

MERITON

330 CHURCH STREET, PARRAMATTA

S75W ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

28th May 2013

REPORT REVISIONS		
Date	Version	Drawing No / Revision
17.05.13	Draft	A096 [issue 5], A097 [issue 5], A098 [issue 5], A099 [issue 7], A100 [issue 11], A101 [issue 6], A102 [issue 5], A103 [issue 5], A104 [issue 7], A105 [issue 7], A106 [issue 6], A107 [issue 6] and A650 [issue 7].
28.05.13	Final	A096 [issue 5], A097 [issue 5], A098 [issue 5], A099 [issue 7], A100 [issue 11], A101 [issue 6], A102 [issue 5], A103 [issue 5], A104 [issue 7], A105 [issue 7], A106 [issue 6], A107 [issue 6] and A650 [issue 7].

This report prepared by:



Queenie Tran
Access Consultant
Morris Goding Accessibility Consulting

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	4
2.	INTRODUCTION	5
2.1.	General	5
2.2.	Objectives	5
2.3.	Statutory Requirements	5
3.	SITE INGRESS & EGRESS	6
3.1.	Site Entry	6
3.2.	Retail Entries	6
3.3.	East Building Entrance	6
3.4.	West Building Entrance	6
3.5.	Emergency Egress	7
4.	SERVICED APARTMENTS	8
4.1.	Paths of Travel	8
4.2.	Offices	8
4.3.	Passenger Lifts	8
4.4.	Gym	9
4.5.	Accommodation	9
5.	RESIDENTIAL PATHS OF TRAVEL	10
5.1.	Paths of Travel	10
5.2.	Passenger Lifts	10
6.	ACCOMMODATION	11
6.1.	Residential Units	11
6.1.	West Tower 03	11
6.2.	West Tower 04	12
7.	COMMON AREAS	13
7.1.	Podium Courtyard	13
7.2.	Swimming Pool	13
7.3.	Garbage Areas	13
7.4.	Mailbox Areas	14
8.	CAR PARKING	15
8.1.	Car Parking	15

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) Ensure the entry ramp into the eastern building has a suitable gradient (maximum 1:14) with appropriate landings at 9m intervals compliant with AS1428.1:2009.
- (ii) Ensure suitable 1540mm x 2070mm clearances within 2m of the ends of corridors to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009.
- (iii) Ensure passenger lifts have minimum internal dimensions of 1400mm x 1600mm compliant with the DDA Premises Standards.
- (iv) Provide 12 accessible sole occupancy units compliant with the DDA Premises Standards.
- (v) Ensure a minimum of 38 adaptable units have been provided compliant with Parramatta City Centre DCP.
- (vi) Modification of adaptable units is required to ensure compliance with AS4299.
- (vii) Provide an appropriate means of accessible water entry/exit in accordance with the BCA and the DDA Premises Standards.
- (viii) Provide adaptable unit and accessible car bays to be designed in accordance with AS2890.6:2009 compliant with the Parramatta City Centre DCP, clause 4.3(e) and the DDA Premises Standards.

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 378 units.

The requirements of the investigation are to:

- Review supplied drawings 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 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. Retail Entries

There are 8 retail tenancies located on the ground floor of the development. There is an appropriate path of travel from Church Street and the colonnade area into the retail premises, compliant with AS1428.1:2009, clause 6.1.

There are suitable clearances at the entry to allow for an appropriate entry door compliant with AS1428.1:2009 and the DDA Premises Standards.

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.

3.3. East Building Entrance

From the colonnade, there is a level accessible path of travel to the retail areas near the eastern building. There is a 1:17 ramp leading to the building entry to the south of the building. There are suitable clearances and circulation to allow for a ramp with appropriate landings, handrails and TGSIs in accordance with AS1428.1.

From the bottom of the ramp, 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 currently shown to be a revolving door. A suitable accessible entry is required to comply with the DDA Premises Standards and 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.

Recommendations:

- (i) Ensure the entry ramp into the building has a suitable gradient (maximum 1:14) with appropriate landings at 9m intervals compliant with AS1428.1:2009.
- (ii) Provide a suitable accessible entry door with an 850mm clear width (920mm door leaf) adjacent to the revolving door compliant with AS1428.1:2009.

3.4. 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 automatic entry doors into the residential lobby area. The

doors have suitable 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.

3.5. Emergency Egress

There are a number of emergency stair wells leading from the basement levels to the podium with 3 that leads to the upper residential towers. All emergency stair doors have 780mm clear widths.

