

MERITON

BUILDING 11 – EPPING PARK, STAGE 3

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

13th August 2012

REPORT REVISIONS		
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10.08.12	Draft	A0001 and A0002 [issue 1], A1000, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A1050 [issue B]
13.08.12	Final	A0001 and A0002 [issue 1], A1000, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A1050 [issue B]

This report prepared by:



Queenie Tran
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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Building 11, Epping Park, Stage 3 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 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 adaptable units, 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 an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 11 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.
- (iii) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (iv) Provide an accessible path of travel from Building 11 adaptable units to the common use facilities located near Building 13 and 14 in accordance with AS4299.
- (v) Modifications to adaptable units are required to comply with AS4299.

2. INTRODUCTION

2.1. General

Meriton has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development located at Epping Park, Stage 3.

From the information provided, the development has 47 residential units and basement car parking provided below.

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 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 4299:1995 (Adaptable Housing Code)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2012
- DDA Access to Premises Standards 2010
- Parramatta City Council DCP

3. INGRESS & EGRESS

3.1. Siting

Stage 3 comprises buildings 11, 12, 13/14, 15/16 and 17. The proposed residential development of Building 11 is located at 61 Mobbs Lane, Epping.

From the pedestrian footpath near Mobbs Lane, there is an accessible path of travel to the landscaped podium via the new internal road. A suitable accessible path of travel from Mobbs Lane pedestrian footpaths to the entry of the building via appropriate kerb ramps and crossing areas is achievable in accordance with AS1428.1:2009.

From the landscaped podium, there is stair access between the upper (RL 101.3) and lower (RL98.1) areas of the podium. A suitable accessible path of travel between the areas is achievable compliant with AS1428.1:2009.

Recommendations:

- (i) Provide an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 11 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.

3.2. Residential Entrance

From the pedestrian pathways on the landscaped podium, there is an accessible 1:20 walkway leading to the entry door of Building 11. There is an appropriate level landing at the entry door with suitable wheelchair turning areas compliant with AS1428.1:2009.

The building is accessible via an auto sliding door with appropriate clear widths in accordance with AS1428.1:2009 and the DDA Premises Standards.

From the auto sliding door, there is an appropriate path of travel to the lift lobby area. There is an appropriate lobby area with minimum 2800mm diameter which will allow for a person in a wheelchair to perform 180° turns and for two wheelchair users to pass one another compliant with AS1428.1:2009 and the DDA Premises Standards.

3.3. Emergency Egress

Within the residential unit block, there are 2 emergency stair wells leading from the upper levels to street level. All fire doors have 765mm clear widths.

The main foyer entry is regarded as the most appropriate means of accessible egress in the event of an emergency situation.

Recommendation:

- (i) Consideration to provide fire doors with 850mm clear widths compliant with AS1428.1:2009.

4. RESIDENTIAL PATHS OF TRAVEL

4.1. Paths of Travel

From the ground floor entry door, there is an accessible path of travel to the entrance doorway of all ground floor units compliant with the DDA Premises Standards. The passenger lift provides an appropriate continuous path of travel to all residential levels of the development compliant with AS1428.1:2009. Lift lobby areas have suitable turning areas in front of the lift suitable for a person in a wheelchair to perform 180° turns and for two wheelchair users to pass one another in accordance with the DDA Premises Standards.

From the passenger lift, there is an appropriate path of travel to all residential unit entry doorways compliant with the DDA Premises Standards. There are suitable corridor clearances to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009.

4.2. Lift

The development is serviced by a passenger lift which provides a continuous accessible path of travel from street level to the upper residential levels, as well as to the basement level below compliant with AS1428.1:2009 and the DDA Premises Standards.

The passenger core has internal dimensions of 2400mm x 2400mm which will comfortably accommodate a passenger lift compliant with the DDA Premises Standards and AS1735.12.

Recommendations:

- (i) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (ii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

4.3. Swimming Pool and Gym

There are swimming pool and gym areas located in the lower ground level of Building 13 & 14. The accessible path of travel to these common use facilities is currently unclear.

Recommendation:

- (i) Provide an accessible path of travel from Building 11 adaptable units to the common use facilities located near Building 13 and 14 in accordance with AS4299.

5. ACCOMMODATION

5.1. Residential Units

The passenger lifts provide an appropriate continuous path of travel to all units on all floors compliant with AS1428.1:2009. There are a total of 324 residential units within the development.

The development falls under the Parramatta City Council. According to Council Access DCP, developments with more than 20 apartments require 10% of total to be adaptable. A total of 32 adaptable units have been provided which is 9.8%. This is close enough to comply with Parramatta City Council's DCP requirements.

A total of 5 adaptable units (G08, 108, 208, 308 and 408) have been provided compliant with Parramatta City Council DCP, clause 4.4.3, P.2.

Additionally, all dwellings in the residential building are 'visitable' in accordance with Parramatta City DCP. Under Parramatta City Council, 'visitable' means that there is a continuous accessible path of travel from the street and any visitor parking to and through the entrance door of affected dwellings.

5.2. 2 Bed Adaptable Unit

Entry into the adaptable unit is via a hinged entry door with suitable door clearances and circulation compliant with AS1428.1:2009 and AS4299.

The kitchen is located adjacent to the entry door with an appropriate 1550mm diameter turning area between base benches achievable at post-adaptation compliant with AS4299. There is an appropriate 800mm wide workspace between the cooktop and refrigerator. The sink will need to be repositioned to allow for an 800mm workspace compliant with AS4299.

There is an appropriate 1600mm diameter turning area in front of the laundry appliances compliant with AS4299.

