



MERITON

EPPING PARK: STAGE 2 – BUILDING 6

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

20th June 2011

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Building 6 at 61 Mobbs Lane, Epping and an appropriate response to the AS1428 series, Building Code of Australia (BCA), Parramatta City Council DCP 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, car parking and accessible units comply with relevant statutory guidelines.

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 automatic sliding doors have a 1450mm circulation area in front of the automatic entry doors suitable for wheelchair manoeuvrability in accordance with AS1428.1:2009. See Section 3.1 & 3.2.
- (ii) Provide an accessible path of travel from the central courtyard to the Pool Lobby compliant with AS1428.1:2009. See Section 4.3.
- (iii) Ensure the accessible WC corridor on Parking Level 1 has a 1240mm clear width path of travel suitable for a wheelchair side approach into the unisex WC. See Section 4.3.
- (iv) The layout of the pan needs to be rotated to the adjacent wall to ensure a clear circulation of 1900mm x 2300mm suitable for wheelchair access. The shower recess shall be located adjacent the pan with the basin opposite the toilet pan compliant with AS1428.1:2009. See Section 4.3.
- (v) Modifications are required to ensure adaptable unit circulation complies with AS4299. See Section 5.2.
- (vi) Ensure all residential lift lobby doors on parking levels have a minimum 850mm clear width (920mm door leaf) in accordance with AS1428.1:2009. See Section 6.1.
- (vii) Car bays require a width of 3800mm clear width compliant with AS4299. See Section 6.1.

2. INTRODUCTION

2.1. General

Meriton has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development of Building 6 located at 61 Mobbs Lane, Epping.

From the information provided, the development has 76 units.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (no A0602 rev E, A0610 rev E, A0611 rev E, A0612 rev E, A0613 rev E, A0614 rev E and A0615 rev E),
- 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 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA Premises Standards
- Parramatta City Council DCP

3. INGRESS & EGRESS

3.1. Lobby 1 Residential Entrance

Entry into Lobby 1 is via the 1:20 walkway adjacent the pedestrian footpath near Road 3. The 1:20 walkway is 3.65m long compliant with AS1428.1:2009. There are walls abutting the sides of the 1:20 walkway compliant with AS1428.1:2009. The walkway has a 1400mm long landing in front of the entry door with a gradient of 1:40 suitable for wheelchair manoeuvrability.

The automatic sliding doors have a clear width of 1350mm compliant with AS1428.1:2009, clause 13.2 and the DDA Premises Standards. From the entry doors, there is an accessible path of travel to the lift lobby area in accordance with AS1428.1:2009, clause 6.1. The circulation areas in front of the passenger lift are appropriate for a person in a wheelchair in accordance with the DDA Premises Standards.

Recommendation:

- (i) Ensure the automatic sliding doors have a 1450mm circulation area in front of the automatic entry doors suitable for wheelchair manoeuvrability in accordance with AS1428.1:2009.

3.2. Lobby 2 Residential Entrance

From the pedestrian footpath near Road 3, the accessible path of travel to the Lobby 2 residential entrance is via 1:20 ramped walkway compliant with AS1428.1:2009, clause 10.2. There is a level landing of 1400mm long in front of the automatic entry doors.

The automatic entry doors have a clear width of 1350mm compliant with AS1428.1:2009, clause 13.2 and the DDA Premises Standards. There is an internal 1:20 walkway within the entry suitable for wheelchair access. There is an accessible path of travel to the lift lobby area compliant with AS1428.1:2009, clause 6.1. There is a 1800mm clearance in front of the passenger lift suitable for two wheelchair users to pass one another in another in accordance with the DDA Premises Standards.

Recommendation:

- (i) Ensure the automatic sliding doors have a 1450mm circulation area in front of the automatic entry doors suitable for wheelchair manoeuvrability in accordance with AS1428.1:2009.

3.3. Emergency Egress

There are 2 emergency stair wells that lead from the upper levels down to street level near Road 2. There are additional emergency stair wells from the basement car parks to the rear courtyard. Emergency egress doors have 900mm clear widths compliant with AS1428.1:2009, clause 13.2.

The accessible points of egress are via the main entry doors.

4. PATHS OF TRAVEL

4.1. Paths of Travel

The passenger lift provides an appropriate path of travel from the ground floor to all other residential levels and basement car parking levels compliant with AS1428.1:2009, clause 6.1. From the passenger lift lobby on all residential floors, there is a suitable path of travel to all unit entry doors via corridors with minimum 1800mm clearance compliant with AS1428.1:2009, clause 6.3. There is suitable clearance to allow two wheelchair users to pass one another in accordance with AS1428.1:2009 and the DDA Premises Standards.

The lift lobby areas have suitable clearances suitable for a person in a wheelchair to perform 180° turns in a dignified manner compliant with the DDA Premises Standards. The corridors have suitable clearances for two people in a wheelchair to pass one another compliant with AS1428.1:2009, clause 6.4. Ends of corridors have clearances compliant with the DDA Premises Standards.

4.2. Lifts

There are 2 passenger lifts within the building with suitable wheelchair access to all residential floors. The lifts provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the residential apartments.

The passenger lift appears to have an internal dimension of 1800mm by 2000mm which is appropriate according to AS1735.12 and the DDA Premises Standards.

Recommendations:

- (i) Ensure lift controls on Parking Level 1, 2 and 3 are located 900-1100mm from FFL and no less than 500mm from an internal corner in accordance with AS1428.1:2009, clause 14.1.
- (ii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

4.3. Gymnasium & Pool

There is a Gymnasium and Pool located on Parking Level 1 which is accessible via the residential passenger lifts compliant with AS1428.1:2009, clause 6.1. From Lift 2, entry to the gymnasium and pool area is via the lobby doors which have an 800mm clear width. An 850mm clear width entry door is achievable.