The accessible points of egress from the development are via the main entry lobby 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. SERVICED APARTMENTS

4.1. Paths of Travel

The serviced apartments are located within the eastern building of the development. The passenger lifts provide a suitable accessible path of travel to the apartment floors above. Lift lobby areas have suitable clearances to allow a person in a wheelchair to perform 180° turns and for two wheelchair users to pass one another in the opposite direct compliant with AS1428.1:2009 and the DDA Premises Standards.

There are also appropriate clearances to allow a person in a wheelchair to perform 90° turns compliant with AS1428.1:2009. From the passenger lifts, there is an accessible path of travel to all sole occupancy units in accordance with BCA, Table D3.1.

From the building lift lobby, there are dual-hinged entry doors to the podium level compliant with AS1428.1:2009. The dual-hinged entry door currently has a 760mm clear width. Modification is required to ensure suitable door clearances and circulation in accordance with AS1428.1:2009.

Recommendations:

- (i) Ensure suitable 1540mm x 2070mm clearances within 2m of the ends of corridors to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009.
- (ii) Ensure the podium entry door has a suitable 850mm clear width (920mm door leaf) compliant with AS1428.1:2009.

4.2. Offices

From the ground floor, there is an accessible path of travel to the manager's offices. There are suitable clearances and circulation compliant with AS1428.1:2009 and the DDA Premises Standards.

There are offices located on the ground floor of the development. Access into the Property Manager's office and the Building Manager's office is via hinged doors with 790mm clear widths. Modification is required to ensure suitable door clearances and circulation.

The offices have suitable clearances to allow for wheelchair manoeuvrability compliant with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) Entry doors require 850mm clear widths (920mm door leaf) compliant with AS1428.1:2009 and the DDA Premises Standards.

4.3. Passenger Lifts

The eastern building is serviced by 4 passenger lifts which provides a suitable continuous path of travel to the upper floors compliant with AS1428.1:2009. The lifts provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the sole occupancy units apartments.

The passenger lift cores have internal dimensions which will allow for a compliant passenger lift in accordance with AS1735.12 and the DDA Premises Standards.

Recommendations:

- (i) Ensure passenger lifts have minimum internal dimensions of 1400mm x 1600mm in accordance with the DDA Premises Standards.
- (ii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

4.4. Gym

There is a gym located on level 4 of the development. Entry into the gym is via dual-hinge entry doors with 760mm clear widths. Modification is required to ensure compliance with AS1428.1:2009.

There are suitable clearances within the gym to allow for wheelchair users to perform 180° turns and for two wheelchair users to pass one another compliant with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) Entry doors require 850mm clear widths (920mm door leaf) compliant with AS1428.1:2009 and the DDA Premises Standards.

4.5. Accommodation

There are a total of 266 proposed serviced apartments within the development. Access to the serviced apartments is via the passenger lifts. According to BCA, a total of 12 serviced apartments are required to comply with the DDA Premises Standards.

The architects have provided standard and adaptable configurations. A review of the accessible (adaptable configuration) has been made to ensure compliance.

The hinged entry door into the accessible unit has suitable door clearances and circulation compliant with AS1428.1. There are appropriate clearances and circulation to the living area which has clearances to allow for wheelchair manoeuvrability compliant with AS1428.1.

There is a suitable 1550mm diameter clearance in front of the kitchen bench and laundry appliances compliant with AS1428.1.

Entry into the accessible bedroom is via a hinged entry door with appropriate 850mm clear width and latch side clearance. The bed has suitable clearances on either side of the bed for wheelchair turning.

Access into the accessible bathroom is via a hinged door with suitable door clearances compliant with AS1428.1. There is an appropriate 1900mm x 2300mm circulation area around the pan with the basin outside of this area, compliant with AS1428.1. The shower seat currently encroaches 150mm into this area. The shower has appropriate clearances for wheelchair users in accordance with AS1428.1.

Recommendations:

- (i) Confirmation is required to ensure a minimum of 12 accessible serviced apartments are provided compliant with AS1428.1.
- (ii) Ensure accessible rooms are built to be accessible from the outset.
- (iii) Ensure the shower seat is located outside of the pan circulation, compliant with AS1428.1.

