropriate according to AS1735.12.

Recommendation:

- (i) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

7. ACCOMMODATION

7.1. Residential Units

There is a continuous path of travel to all units on all floors from the pedestrian footpath at the entry of the buildings via the passenger lifts.

The development falls under the Parramatta City Council. According to Council Access DCP, 10% of the total amounts of apartments are to be design according to AS4299. There are 390 units within 3 residential blocks.

Three adaptable unit types have been selected which will provide an appropriate 39 adaptable units compliant with Parramatta City Centre DCP.

7.2. Adaptable Unit Type A-11 (x16)

Entry into the adaptable unit is via an 800mm clear width entry door. The door has suitable circulation in the post-adaptation plan of 600mm latch side.

The main bedroom door has an 820mm clear width compliant with AS4299, however the bedroom door has an inappropriate latch side clearance. A 470mm latch side is achievable by re-swinging the door and removing the storage area adjacent the bathroom door.

The bedroom has an appropriate 1550mm turning circle at the door suitable for a person in a wheelchair. The bed has 700mm circulation on the side of the bed nearest the balcony and a 1000mm clearance at the base of the bed. The bedroom will need to be enlarged to ensure compliance with AS4299.

The accessible ensuite has appropriate 850mm clear width and 550mm latch side clearance compliant with AS4299. The bathroom has internal dimensions of 1900mm x 3300mm which will need to be widened to ensure appropriate circulation around the pan compliant with AS1428.1:2009. The shower seat currently encroaches into the pan circulation area.

There is currently a 1050mm clearance between kitchen benches. Circulation within the kitchen is achievable in accordance with AS4299. There is an appropriate 800mm workbench space adjacent to the oven and basin compliant with AS4299.

The living area has an appropriate 2250mm diameter turning area suitable in accordance with AS4299.

Entry into the laundry is via an 850mm clear width compliant with AS4299. There is currently no internal latch side clearance. The laundry has a 1100mm turning area in front of the appliances.

Recommendations:

- (i) The entry door to have 850mm clear width (920mm door leaf) and re-swing the door to ensure appropriate latch side clearance.
- (ii) Re-swing the main bedroom door and remove the storage area in post-adaptation for appropriate bedroom latch side clearance.
- (iii) The bedroom requires internal dimensions of 3600mm x 3600mm, outside the robe area to comply with AS4299.

- (iv) The bathroom requires minimum internal dimensions of 2300mm x 2700mm. This will allow for appropriate 1900mm x 2300mm circulation around the pan outside of the shower seat compliant with AS1428.1:2009.
- (v) The kitchen is required to have a clearance of 1550mm between base cabinets (post adaptation). Provide separate cook top and wall mounted oven. Provide a work bench space (800mm in width) adjacent to cook top.
- (vi) The laundry door requires an appropriate internal latch side clearance of 470mm.
- (vii) The laundry area to have a circulation area in front of the laundry appliances of 1550mm in diameter.

7.3. Adaptable Unit Type A-13 (x21)

The level of adaptation required from the pre-adaptation stage is excessive and is not in line with the principles of AS4299. It is suggested that the unit shall be designed for room areas as in the adaptable configuration. The following comments relate to the adaptable configuration.

The entry has an 820mm clear width. There is suitable circulation space at the entry door compliant with AS1428.1:2009. Internal doors have appropriate clearances and latch side clearances compliant with AS4299.

The main bedroom has internal dimensions of 3000mm x 4000mm. The bedroom will need to be enlarged to ensure appropriate circulation around a queen sized bed in accordance with AS4299.

The accessible bathroom entry door has appropriate clearances and circulation in accordance with AS4299. The bathroom has internal dimensions of 2.2m x 2.8m which needs to be enlarged to ensure appropriate circulation around the pan without encroaching into the shower seat area compliant with AS1428.1:2009.

There is appropriate circulation at kitchen benches suitable for a person in a wheelchair. There are 500mm workbench areas adjacent to the sink and cooktop.

The adaptable unit has compliant circulation areas of 2250mm diameter within the living area after the furniture has been placed in accordance with AS4299.

