



MERITON

EPPING PARK: STAGE 2 – BUILDING 17

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 17 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.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report's 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 are to modify the adaptable unit layout to ensure compliance with AS4299 (see Section 5.2).

2. INTRODUCTION

2.1. General

Meriton has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development of Building 17 located at 61 Mobbs Lane, Epping.

From the information provided, the development has 35 units.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (no A1010 rev E, A1011 rev E, A1012 rev E, A1013 rev E, A1014 rev E and A1015 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. Residential Entrance

Entry into the residential building has an accessible path of travel from the pedestrian footpath near Road 1 compliant with AS1428.1:2009, clause 6.1. The dual-hinged entry doors have a clear width of 1100mm suitable in accordance with AS1428.1:2009 and the DDA Premises Standards.

The entry lobby has suitable circulation to allow for a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009 and the DDA Premises Standards. There are appropriate clearances to allow for a two people in a wheelchair to pass one another in accordance with the DDA Premises Standards. The circulation areas in front of the passenger lift are appropriate for a person in a wheelchair in accordance with the DDA Premises Standards.

3.2. Emergency Egress

There is an emergency stair wells which provides access from the upper levels down to street level as well as from the basement car parking to street level. 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 is 1 passenger lift within the building with suitable wheelchair access to all residential floors. The lift provides 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 all floors 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 35 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 4 adaptable units have been provided compliant with Parramatta City Council DCP, clause 4.4.3, P.2.

5.2. Adaptable Unit: Units G07, 107, 207 and 304

The adaptable unit entry door has a clear width of 895mm clear width with an appropriate minimum 690mm latch side clearance compliant with AS4299 and AS1428.1:2009.

There is an accessible path of travel to the living room which has an appropriate clear area of 2250mm minimum diameter after the furniture has been placed compliant with AS4299.

The main bedroom has a 785mm clear width door compliant with AS4299. The door has a 1200mm depth clearance which will need to be enlarged to ensure wheelchair side approach compliant with AS1428.1:2009. The bedroom has internal dimensions of 3215mm x 4135mm outside the robe area

The accessible ensuite is accessible via a 1025mm entryway and a 710mm clear width door. The door has a 335mm external latch side clearance. The toilet has internal dimension of 1920mm x 3170mm which will need to be enlarged to ensure an appropriate circulation area around the pan, basin and shower recess.

The kitchen bench has a 1540mm 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 is accessible via a pair of sliding doors with a 1010mm clear width with a 240mm latch side clearance. There is an 1220mm clearance within the laundry non-compliant with AS4299.

Recommendations:

- (i) Ensure a 1240mm clearance at the internal leaf of the bedroom door suitable for wheelchair side approach compliant with AS1428.1:2009, fig. 31.
- (ii) The main bedroom requires minimum internal dimensions of 3.6m x 3.6m suitable for wheelchair manoeuvrability.
- (iii) Ensure the accessible ensuite has a 1240mm clear depth at the door which minimum 820mm clear width an 470mm latch side clearance compliant with AS4299.
- (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) 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.
- (vi) The laundry requires a minimum 1550mm turning circle in front of laundry appliances compliant with AS4299.

6. MISCELLANEOUS

6.1. Car Parking

A total of 4 adaptable unit car bays have been provided on Parking Level 1 of the development. The car bays have a clear width of 3.8m compliant with AS4299.

There is an accessible path of travel to the residential lift lobby compliant with AS1428.1:2009, clause 6.1. The lobby area has a clear width of 2.5m in front of the passenger lift suitable for wheelchair manoeuvrability in accordance with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) 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 is a garbage room located on each residential floor, near the adaptable unit. The garbage room has a chute and recycling bins.

Entry into the garbage area is via a 900mm clear width entry door compliant with AS14289.1:2009 which has suitable clearance to allow a person in a wheelchair to access the bins compliant with AS1428.1:2009, clause 13.2 and the DDA Premises Standards.

6.3. Mailbox Areas

The letterboxes are located on ground floor entry lobby which has suitable hardstand circulation of 1550mm diameter in front of mailboxes compliant with circulation requirements of AS4299.