There is an alternative path of travel from the central courtyard west of Building 6. There are stairs which provide access to the pool lobby. There is currently no accessible path of travel to the entry doors which has an appropriate 1100mm clear width in accordance with AS1428.1:2009 clause 13.2.

The hinged lobby door leading to the pool area has a 900mm clear width with appropriate clearances on both leafs suitable in accordance with AS1428.1:2009. There is an appropriate path of travel to the gymnasium via a 1500mm hinged entry door in accordance with AS1428.1:2009. There is a suitable path of travel to the swimming pool compliant with AS1428.1:2009.

Recommendation:

- (i) Ensure all residential lift lobby doors have a minimum 850mm clear width (920mm door leaf) in accordance with AS1428.1:2009.
- (ii) Provide an accessible path of travel from the central courtyard to the Pool Lobby compliant with AS1428.1:2009.

4.4. Accessible Unisex WC

There is an accessible toilet and shower located on Parking Level 1, opposite the Sauna. The corridor entry has a clear width of 950mm which is inappropriate for a side approach.

The entry door has a 900mm clear width compliant with AS1428.1:2009, clause 13.2. The accessible WC has a 2.5m x 2.8m internal clearance which will be suitable for an AS1428.1:2009 compliant layout. Currently, the accessible pan circulation is encroached by the basin by 200mm non-compliant with AS1428.1:2009.

Recommendations:

- (i) Ensure the accessible WC corridor has a 1240mm clear width path of travel suitable for a wheelchair side approach into the unisex WC.
- (ii) The layout of the pan needs to be rotated to the adjacent wall to ensure a clear circulation of 1900mm x 2300mm suitable for wheelchair access. The shower recess shall be located adjacent the pan with the basin opposite the toilet pan compliant with AS1428.1:2009.

5. ACCOMMODATION

5.1. 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. There are a total of 76 apartments within the residential 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 8 adaptable units have been provided compliant with Parramatta City Council DCP, clause 4.4.3, P.2.

5.2. Generic Adaptable Unit Design

Entry into the adaptable unit is via an 850mm clear width entry door compliant with AS4299. The door currently has a 440mm latch side clearance. The door has appropriate external circulation compliant with AS4299.

The living room has an appropriate clear area of 2250mm minimum diameter after the furniture has been placed compliant with AS4299.

The main bedroom has an 800mm clear width door. There is suitable circulation at the door to achieve an AS4299 compliant door. There is an 1125mm clearance on the internal leaf of the door which will need modification to ensure appropriate wheelchair side approach.

The bedroom has internal dimensions of 3230mm x 4460mm outside the robe area, with an 1180mm clearance at the base of the bed. There are suitable circulation areas around the bed suitable for wheelchair manoeuvrability.

The accessible ensuite has an internal dimension of 1970mm x 3810mm which will need to be enlarged to ensure an appropriate circulation area around the pan, basin and shower recess.

The kitchen bench has a 1560mm clearance between benches suitable for wheelchair manoeuvrability. The kitchen sink has an appropriate 800mm clearance compliant with AS4299. An 800mm workspace adjacent the cooktop is achievable.

The laundry is accessible via a pair of sliding doors with a 990mm clear width with a 240mm latch side clearance. There is an 1110mm clearance within the laundry non-compliant with AS4299.

Recommendations:

- (i) The entry door to have 510mm latch side clearance whilst maintaining an 850mm clear width (920mm door leaf) on the internal and external side of the door.
- (ii) Internal doors (main bedroom, bathroom and laundry) require 820mm clear width with 510mm latch side clearance.
- (iii) Ensure the bedroom corridor has a minimum 1240mm clear width suitable for a wheelchair side approach compliant with AS1428.1:2009, fig. 31.
- (iv) Bathroom (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1:2009, that is provide an area of 1900mm x 2300mm around the pan.

The wash basin should sit outside this area, and if needed only encroach into this area by 100mm (max). The shower area requires 2500mm x 1600mm. An internal dimension of 2.3m x 2.7m will satisfy this requirement.

- (v) The cook top requires an 800mm wide workspace adjacent to the refrigerator.
- (vi) The laundry requires a minimum 1550mm turning circle in front of laundry appliances compliant with AS4299.

6. MISCELLANEOUS

6.1. Car Parking

There are 3 basement parking levels provided within the development with 8 adaptable unit car bays with 3.5m clear widths. Car bays will need to be enlarged to ensure compliance with AS4299.

Car bays are allocated adjacent resident lift lobbies compliant with AS4299. There is an accessible path of travel from the accessible car bays to the lift lobby in accordance with AS1428.1:2009.

The lobby entry doors on parking level 1 have an 800mm clear width. An AS1428.1:2009 compliant doorway is achievable.

There is suitable clearance in front of lift lobby areas suitable for wheelchair manoeuvrability in accordance with AS1428.1:2009 and the DDA Premises Standards.

Recommendations:

- (i) Car bays require a width of 3800mm clear width compliant with AS4299.
- (ii) Parking level 1 requires an 850mm clear width compliant with AS1428.1:2009.
- (iii) All accessible car bays require a height clearance of 2.5 metres and 2.2m vertical clearance upon approach to each car bay.

6.2. Garbage Areas

There are two garbage rooms located on each residential floor of the development adjacent the passenger lifts. Garbage rooms have a clear width of 850mm compliant with AS1428.1:2009, clause 13.2.

There is suitable circulation for a person in a wheelchair to access the garbage chute and recycling bins compliant with the DDA Premises Standards.

6.3. Mailbox Areas

This detail is currently unclear.

Recommendation:

- (i) Ensure the circulation area of 1550mm in diameter in front of the mailbox is hardstand and has a gradient no greater than 1:40 in accordance with AS4299.