

MERITON

EPPING PARK: STAGE 2 – BUILDING 9

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

20th June 2011

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	3
2.	INTRODUCTION	4
2.1.	General	4
2.2.	Objectives	4
2.3.	Statutory Requirements	4
3.	INGRESS & EGRESS	5
3.1.	Lobby 1 Residential Entrance	5
3.2.	Lobby 2 Residential Entrance	5
3.3.	Emergency Egress	5
4.	PATHS OF TRAVEL	6
4.1.	Paths of Travel	6
4.2.	Lifts	6
5.	ACCOMMODATION	7
5.1.	Residential Units	7
5.2.	Adaptable Unit Type 1: Units G03, 105, 203, 305, 403 and 505	7
5.3.	Adaptable Unit Type 2: Units 404 and 506	8
6.	MISCELLANEOUS	9
6.1.	Car Parking	9
6.2.	Garbage Areas	9
6.3.	Mailbox Areas	9

1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Building 9 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 entry doors have a minimum 850mm clear width and 510mm latch side clearance suitable for wheelchair manoeuvrability in accordance with AS1428.1:2009. See Section 3.1 & 3.2.
- (ii) Corridor entry doors to have 850mm clear widths compliant with AS1428.1:2009. See Section 3.3.
- (iii) If central corridor stairs are to be used as communication stairs, they will require handrails along both sides and TGSIs compliant with AS1428.1:2009. See Section 3.3.
- (iv) Car bays require a width of 3800mm clear width compliant with AS4299. See Section 6.1.
- (v) Parking level 1 lobby door requires an 850mm clear width compliant with AS1428.1:2009. 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 9 located at 61 Mobbs Lane, Epping.

From the information provided, the development has 68 units.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (no A0902 rev E, A0910 rev E, A0911 rev E, A0912 rev E, A0913 rev E, A0914 rev E and A0915 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

There is an accessible path of travel from the pedestrian footpath near Road 2 to entry of Lobby 1 compliant with AS1428.1:2009, clause 6.1. The entry lobby has a clear width of 3650mm suitable for two people in a wheelchair to pass one another in accordance with AS1428.1:2009.

There is suitable clearance for the future inclusion of an AS1428.1:2009 compliant doorway. From the entry, 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 entry doors have a minimum 850mm clear width and 510mm latch side clearance suitable for wheelchair manoeuvrability in accordance with AS1428.1:2009.

3.2. Lobby 2 Residential Entrance

From the pedestrian footpath near Road 2, there is an accessible path of travel to the Lobby 2 residential entrance compliant with AS1428.1:2009, clause 6.1. The entry lobby area has a clearance of 5460mm clear width which is suitable for wheelchair manoeuvrability in accordance with AS1428.1:2009.

There is an appropriate clearance to allow for an AS1428.1:2009 compliant doorway. There is suitable clearance in front of the lift lobby suitable for two wheelchair users to pass one another in accordance with the DDA Premises Standards.

Recommendation:

- (i) Ensure the entry doors have a minimum 850mm clear width and 510mm latch side clearance 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 as well as from the basement car parking to street level. Emergency egress doors have 890mm clear widths compliant with AS1428.1:2009, clause 13.2.

Within the central corridors of ground floor, level 2 and level 4, there are internal stairs which link lobby 1 and lobby 2. The fire doors have a 620mm clear width. It is unclear if these stairs are to be used as communication stairs.

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

Recommendations:

- (i) Corridor entry doors to have 850mm clear widths compliant with AS1428.1:2009.
- (ii) If stairs are to be used as communication stairs, they will require handrails along both sides and TGSIs compliant with AS1428.1:2009.

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 and 2 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.

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 68 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. Adaptable Unit Type 1: Units G03, 105, 203, 305, 403 and 505

Entry into the adaptable unit is via a 920mm clear width entry door with a 790mm latch side clearance compliant with AS4299. 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 a 900mm clear width door. There is suitable circulation at the door compliant with AS4299. There is a 1240mm clearance on the internal leaf of the door suitable for wheelchair side approach compliant with AS4299.

The bedroom has internal dimensions of 3360mm x 4220mm outside the robe area, with a 1300mm clearance at the base of the bed. There are suitable circulation areas around the bed suitable for wheelchair manoeuvrability.

The accessible ensuite has a 920mm clear width door. The door has a 460mm latch side clearance. The toilet has internal dimension of 1950mm x 3780mm which will need to be enlarged to ensure an appropriate circulation area around the pan, basin and shower recess.

The kitchen bench has a 1550mm clearance between benches suitable for wheelchair manoeuvrability. There are appropriate 800mm wide workspaces adjacent to the cooktop and sink in accordance with AS4299.

The laundry has a 715mm clear width door. There is insufficient internal latch side clearance provided. The laundry has a 1000mm clearance in front of laundry appliances non-compliant with AS4299.

Recommendations:

- (i) The accessible ensuite door requires a minimum 510mm latch side clearance compliant with AS1428.1:2009.
- (ii) 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.
- (iii) Laundry door to have a minimum 850mm clear width and 510mm latch side clearance on the internal leaf suitable in accordance with AS1428.1:2009.

- (iv) The laundry requires a minimum 1550mm turning circle in front of laundry appliances compliant with AS4299.

5.3. Adaptable Unit Type 2: Units 404 and 506

The adaptable unit has an 880mm clear width entry door with suitable circulation on the internal and external leaf of the door compliant with AS4299.

There is an appropriate path of travel to the main living area via the laundry which has appropriate clearance in front of the laundry appliances in accordance with AS4299. The living room has suitable circulation of 2250mm minimum diameter after the furniture has been placed compliant with AS4299.

The kitchen bench has a 1720mm clearance between benches suitable for wheelchair manoeuvrability. There are appropriate 800mm wide workspaces adjacent to the cooktop and sink in accordance with AS4299.

The main bedroom has an 820mm clear width door compliant with AS4299. There is suitable latch side clearance compliant with AS1428.1:2009. The bedroom has internal dimensions of 3175mm x 4045mm outside the robe area, with an 1190mm clearance at the base of the bed. There are suitable circulation areas around the bed suitable for wheelchair manoeuvrability.

The accessible ensuite has a 710mm clear width door. A doorway compliant with AS4299 and AS1428.1:2009 is achievable. The accessible ensuite has internal dimension of 1993mm x 3290mm outside the basin area compliant with AS1428.1:2009.

Recommendation:

- (i) The accessible ensuite door requires a minimum 510mm latch side clearance compliant with AS1428.1:2009.
- (ii) 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.

6. MISCELLANEOUS

6.1. Car Parking

There are 2 basement parking levels provided within the development with 7 adaptable unit car bays with 2.9m clear widths. Car bays will need to be enlarged to ensure compliance with AS4299.

Car bays are allocated adjacent resident lift lobby which provides an accessible path of travel to the adaptable units above 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 820mm 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) Provide 1 additional adaptable unit car bay.
- (ii) Car bays require a width of 3800mm clear width compliant with AS4299.
- (iii) Parking level 1 lobby door requires an 850mm clear width compliant with AS1428.1:2009.
- (iv) 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 820mm.

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

Recommendation:

- (i) Ensure the garbage room doors have a clear width of 850mm compliant with AS1428.1:2009, clause 13.2

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.