The laundry currently has a 1450mm clearance in front of laundry appliances.

Recommendations:

- (i) The entry door to have 850mm clear width (920mm door leaf) and provide a 510mm latch side clearance on the internal and external side of the door.
- (ii) The bedroom requires internal dimensions of 3600mm x 3600mm, outside the robe area.
- (iii) The bathroom requires minimum internal dimensions of 2300mm x 2700mm. This will allow for appropriate 1900mm x 2300mm circulation around the pan outside of the shower seat compliant with AS1428.1:2009.
- (iv) Provide a work bench space (800mm in width) adjacent to refrigerator, cook top, oven and sink.
- (v) The laundry area to have a circulation area in front of the laundry appliances of 1550mm in diameter.

7.4. Adaptable Unit Type A-16 (x21)

The adaptable unit has an entry door with 800mm clear width and 350mm latch side clearance inappropriate in accordance with AS4299. An appropriate door landing is achievable on the internal leaf of the door compliant with AS1428.1.

There is an appropriate path of travel to the main bedroom via a 1050mm internal corridor. The bedroom entry door has an 850mm clear width compliant with AS4299. There is an inappropriate latch side clearance. The bedroom has internal dimensions not suitable for wheelchair manoeuvrability.

The accessible bathroom door has an 850mm clear width and appropriate latch side clearance in accordance with AS1428.1:2009 however the door has inappropriate circulation area for a side approach. The bathroom has internal dimensions of 2050mm x 3200mm. The bathroom will need to be modified to ensure appropriate circulation.

There is appropriate circulation at kitchen benches suitable for a person in a wheelchair. There are 500mm workbench areas adjacent to the sink and cooktop.

There is a 2250mm diameter circulation area within the adaptable unit suitable in accordance with AS4299.

There is suitable circulation in front of the laundry area suitable for wheelchair manoeuvrability.

Recommendations:

- (i) The entry door to have 850mm clear width (920mm door leaf) and provide a 510mm latch side clearance on the internal and external side of the door
- (ii) The bedroom requires internal dimensions of 3600mm x 3600mm, outside the robe area.
- (iii) Bathroom entry door requires a minimum 1240mm depth clearance at the door compliant with AS1428.1.
- (iv) The bathroom requires minimum internal dimensions of 2300mm x 2700mm. This will allow for appropriate 1900mm x 2300mm circulation around the pan outside of the shower seat compliant with AS1428.1:2009.
- (v) Provide separate cook top and wall mounted oven. Provide a work bench space (800mm in width) adjacent to refrigerator, cook top, oven and sink.

7.5. Car Parking

There are 3 basement car parking levels for residential units. A total of 39 accessible car bays have been provided within the development identified for use by adaptable units.

The adaptable unit car bays have 3.8m internal widths compliant with AS4299.

Recommendations:

- (i) Locate adaptable unit car bays adjacent to the passenger lift which provides an accessible path of travel to the corresponding adaptable unit compliant with AS4299.
- (ii) Provide 1 visitors' car bay to be designed in accordance with AS2890.6:2009 compliant with the Parramatta City Centre DCP, clause 4.3(e).

- (iii) Each accessible car bay requires a height clearance of 2.5 metres with the approach to each accessible car bay should not have vertical clearance of less than 2.2m.

7.6. Garbage Areas

Garbage disposal in the development for residents is intended to be via garbage chutes. There are garbage chutes on every residential level near the passenger lift. Each garbage chute room door appears to have an 800mm clear width.

The garbage rooms have a 1550mm diameter clearance in front of the chute suitable for a wheelchair user to enter and exit the garbage room.

Recommendation:

- (i) Provide a minimum 850mm clear width entry door into the garbage rooms on each residential level.

7.7. Mailbox Areas

Currently, there is a lack of detail as to the location of any residential mailboxes. Further detail in relation to residential mailboxes will be required for the purposes of compliance with AS4299.

Recommendation:

- (i) Ensure there is an appropriate unobstructed circulation space (1550mm in diameter) in front of each bank of residential letter boxes, compliant with AS4299.