The living room has an appropriate 2250mm diameter clearance suitable for wheelchair manoeuvrability after the furniture has been placed, compliant with AS4299.

The main bedroom entry door has suitable clearances compliant with AS4299. There is an appropriate wheelchair turning area near the robe however modifications of the internal dimensions of the bedroom is required to ensure suitable wheelchair manoeuvrability.

The bathroom has an appropriate entry door suitable to comply with AS4299. The bathroom has suitable internal dimensions to allow for an appropriate 1900mm x 2300mm clearance around the pan with an appropriate wheelchair circulation area outside of the shower recess. The basin sits outside of these areas compliant with AS1428.1:2009.

Recommendations:

- (i) Provide an appropriate 800mm workspace adjacent to the sink compliant with AS4299. Currently appears to be 700mm.
- (ii) Ensure the bedroom has suitable circulation areas of 1540mm adjacent to the robe with a 1000mm clearance adjacent to the bed. There needs to be a 1200mm circulation area at the base of the bed suitable for wheelchair manoeuvrability.

6. COMMON USE FACILITIES

6.1. Residential Car Parking

There are 2 levels of underground parking for Stage 3. From the information provided by the client, 5% of total units are to be provided for adaptable unit car bays. A total of 16 car bays (4.9%) have been provided.

Car bays have 2.5m clear widths x 5.5m long clearances however modifications are required to ensure suitable shared zones are provided compliant with AS2890.6:2009.

From the basement, there is an accessible path of travel to the lift lobby area compliant with AS1428.1:2009. The lift lobby areas have suitable clearances to allow a person in a wheelchair to perform 180° turns and for wheelchair passing compliant with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) The approach to each adaptable car parking bay should not have vertical clearance of less than 2.2m and height clearance of 2.5m at adaptable unit car bays compliant with AS4299.

6.2. Garbage Areas

There is a garbage room located on each residential level adjacent to the passenger lift compliant with AS4299. The entry door has suitable clearances to achieve appropriate circulation compliant with AS4299.

A review of wheelchair circulation within the garbage room is required to ensure suitable wheelchair access compliant with AS4299.

Recommendations:

- (i) Entry door to the garbage room requires a minimum 850mm clear width (920mm door leaf) and 530mm internal latch side clearance compliant with AS1428.1:2009.
- (ii) Provide a minimum 1550mm diameter turning area in front of garbage bins suitable for a person in a wheelchair.

6.3. Mailbox Areas

This detail is currently unclear.

Recommendations:

- (i) Ensure a level area (maximum 1:40 gradient) over 1550mm diameter turning area in front of mailboxes suitable for a wheelchair user to perform 180° turns in accordance with AS4299.

MERITON

BUILDING 12 – EPPING PARK, STAGE 3

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

13th August 2012

REPORT REVISIONS		
Date	Version	Drawing No / Revision
10.08.12	Draft	A0001 and A0002 [issue 1], A2000, A2001, A2002, A2003, A2004, A2005, A2006, A2007 and A2050 [issue B]
13.08.12	Final	A0001 and A0002 [issue 1], A2000, A2001, A2002, A2003, A2004, A2005, A2006, A2007 and A2050 [issue B]

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Building 12, Epping Park, Stage 3 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 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 adaptable units, 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 an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 12 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.
- (iii) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (iv) Provide an accessible path of travel from Building 12 adaptable units to the common use facilities located near Building 13 and 14 in accordance with AS4299.
- (v) Modifications to adaptable units are required to comply with AS4299.

2. INTRODUCTION

2.1. General

Meriton has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development located at Epping Park, Stage 3.

From the information provided, the development has 83 residential units over 6 residential levels and basement car parking provided below.

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 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 4299:1995 (Adaptable Housing Code)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2012
- DDA Access to Premises Standards 2010
- Parramatta City Council DCP

3. INGRESS & EGRESS

3.1. Siting

Stage 3 comprises buildings 11, 12, 13/14, 15/16 and 17. The proposed residential development of Building 12 is located at 61 Mobbs Lane, Epping.

From the pedestrian footpath near Mobbs Lane, there is an accessible path of travel to the landscaped podium via the new internal road. A suitable accessible path of travel from Mobbs Lane pedestrian footpaths to the entry of the building via appropriate kerb ramps and crossing areas is achievable in accordance with AS1428.1:2009.

From the landscaped podium, there is stair access between the upper (RL 101.3) and lower (RL98.1) areas of the podium. A suitable accessible path of travel between the areas is achievable compliant with AS1428.1:2009.

Recommendations:

- (i) Provide an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 12 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.

3.2. Residential Entrance

Building 12 is located on the north-western corner of the stage 3 site. There are accessible pathways on the landscaped podium that leads to the 2 separate 1:20 entry walkways of Building 12. The entry doors have a level landing at the top of the entry door which will need to be reviewed to ensure suitable wheelchair circulation compliant with AS1428.1:2009.

The sliding entry doors have suitable clearances to allow for wheelchair manoeuvrability compliant with AS1428.1:2009 and the DDA Premises Standards. The lobby area has appropriate clearances to allow for wheelchair passing and for a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) Ensure an appropriate 1450mm level landing area (maximum 1:40 gradient) at the building entry doors to allow for wheelchair circulation compliant with AS1428.1:2009.

3.3. Emergency Egress

Within the residential unit block, there are 2 emergency stair wells leading from the upper levels to street level. The fire doors have suitable clear widths compliant with AS1428.1:2009.

The main foyer entry is regarded as the most appropriate means of accessible egress in the event of an emergency situation.