5. RESIDENTIAL PATHS OF TRAVEL

5.1. Paths of Travel

From the ground floor lobby area, there is a suitable accessible path of travel to the residential floors via the passenger lifts. The lift lobby areas have suitable clearances to allow for two wheelchair users to pass one another compliant with AS1428.1:2009 and the DDA Premises Standards. There are appropriate clearances to allow a wheelchair user to perform 180° turns compliant with AS1428.1:2009 and the DDA Premises Standards.

The internal corridors have suitable clearances to allow a person in a wheelchair to perform 90° turns compliant with AS1428.1:2009. In general, corridors have suitable internal clearances to allow

There is a central courtyard on the podium level (level 04) of the development which is accessible by the passenger lifts compliant with AS1428.1:2009, clause 6.1. From the lift lobby area, there is an accessible path of travel to the lobby. There is suitable circulation for an AS1428.1:2009 compliant doorway.

Recommendations:

- (i) Ensure the end of the corridor leading to the courtyard on level 04 has suitable 1540mm x 2070mm clearances. This will also ensure appropriate door depth compliant with AS1428.1:2009.
- (ii) Ensure the courtyard entry doors have minimum 850mm clear widths (920mm door leaf) compliant with AS1428.1:2009 and the DDA Premises Standards.

5.2. Passenger Lifts

There are 5 passenger lifts within the western 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 cores appear to have an internal dimension of 2500mm by 2500mm which is appropriate according to AS1735.12.

Recommendations:

- (i) Ensure passenger lifts have minimum internal dimensions of 1400mm x 1600mm in accordance with the DDA Premises Standards.
- (ii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

6. ACCOMMODATION

6.1. 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 a total of 378 units over 53 residential floors.

Recommendation:

- (i) Ensure a minimum of 38 adaptable units have been provided compliant with Parramatta City Centre DCP.

6.1. West Tower 03

From the residential corridor, a suitable accessible entry door with 850mm clear width and 510mm external latch side clearance is achievable compliant with AS4299 and AS1428.1. The door has appropriate internal latch side clearances in accordance with AS4299.

From the entry door, there is a continuous accessible path of travel to the living area with a 2250mm diameter circulation area achievable after the furniture has been placed, compliant with AS4299.

The kitchen has 1500mm clearances between the kitchen benches with suitable clearances to allow the island bench to be relocated to allow for a 1550mm clearance between base cabinets in accordance with AS4299. There is a suitable 800mm workspace adjacent to the cooktop, sink and refrigerator compliant with AS4299.

A suitable 1550mm diameter turning area in front of laundry appliances is achievable in accordance with AS4299.

Access to the accessible bedroom is via a hinged door with appropriate 820mm clear width and 530mm latch side clearance at the post-adapted location. From the hinged entry door, there is a suitable accessible path of travel to the bedroom which allows for suitable clearances around a queen size bed compliant with AS4299.

There is an accessible en-suite with an appropriate hinged entry door with suitable door clearances compliant with AS1428.1 and AS4299 at post-adaptation. The bathroom has appropriate internal dimensions to allow for suitable wheelchair circulation around the pan, basin and shower.

Recommendations:

- (i) Provide continuous floor tiling underneath the island bench that extends for additional 50mm depth from the outset to allow for ease of adaptation.
- (ii) Ensure the accessible bedroom and bathroom door positions are provided at the correct location from the outset to ensure suitable wall strengthening and circulation.
- (iii) Basin to have appropriate P-trap capped off to allow water waste to go into the wall. Appropriate capped services (inlet) to allow for relocation of the basin.

- (iv) Capped off pan services (inlet) for pan relocation. Bath waste to be reused as pan outlet (6inch diameter pipe shall be installed for bath waste).
- (v) Shower requires capped off services for shower head, mixer and waste with grading at pre-adaptation provided to fall to waste.
- (vi) Provide slip-resistant floor surface with min. wet pendulum test rating of 'X' (under HB197/AS4856) in adaptable unit bathroom, kitchen and laundry at pre-adaption stage as required in AS4299 clause 4.5.4. Test results will be required at OC Stage.

6.2. West Tower 04

Entry into the adaptable unit is via an 850mm clear width entry door with appropriate internal and external latch side clearances compliant with AS4299.

From the entry door, there is an accessible path of travel to the laundry with an appropriate 1550mm diameter clearance in front of the laundry cupboard.

The kitchen bench has an appropriate 1550mm clearance in front of appliances with a suitable 800mm workspace adjacent to the sink and cooktop and a smaller workspace adjacent to the refrigerator compliant with AS4299.

The living room has appropriate clearances to allow for a minimum 2250mm diameter turning area, after the furniture has been placed, compliant with AS4299.