4. RESIDENTIAL PATHS OF TRAVEL

4.1. Paths of Travel

From the ground floor entry door, there is an accessible path of travel to the entrance doorway of all ground floor units compliant with the DDA Premises Standards. The passenger lift provides an appropriate continuous path of travel to all residential levels of the development compliant with AS1428.1:2009. Lift lobby areas have suitable turning areas in front of the lift suitable for a person in a wheelchair to perform 180° turns and for two wheelchair users to pass one another in accordance with the DDA Premises Standards.

From the passenger lift, there is an appropriate path of travel to all residential unit entry doorways compliant with the DDA Premises Standards. There are suitable corridor clearances to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009. Ends of corridors have suitable clearances to allow two wheelchair users to pass one another in accordance with AS1428.1:2009 and the DDA Premises Standards.

4.2. Lift

The development is serviced by a passenger lift which provides a continuous accessible path of travel from street level to the upper residential levels, as well as to the basement level below compliant with AS1428.1:2009 and the DDA Premises Standards.

The passenger core has internal dimensions of 2500mm x 2650mm which will comfortably accommodate a passenger lift compliant with the DDA Premises Standards and AS1735.12.

Recommendations:

- (i) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (ii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

4.3. Swimming Pool and Gym

There are swimming pool and gym areas located in the lower ground level of Building 13 & 14. The accessible path of travel to these common use facilities is currently unclear.

Recommendation:

- (i) Provide an accessible path of travel from Building 12 adaptable units to the common use facilities located near Building 13 and 14 in accordance with AS4299.

5. ACCOMMODATION

5.1. Residential Units

The passenger lifts provide an appropriate continuous path of travel to all units on all floors compliant with AS1428.1:2009. There are a total of 324 residential units within the development.

The development falls under the Parramatta City Council. According to Council Access DCP, developments with more than 20 apartments require 10% of total to be adaptable. A total of 32 adaptable units have been provided which is 9.8%. This is close enough to comply with Parramatta City Council's DCP requirements.

A total of 8 adaptable units have been provided compliant with Parramatta City Council DCP, clause 4.4.3, P.2.

Additionally, all dwellings in the residential building are 'visitable' in accordance with Parramatta City DCP. Under Parramatta City Council, 'visitable' means that there is a continuous accessible path of travel from the street and any visitor parking to and through the entrance door of affected dwellings.

5.2. 2 Bed Adaptable Unit

The adaptable unit entry door has suitable clearances and circulation compliant with AS1428.1:2009 and AS4299. From the entry, there are suitable clearances to allow access to all areas of the unit compliant with AS1428.1:2009.

The kitchen is located adjacent to the entry door with an appropriate 1550mm diameter turning area between base benches achievable at post-adaptation compliant with AS4299. There is an appropriate 800mm wide workspace adjacent to the cooktop, sink and refrigerator.

There are laundry facilities provided within the kitchen cupboard which has suitable clearances in front of the laundry appliances compliant with AS4299.

The living room has an appropriate 2250mm diameter clearance suitable for wheelchair manoeuvrability after the furniture has been placed, compliant with AS4299.

The main bedroom entry door has suitable clearances compliant with AS4299. There is an appropriate wheelchair turning area near the robe however modifications of the internal dimensions of the bedroom is required to ensure suitable wheelchair manoeuvrability.

The bathroom has an appropriate entry door suitable to comply with AS4299. The bathroom has suitable internal dimensions to allow for an appropriate 1900mm x 2300mm clearance around the pan with an appropriate wheelchair circulation area outside of the shower recess. The basin sits outside of these areas compliant with AS1428.1:2009.

Recommendation:

- (i) Ensure the bedroom has suitable circulation areas of 1540mm adjacent to the robe with a 1000mm clearance adjacent to the bed. There needs to be a 1200mm circulation area at the base of the bed suitable for wheelchair manoeuvrability.

6. COMMON USE FACILITIES

6.1. Residential Car Parking

There are 2 levels of underground parking for Stage 3. From the information provided by the client, 5% of total units are to be provided for adaptable unit car bays. A total of 16 car bays (4.9%) have been provided.

Car bays have 2.5m clear widths x 5.5m long clearances however modifications are required to ensure suitable shared zones are provided compliant with AS2890.6:2009.

From the basement, there is an accessible path of travel to the lift lobby area compliant with AS1428.1:2009. The lift lobby areas have suitable clearances to allow a person in a wheelchair to perform 180° turns and for wheelchair passing compliant with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) The approach to each adaptable car parking bay should not have vertical clearance of less than 2.2m and height clearance of 2.5m at adaptable unit car bays compliant with AS4299.

6.2. Garbage Areas

There is a garbage room located on each residential level adjacent to the passenger lift compliant with AS4299. The entry door has suitable clearances and door circulation to allow for suitable door circulation compliant with AS4299.

The garbage room has suitable circulation to allow for appropriate wheelchair turning areas in accordance with AS1428.1:2009 and AS4299.

6.3. Mailbox Areas

This detail is currently unclear.

Recommendation:

- (i) Ensure a level area (maximum 1:40 gradient) over 1550mm diameter turning area in front of mailboxes suitable for a wheelchair user to perform 180° turns in accordance with AS4299.

MERITON

**BUILDING 13 & 14 – EPPING PARK,
STAGE 3**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

13th August 2012

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Date	Version	Drawing No / Revision
10.08.12	Draft	A0001 and A0002 [issue 1], A3000, A3001, A3002, A3003, A3004, A3005, A3006, A3007, A3008 and A3050 [issue A]
13.08.12	Final	A0001 and A0002 [issue 1], A3000, A3001, A3002, A3003, A3004, A3005, A3006, A3007, A3008 and A3050 [issue A]

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Building 13 & 14, Epping Park, Stage 3 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 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 adaptable units, 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 an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 13 & 14 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.
- (iii) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (iv) Provide 1 ambulant cubicle within each bank of male and female toilets within common areas compliant with AS1428.1:2009 and the DDA Premises Standards.
- (v) Modifications to adaptable units are required to comply with AS4299.

2. INTRODUCTION

2.1. General

Meriton has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development located at Epping Park, Stage 3.

From the information provided, the development has 69 residential units over 7 residential levels and basement car parking provided below.

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 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 4299:1995 (Adaptable Housing Code)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2012
- DDA Access to Premises Standards 2010
- Parramatta City Council DCP

3. INGRESS & EGRESS

3.1. Siting

Stage 3 comprises buildings 11, 12, 13/14, 15/16 and 17. The proposed residential development of Building 13 & 14 is located at 61 Mobbs Lane, Epping.

From the pedestrian footpath near Mobbs Lane, there is an accessible path of travel to the landscaped podium via the new internal road. A suitable accessible path of travel from Mobbs Lane pedestrian footpaths to the entry of the building via appropriate kerb ramps and crossing areas is achievable in accordance with AS1428.1:2009.

From the landscaped podium, there is stair access between the upper (RL 101.3) and lower (RL98.1) areas of the podium. A suitable accessible path of travel between the areas is achievable compliant with AS1428.1:2009.

Recommendations:

- (i) Provide an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 13 & 14 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.

3.2. Residential Entrance

From the landscaped podium, there is an appropriate 1:20 walkway leading from the accessible pathways to the entry lobby of Buildings 13 and 14.

At the top of the 1:20 walkway there is a level entry area with suitable door clearances and circulation compliant with AS1428.1:2009 and the DDA Premises Standards. The foyer area has appropriate circulation areas with suitable wheelchair passing bays compliant with AS1428.1:2009 and the DDA Premises Standards.

The entry door has appropriate door circulation and clearances compliant with AS1428.1:2009. From the entry lobby, there are suitable clearances and circulation to the lift lobby area compliant with AS1428.1:2009 and the DDA Premises Standards.

The lift lobby area has suitable clearances to perform 180° turns and appropriate circulation areas to allow two persons in a wheelchair to pass one another compliant with AS1428.1:2009 and the DDA Premises Standards.

3.3. Emergency Egress

There are 4 emergency stair wells within the residential unit block. The stair wells lead from the upper levels to street level. The fire doors have suitable clear widths compliant with AS1428.1:2009.

The main foyer entry is regarded as the most appropriate means of accessible egress in the event of an emergency situation.

4. RESIDENTIAL PATHS OF TRAVEL

4.1. Paths of Travel

From the ground floor entry door, there is an accessible path of travel to the entrance doorway of all ground floor units compliant with the DDA Premises Standards. The passenger lift provides an appropriate continuous path of travel to all residential levels of the development compliant with AS1428.1:2009. Lift lobby areas have suitable turning areas in front of the lift suitable for a person in a wheelchair to perform 180° turns and for two wheelchair users to pass one another in accordance with the DDA Premises Standards.

From the passenger lift, there is an appropriate path of travel to all residential unit entry doorways compliant with the DDA Premises Standards. There are suitable corridor clearances to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009. Ends of corridors have suitable clearances to allow two wheelchair users to pass one another in accordance with AS1428.1:2009 and the DDA Premises Standards.

4.2. Lift

The development is serviced by a passenger lift which provides a continuous accessible path of travel from street level to the upper residential levels, as well as to the basement level below compliant with AS1428.1:2009 and the DDA Premises Standards.

The passenger core has internal dimensions of 2500mm x 2650mm which will comfortably accommodate a passenger lift compliant with the DDA Premises Standards and AS1735.12.

Recommendations:

- (i) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (ii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

4.1. Swimming Pool and Gym

There are swimming pool and gym areas located in the lower ground level of Building 13 & 14. The passenger lift provides a continuous accessible path of travel to lobby 14 compliant with AS1428.1:2009. The lift lobby area has suitable clearances to allow wheelchair manoeuvrability in accordance with AS1428.1:2009 and the DDA Premises Standards.

From the lift lobby area there is an accessible path of travel to the swimming pool via an 1100mm wide corridor. Modifications to the pool entry door are required to ensure suitable clearances and circulation compliant with AS1428.1:2009. From the entry door, there is an accessible path of travel to the swimming pool and spa area compliant with AS1428.1:2009. There are suitable circulation areas around the pool and spa to allow wheelchair users to perform 180° turns and for two persons in a wheelchair to pass one another compliant with AS1428.1:2009.

The sauna is located adjacent to the swimming pool and has a hinged entry door which will require modification.

There is a gym with entry via the car park. From lobby 14, there are dual-hinged entry doors which will require review to comply with AS1428.1:2009. The hinged entry door will require review to ensure suitable door clearances compliant with AS1428.1:2009.

Accessible Sanitary Facilities

There is an accessible toilet/shower located near the bank of male and female sanitary facilities. There is a hinged entry door with suitable clearances to allow for an AS1428.1:2009 compliant entryway. The internal dimensions of the WC and shower have appropriate clearances to allow for 1900mm x 2300mm clearance around the pan with the basin outside of this area. There are also suitable clearances for the shower recess compliant with AS1428.1:2009.

There are male and female toilets that currently do not have ambulant cubicles.