From the living area, there is a suitable accessible path of travel to the accessible bedroom. The hinged door has appropriate clear widths and latch side clearances compliant with AS4299. The bedroom has appropriate internal dimensions to allow for suitable circulation around the queen size bed compliant with AS4299.

The hinged entry door is proposed to be relocated at post-adaptation. The post-adapted entry into the accessible bathroom is compliant with AS4299. The accessible bathroom has appropriate internal dimensions compliant with AS1428.1. There are appropriate clearances to allow for circulation around the pan, basin and shower.

Recommendations:

- (i) The entry into the accessible bathroom to be in the correct location (opposite the laundry) from the outset to comply with AS4299.
- (ii) Provide appropriate inlet services and P-trap system capped off for pan relocation.
- (iii) Bath waste to be reused as shower waste at post-adaptation configuration – graded floor to fall to waste required at pre-adaptation. Provide capped off services for shower head and mixer.
- (iv) Provide capped off basin inlet and outlet services, with plumbing hidden within the walls for post-adaptation work.
- (v) Provide slip-resistant floor surface with min. wet pendulum test rating of 'X' (under HB197/AS4856) in adaptable unit bathroom, kitchen and laundry at pre-adaption stage as required in AS4299 clause 4.5.4. Test results will be required at OC Stage.

7. COMMON AREAS

7.1. Podium Courtyard

The podium courtyard located on levels 04 is accessible via the East and West Building passenger lift lobbies, compliant with AS1428.1:2009, clause 6.1. There appears to be stair access to the podium via the western exit of the western building. There is a lift indicated on the plans to ensure a suitable accessible path of travel to the common courtyard area compliant with AS1428.1:2009.

In general, suitable hardstand accessible paths of travel throughout the courtyard are achievable.

A review of the courtyard area will be further developed at design development stage.

Recommendations:

- (i) Provide suitable hardstand accessible paths of travel with appropriate clearances and circulation compliant with AS1428.1:2009.
- (ii) Ensure the lift providing access to the courtyard has suitable internal clearances and circulation compliant with AS1735.12 and the DDA Premises Standards.

7.2. Swimming Pool

From the information provided, there is a pool located on level 04 of the development. Details of this area have not been provided at this stage.

It is understood that the pool has a perimeter greater than 40m and therefore will require a means of accessible water entry/exit compliant with the DDA Premises Standards. A suitable accessible means of entry/exit is achievable.

Recommendations:

- (i) Confirmation is required to ensure a suitable accessible path of travel to the pool deck compliant with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an appropriate means of accessible water entry/exit in accordance with the BCA and the DDA Premises Standards.

7.3. Garbage Areas

In general, there are garbage rooms on residential levels adjacent to lift lobby areas. Suitable access to garbage rooms from all adaptable and accessible units is required. The hinged entry doors have 780mm clear widths with appropriate clearances to allow for an AS1428.1:2009 doorway.

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

Recommendations:

- (i) Ensure a suitable accessible path of travel to garbage rooms from all adaptable and accessible units in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide a minimum 850mm clear width entry doors into the garbage rooms on each residential level in accordance with AS1428.1:2009.

7.4. 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.

8. CAR PARKING

8.1. Car Parking

There are 4 basement level car parks with an additional 3 above ground car parking levels. A total of 612 car parking bays are required and are distributed as follows:

Category	Quantity	LEP Rate	Required
Studio	0	1	0
1-bedroom	66	1	66
2-bedroom	292	1	292
3-bedroom	20	1	20
Total Units	378		378
Visitor	378	0.2	76
Retail	3101	30	104
Motel	266	0.5	133
Motel Employees	52	0.33	18
TOTAL			709

There are suitable clearances to allow for appropriate accessible car bays compliant with AS2890.6:2009.

Recommendations:

- (i) Provide a total of 38 adaptable unit car bays located 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) Provide 3 accessible retail car bays designed in accordance with AS2890.6:2009, compliant with the DDA Premises Standards.
- (iv) Provide 6 accessible motel car bays designed in accordance with AS2890.6:2009, compliant with the DDA Premises Standards.
- (v) Provide 1 motel staff accessible car bay to be designed in accordance with AS2890.6:2009, compliant with the Parramatta City Centre DCP, clause 4.3(e).
- (vi) Each adaptable unit and accessible car bay have a minimum height clearance of 2.5 metres with the approach to each accessible car bay should not have vertical clearance of less than 2.2m.