Recommendations:

- (i) Ensure all common access doors (i.e. leading to carpark, pool and spa, and gym) have suitable 850mm clear widths and minimum 530mm latch side clearance (when door opens towards the user) over 1450mm door depth compliant with AS1428.1:2009.
- (ii) The sauna entry door requires a minimum 850mm clear width with a minimum 1240mm door depth to allow for wheelchair side approach compliant with AS1428.1:2009.
- (iii) The accessible WC/shower requires a minimum 850mm clear width door with the basin located no less than 300mm from door swing compliant with AS1428.1:2009.
- (iv) Relocate the basin on the adjacent wall to ensure an appropriate 1900mm x 2300mm clear area around the pan compliant with AS1428.1:2009.
- (v) Provide 1 ambulant cubicle within each bank of male and female toilets compliant with AS1428.1:2009 and the DDA Premises Standards.

5. ACCOMMODATION

5.1. Residential Units

The passenger lifts provide an appropriate continuous path of travel to all units on all floors compliant with AS1428.1:2009. There are a total of 324 residential units within the development.

The development falls under the Parramatta City Council. According to Council Access DCP, developments with more than 20 apartments require 10% of total to be adaptable. A total of 32 adaptable units have been provided which is 9.8%. This is close enough to comply with Parramatta City Council's DCP requirements.

A total of 7 adaptable units (G03, G09, G13, 103, 106, 109 and 113) have been provided compliant with Parramatta City Council DCP, clause 4.4.3, P.2.

Additionally, all dwellings in the residential building are 'visitable' in accordance with Parramatta City DCP. Under Parramatta City Council, 'visitable' means that there is a continuous accessible path of travel from the street and any visitor parking to and through the entrance door of affected dwellings.

5.2. 2 Bed Adaptable Unit

The 920mm door leafs allow for suitable door circulation and latch side clearances compliant with AS1428.1:2009 and AS4299. The internal corridors have suitable clearances to allow for wheelchair circulation in accordance with AS1428.1:2009 and AS4299. The internal entry doors have suitable clearances and circulation to allow for suitable wheelchair clearances in accordance with AS4299.

There are suitable clearances between the kitchen benches to allow for appropriate wheelchair turning areas between kitchen appliances. There is an appropriate 800mm clearance between the cooktop and the refrigerator compliant with AS4299. There is a 700mm clearance adjacent to the sink which will need to be modified to comply with AS4299.

There are appropriate clearances in front of the laundry facilities to allow for wheelchair manoeuvrability compliant with AS4299.

The living room has an appropriate 2250mm diameter clearance suitable for wheelchair manoeuvrability after the furniture has been placed, compliant with AS4299.

The main bedroom entry door has suitable clearances compliant with AS4299. There is an appropriate wheelchair turning area near the robe however modifications of the internal dimensions of the bedroom is required to ensure suitable wheelchair manoeuvrability.

The bathroom has an appropriate entry door suitable to comply with AS4299. The bathroom has suitable internal dimensions to allow for an appropriate 1900mm x 2300mm clearance around the pan with an appropriate wheelchair circulation area outside of the shower recess. The basin sits outside of these areas compliant with AS1428.1:2009.

Recommendations:

- (i) Provide an appropriate 800mm workspace adjacent to the sink compliant with AS4299. Currently appears to be 700mm.

- (ii) Ensure the bedroom has suitable circulation areas of 1540mm adjacent to the robe with a 1000mm clearance adjacent to the bed. There needs to be a 1200mm circulation area at the base of the bed suitable for wheelchair manoeuvrability.

6. COMMON USE FACILITIES

6.1. Residential Car Parking

There are 2 levels of underground parking for Stage 3. From the information provided by the client, 5% of total units are to be provided for adaptable unit car bays. A total of 16 car bays (4.9%) have been provided.

Car bays have 2.5m clear widths x 5.5m long clearances however modifications are required to ensure suitable shared zones are provided compliant with AS2890.6:2009.

From the basement, there is an accessible path of travel to the lift lobby area via hinged entry doors compliant with AS1428.1:2009. The lift lobby areas have suitable clearances to allow a person in a wheelchair to perform 180° turns and for wheelchair passing compliant with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) The approach to each adaptable car parking bay should not have vertical clearance of less than 2.2m and height clearance of 2.5m at adaptable unit car bays compliant with AS4299.

6.2. Garbage Areas

There is a garbage room located on each residential level adjacent to the passenger lift compliant with AS4299. The hinged entry door requires modifications to allow for suitable clearances and circulation to comply with AS1428.1:2009.

The garbage room has suitable circulation to allow for appropriate wheelchair turning areas in accordance with AS1428.1:2009 and AS4299.

Recommendations:

- (i) Entry door to the garbage room requires a minimum 850mm clear width (920mm door leaf) and 530mm internal latch side clearance compliant with AS1428.1:2009.
- (ii) Consideration to provide a minimum 1550mm diameter turning area in front of garbage bins suitable for a person in a wheelchair.

6.3. Mailbox Areas

This detail is currently unclear.

Recommendations:

- (i) Ensure a level area (maximum 1:40 gradient) over 1550mm diameter turning area in front of mailboxes suitable for a wheelchair user to perform 180° turns in accordance with AS4299.

MERITON

**BUILDING 15 & 16 – EPPING PARK,
STAGE 3**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

13th August 2012

REPORT REVISIONS		
Date	Version	Drawing No / Revision
10.08.12	Draft	A0001 and A0002 [issue 1], A4000, A4001, A4002, A4003, A4004, A4005, A4006, A4007, A4008, A4050 [issue A]
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This report prepared by:



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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Building 15 & 16, Epping Park, Stage 3 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 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 adaptable units, 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 an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 15 & 16 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.
- (iii) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (iv) Provide an accessible path of travel from Building 15 & 16 adaptable units to the common use facilities located near Building 13 and 14 in accordance with AS4299.
- (v) Modifications to adaptable units are required to comply with AS4299.

2. INTRODUCTION

2.1. General

Meriton has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development located at Epping Park, Stage 3.

From the information provided, the development has 84 residential units over 7 residential levels and basement car parking provided below.

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 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 4299:1995 (Adaptable Housing Code)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2012
- DDA Access to Premises Standards 2010
- Parramatta City Council DCP

3. INGRESS & EGRESS

3.1. Siting

Stage 3 comprises buildings 11, 12, 13/14, 15/16 and 17. The proposed residential development of Building 15 & 16 is located at 61 Mobbs Lane, Epping.

From the pedestrian footpath near Mobbs Lane, there is an accessible path of travel to the landscaped podium via the new internal road. A suitable accessible path of travel from Mobbs Lane pedestrian footpaths to the entry of the building via appropriate kerb ramps and crossing areas is achievable in accordance with AS1428.1:2009.

From the landscaped podium, there is stair access between the upper (RL 101.3) and lower (RL98.1) areas of the podium. A suitable accessible path of travel between the areas is achievable compliant with AS1428.1:2009.

Recommendations:

- (i) Provide an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 15 & 16 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.

3.2. Residential Entrance

There is an accessible path of travel from the landscaped podium to the building entries via 1:20 walkways. There are suitable hardstand circulation areas at the top of the 1:20 walkway suitable for a person in a wheelchair to perform 180° turns and for two persons in a wheelchair to pass one another compliant with AS1428.1:2009 and the DDA Premises Standards.

The sliding entry door has suitable clearances compliant with AS1428.1:2009. From the entry door, there is suitable clearances to the lift lobby area with suitable clearances in front of the passenger lift to allow for a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009.

3.3. Emergency Egress

There are 4 emergency stair wells within the residential unit block. The stair wells lead from the upper levels to street level. The fire doors have suitable clear widths compliant with AS1428.1:2009.

The main foyer entry is regarded as the most appropriate means of accessible egress in the event of an emergency situation.

4. RESIDENTIAL PATHS OF TRAVEL

4.1. Paths of Travel

From the ground floor entry door, there is an accessible path of travel to the entrance doorway of all ground floor units compliant with the DDA Premises Standards. The passenger lift provides an appropriate continuous path of travel to all residential levels of the development compliant with AS1428.1:2009. Lift lobby areas have suitable turning areas in front of the lift suitable for a person in a wheelchair to perform 180° turns.

From the passenger lift, there is an appropriate path of travel to all residential unit entry doorways compliant with the DDA Premises Standards. There are suitable corridor clearances to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009. The end of the corridors has suitable clearances to allow two wheelchair users to pass one another in accordance with AS1428.1:2009 and the DDA Premises Standards.

4.2. Lift

The development is serviced by a passenger lift which provides a continuous accessible path of travel from street level to the upper residential levels, as well as to the basement level below compliant with AS1428.1:2009 and the DDA Premises Standards.

The passenger core has internal dimensions of 2400mm x 2400mm which will comfortably accommodate a passenger lift compliant with the DDA Premises Standards and AS1735.12.

Recommendations:

- (i) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (ii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

4.3. Swimming Pool and Gym

There are swimming pool and gym areas located in the lower ground level of Building 13 & 14. The accessible path of travel to these common use facilities is currently unclear.

Recommendation:

- (i) Provide an accessible path of travel from Building 11 adaptable units to the common use facilities located near Building 13 and 14 in accordance with AS4299.

5. ACCOMMODATION

5.1. Residential Units

The passenger lifts provide an appropriate continuous path of travel to all units on all floors compliant with AS1428.1:2009. There are a total of 324 residential units within the development.

The development falls under the Parramatta City Council. According to Council Access DCP, developments with more than 20 apartments require 10% of total to be adaptable. A total of 32 adaptable units have been provided which is 9.8%. This is close enough to comply with Parramatta City Council's DCP requirements.

A total of 8 adaptable units (107, 121, 207, 221, 307, 321, 407 and 421) have been provided compliant with Parramatta City Council DCP, clause 4.4.3, P.2.

Additionally, all dwellings in the residential building are 'visitable' in accordance with Parramatta City DCP. Under Parramatta City Council, 'visitable' means that there is a continuous accessible path of travel from the street and any visitor parking to and through the entrance door of affected dwellings.

5.2. 2 Bed Adaptable Unit

Entry into the adaptable unit is via a 920mm door leaf with suitable door circulation compliant with AS1428.1:2009 and AS4299. There is an accessible path of travel to all areas within the adaptable unit with doors with suitable clearances and circulation to allow for suitable wheelchair access in accordance with AS4299.

There are suitable clearances between the kitchen benches to allow for appropriate wheelchair turning areas between kitchen appliances. An appropriate 800mm clearance between the cooktop and the refrigerator compliant with AS4299 is achievable. There is a 800mm clearance adjacent to the sink compliant with AS4299.

There are appropriate clearances in front of the laundry facilities to allow for wheelchair manoeuvrability compliant with AS4299.

The living room has an appropriate 2250mm diameter clearance suitable for wheelchair manoeuvrability after the furniture has been placed, compliant with AS4299.

Entry into the accessible bedroom is via an appropriate 920mm door leaf compliant with AS4299. The bedroom will require modifications to allow for suitable wheelchair circulation areas around the queen sized bed compliant with AS4299.

The bathroom has an appropriate entry door suitable to comply with AS4299. The bathroom has suitable internal dimensions to allow for an appropriate 1900mm x 2300mm clearance around the pan with an appropriate wheelchair circulation area outside of the shower recess. The basin sits outside of these areas compliant with AS1428.1:2009.

Recommendations:

- (i) The cooktop to be provided at the appropriate location to ensure suitable workspace from the outset (pre-adaptation stage).
- (ii) Ensure the bedroom has suitable circulation areas of 1540mm adjacent to the robe with a 1000mm clearance adjacent to the bed. There needs to be a 1200mm circulation area at the base of the bed suitable for wheelchair manoeuvrability.

6. COMMON USE FACILITIES

6.1. Residential Car Parking

There are 2 levels of underground parking for Stage 3. From the information provided by the client, 5% of total units are to be provided for adaptable unit car bays. A total of 16 car bays (4.9%) have been provided.

Car bays have 2.5m clear widths x 5.5m long clearances however modifications are required to ensure suitable shared zones are provided compliant with AS2890.6:2009.

From the basement, there is an accessible path of travel to the lift lobby area compliant with AS1428.1:2009. The lift lobby areas have suitable clearances to allow a person in a wheelchair to perform 180° turns and for wheelchair passing compliant with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) The approach to each adaptable car parking bay should not have vertical clearance of less than 2.2m and height clearance of 2.5m at adaptable unit car bays compliant with AS4299.

6.2. Garbage Areas

There are common-use garbage rooms adjacent to the passenger lifts with suitable door clearances and circulation compliant with AS1428.1:2009. From the entry door, there is a direct path of travel to the garbage chute with suitable clearances internally to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009 and AS4299

6.3. Mailbox Areas

This detail is currently unclear.

Recommendation:

- (i) Ensure a level area (maximum 1:40 gradient) over 1550mm diameter turning area in front of mailboxes suitable for a wheelchair user to perform 180° turns in accordance with AS4299.

MERITON

BUILDING 17 – EPPING PARK, STAGE 3

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

13th August 2012

REPORT REVISIONS		
Date	Version	Drawing No / Revision
10.08.12	Draft	A0001 and A0002 [issue 1], A5000, A5001, A5002, A5003, A5004, A5005, A5006, A5007 and A5050 [issue B]
13.08.12	Final	A0001 and A0002 [issue 1], A5000, A5001, A5002, A5003, A5004, A5005, A5006, A5007 and A5050 [issue B]

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6.3.	Mailbox Areas.....	10

1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Building 17, Epping Park, Stage 3 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 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 adaptable units, 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 an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 17 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.
- (iii) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (iv) Provide 1 additional adaptable unit compliant with AS4299 to satisfy the Parramatta DCP requirements of 10% adaptable units.
- (v) Provide an accessible path of travel from Building 17 adaptable units to the common use facilities located near Building 13 and 14 in accordance with AS4299.
- (vi) Modifications to adaptable units are required to comply with AS4299.

2. INTRODUCTION

2.1. General

Meriton has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development located at Epping Park, Stage 3.

From the information provided, the development has 41 residential units over 4 residential levels and basement car parking provided below.

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 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 4299:1995 (Adaptable Housing Code)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2012
- DDA Access to Premises Standards 2010
- Parramatta City Council DCP

3. INGRESS & EGRESS

3.1. Siting

Stage 3 comprises buildings 11, 12, 13/14, 15/16 and 17. The proposed residential development of Building 17 is located at 61 Mobbs Lane, Epping.

From the pedestrian footpath near Mobbs Lane, there is an accessible path of travel to the landscaped podium via the new internal road. A suitable accessible path of travel from Mobbs Lane pedestrian footpaths to the entry of the building via appropriate kerb ramps and crossing areas is achievable in accordance with AS1428.1:2009.

From the landscaped podium, there is stair access between the upper (RL 101.3) and lower (RL98.1) areas of the podium. A suitable accessible path of travel between the areas is achievable compliant with AS1428.1:2009.

Recommendations:

- (i) Provide an accessible path of travel (i.e. path gradients and kerb ramps/crossings) from the allotment boundary to the pedestrian entry of the building in accordance with AS1428.1:2009 and the DDA Premises Standards.
- (ii) Provide an accessible path of travel from Building 17 to any adjoining buildings within the allotment compliant with AS1428.1:2009 and the DDA Premises Standards.

3.2. Residential Entrance

From the pedestrian footpath, there are entry pathways leading to the two separate lobby areas. Entry into the lobby 1 (western lobby) is via stair access and lobby 2 (eastern lobby) is via a 1:10 access ramp over 3m length which is inaccessible by a person in a wheelchair. There is an accessible path of travel located within 50m of the inaccessible entries compliant with BCA and DDA Premises Standards.

The accessible path has a ramped walkway with suitable door circulation compliant with AS1428.1:2009. There is appropriate wheelchair turning areas to allow 90° turns along the path. There is a 1.2m wide paved walkway leading to the entry lobbies with suitable turning areas and wheelchair passing bays at appropriate intervals compliant with AS1428.1:2009 and the DDA Premises Standards.

There is a level path of travel to the entry lobbies from the paved walkway compliant with AS1428.1:2009. The entry door has suitable clearances and circulation compliant with AS1428.1:2009 and the DDA Premises Standards. The lobby area has suitable circulation areas to allow for two wheelchair users to pass one another and for a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) Provide suitable handrails on both sides of entry stair and 1:10 step ramp compliant with AS1428.1:2009.

3.3. Emergency Egress

There are 2 emergency stair wells within the residential building. The stair wells lead from the upper levels to street level. The fire doors have suitable clear widths compliant with AS1428.1:2009.

The main foyer entry is regarded as the most appropriate means of accessible egress in the event of an emergency situation.

4. RESIDENTIAL PATHS OF TRAVEL

4.1. Paths of Travel

All internal corridors within the building has suitable clearances to allow a person in a wheelchair to perform 180° turns and for two wheelchair users to pass one another in accordance with AS1428.1:2000 and the DDA Premises Standards. The passenger lifts provide an appropriate continuous path of travel to all residential levels of the development compliant with AS1428.1:2009. Lift lobby areas have suitable turning areas in front of the lift suitable for a person in a wheelchair to perform 180° turns.

From the passenger lifts, there is an appropriate path of travel to all residential unit entry doorways compliant with the DDA Premises Standards. There are suitable corridor clearances to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009. The end of the corridors has suitable clearances to allow two wheelchair users to pass one another in accordance with AS1428.1:2009 and the DDA Premises Standards.

4.2. Lift

The development is serviced by a passenger lift which provides a continuous accessible path of travel from street level to the upper residential levels, as well as to the basement level below compliant with AS1428.1:2009 and the DDA Premises Standards.

The passenger core has internal dimensions of 2550mm x 2650mm which will comfortably accommodate a passenger lift compliant with the DDA Premises Standards and AS1735.12.

Recommendations:

- (i) Ensure passenger lift cars have minimum internal dimensions of 1400mm wide x 1600mm long compliant with the DDA Premises Standards and BCA 2012.
- (ii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

4.3. Swimming Pool and Gym

There are swimming pool and gym areas located in the lower ground level of Building 13 & 14. The accessible path of travel to these common use facilities is currently unclear.

Recommendation:

- (i) Provide an accessible path of travel from Building 17 adaptable units to the common use facilities located near Building 13 and 14 in accordance with AS4299.

5. ACCOMMODATION

5.1. Residential Units

The passenger lifts provide an appropriate continuous path of travel to all units on all floors compliant with AS1428.1:2009. There are a total of 324 residential units within the development.

The development falls under the Parramatta City Council. According to Council Access DCP, developments with more than 20 apartments require 10% of total to be adaptable. A total of 32 adaptable units have been provided which is 9.8%. This is close enough to comply with Parramatta City Council's DCP requirements.

A total of 4 adaptable units (G23, 129, 235 and 341) have been provided within Building 17 compliant with Parramatta City Council DCP, clause 4.4.3, P.2.

Additionally, all dwellings in the residential building are 'visitable' in accordance with Parramatta City DCP. Under Parramatta City Council, 'visitable' means that there is a continuous accessible path of travel from the street and any visitor parking to and through the entrance door of affected dwellings.

5.2. 2 Bed Adaptable Unit

The adaptable unit entry door has a 920mm door leaf with suitable door clearances compliant with AS1428.1:2009 and AS4299. Internal doors of accessible areas have suitable clearances to comply with AS4299.

The kitchen is located adjacent to the entry door with suitable clearance between base benches compliant with AS4299. Appropriate 800mm workspaces adjacent to the cooktop, sink and refrigerator is achievable compliant with AS4299.

The laundry has an appropriate 1550mm diameter turning area in front of the appliances suitable for wheelchair manoeuvrability in accordance with AS4299.

The living room has an appropriate 2250mm diameter clearance suitable for wheelchair manoeuvrability after the furniture has been placed, compliant with AS4299.

The main accessible bedroom has circulation areas around a queen sized bed which will need modification to ensure suitable wheelchair manoeuvrability compliant with AS4299.

The bathroom has an appropriate entry door suitable to comply with AS4299. The bathroom has suitable internal dimensions to allow for an appropriate 1900mm x 2300mm clearance around the pan with an appropriate wheelchair circulation area outside of the shower recess. The basin sits outside of these areas compliant with AS1428.1:2009.

Recommendations:

- (i) The cooktop to be provided at the appropriate location to ensure suitable workspace from the outset (pre-adaptation stage).
- (ii) Ensure the bedroom has suitable circulation areas of 1540mm adjacent to the robe with a 1000mm clearance adjacent to the bed. There needs to be a 1200mm circulation area at the base of the bed suitable for wheelchair manoeuvrability.

6. COMMON USE FACILITIES

6.1. Residential Car Parking

There are 2 levels of underground parking for Stage 3. From the information provided by the client, 5% of total units are to be provided for adaptable unit car bays. A total of 16 car bays (4.9%) have been provided.

The lift lobby door has suitable clearances and circulation compliant with AS1428.1:2009. The lift lobby areas have suitable wheelchair passing areas and turning circle compliant with AS1428.1:2009 and the DDA Premises Standards.

Recommendations:

- (i) Ensure the lobby entry door has a minimum 850mm clear width and 530mm latch side clearance compliant with AS1428.1:2009.
- (ii) The approach to each adaptable car parking bay should not have vertical clearance of less than 2.2m and height clearance of 2.5m at adaptable unit car bays compliant with AS4299.

6.2. Garbage Areas

There are common-use garbage rooms adjacent to the passenger lifts with suitable door clearances and circulation compliant with AS1428.1:2009. From the entry door, there is a direct path of travel to the garbage chute with suitable clearances internally to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009 and AS4299

6.3. Mailbox Areas

This detail is currently unclear.

Recommendation:

- (i) Ensure a level area (maximum 1:40 gradient) over 1550mm diameter turning area in front of mailboxes suitable for a wheelchair user to perform 180° turns in accordance with AS4299.