

**WESTFIELD**

# **PARRAMATTA WESTFIELD ALTERATIONS AND ADDITIONS**

**ACCESSIBILITY REVIEW**

**Morris-Goding Accessibility Consulting**

**FINAL**

15<sup>th</sup> November 2012

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## 1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the proposed new alterations and additions within the Westfield's Parramatta 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, car parking, external linkages 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 a reasonable degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are associated with the detailed design. These recommendations should be addressed prior to construction certificate.

The main recommendations that have arisen from the access review include:

- Provide a total of 10 additional visitor accessible car parking bays. Although it is preferred parking is provided on level 7, these parking bays can be placed elsewhere (as an alternative solution) in accordance with BCA and DDA Premises Standards.
- Provide a total of 17 additional parking spaces on level 7M and 8 for staff parking. in accordance with BCA and DDA Premises Standards
- Ensure parking spaces are AS2890.6 compliant (as shown in drawings)
- All undercover parking must have vertical clearance of not less than 2500mm. The vertical clearance leading to the accessible car bays may not be less than 2300mm, compliant with the Parramatta City Council.

## **2. INTRODUCTION**

### **2.1. General**

Westfield has engaged Morris-Goding Accessibility Consulting, to provide an accessibility design review of the proposed alterations and additions to Parramatta Westfield's

The requirements of the investigation are to:

- Review supplied drawings of the proposed drawing DA-01-5212 revision C – 5214, 5201 revision C – 5211 revision C.
- Provide a report that will analyse the provisions of disability design, 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, who include staff and members of the public. The Report attempts to deliver equality, independence and functionality to people with disabilities.

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 and ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community.

### **2.3. Statutory Requirements**

The following standards are to be used to implement the Report:

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - Enhanced Access (where relevant)
- AS 1428.4 - (Tactile Ground Surface Indicators)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- Parramatta City Council Development Control Plan

### **3. RETAIL ADDITION AND ALTERATIONS**

#### **3.1. Car Park Entrances**

Apart from the existing Westfield's Parramatta shopping centre car parking, there is a proposal for new accessible parking bays provided on levels 7M and 8. The proposed accessible parking bays are within close distance to the main entry, which is appropriate for wheelchair users and compliant with BCA and AS1428.1. The current proposal of the mall entry have clear width and circulation spaces that will ensure appropriate manoeuvrability for wheelchair users, compliant with AS1428.1.

From the proposed main entry access to and within the mall area is appropriate for wheelchair users in accordance with BCA and DDA Premises Standards.

Apart from the car parking additions, the retail additions can be easily achieved and will be reviewed in detail during the design stage of the development.

*Recommendations:*

- (i) Ensure entry threshold is level to assist wheelchair users, compliant with AS1428.1.
- (ii) Ensure entry door(s) achieve a minimum 30% indicative colour contrast against the surrounding surface (i.e. door jamb and wall), compliant with AS1428.1-2009 clause 13.1.
- (iii) If applicable, frameless or fully glazed entry doors/sidelights, capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line. compliant with AS1428.1-2009 clause 6.6 &
- (iv) If applicable, ensure all other door components are compliant AS1428.1.

#### **3.2. Paths of Travel**

In general, the major paths of travel expecting high levels of pedestrian use have clear widths of not less than 1800mm to allow two wheelchair users to easily pass one another or have the ability to turn 180° in a dignified manner in accordance with AS1428.1:2009 and DDA Premises Standards.

Once past the main entry there is a clear path of travel to the proposed passenger lifts.

Although the escalators are inappropriate for wheelchair users, a passenger lift has been provided near all new entrances near all accessible parking bays. The passenger lift provide a continuous accessible link to all floor within the existing building, compliant with BCA and DDA Premises standards.

In addition the circulation space in front of the lifts (on levels 7M and 8) will also ensure two wheelchair users to easily pass one another or have the ability to turn 180° in a dignified manner in accordance with AS1428.1:2009 and DDA Premises Standards.

With the provision of the passenger lifts, a continuous accessible path of travel has been provided from each of the accessible parking bays to the mall area as well as any

common use facilities (toilets, retail tenancies) appropriate for wheelchair users, and in accordance with BCA and the DDA Premises standards.

*Recommendation:*

- (i) Ensure flooring systems used have a slip resistant rating compliant with AS4586 and HB197.

### 3.3. Car Parking

From the information provided there is a total of 487 new/proposed cars parking bays visitor found on level 7m. However, drawings have indicated no accessible parking bays due to the lack of wheelchair access to this level.

Although, drawings show no accessible parking detail, review of accessible parking bays can be reviewed during the design stage of the development.

	<b>Level</b>	<b>Total</b>	<b>Accessible Parking Provided</b>	<b>Total accessible parking spaces required BCA/DDA 2%</b>	<b>Total Of</b>
Visitor Parking	7	487	0	10	10

*Recommendations:*

- (i) Provide a total of 10 additional visitor accessible car parking bays. Although it is preferred parking is provided on level 7, these parking bays can be placed elsewhere (as an alternative solution) in accordance with BCA and DDA Premises Standards.
- (ii) Ensure parking spaces are AS2890.6 compliant (as shown in drawings)
- (iii) All undercover parking must have vertical clearance of not less than 2500mm. The vertical clearance leading to the accessible car bays may not be less than 2300mm, compliant with the Parramatta City Council.

## 4. OFFICE TOWER

### 4.1. General

From the information provided the office tower forms part of the building envelope associate with the Westfield's Parramatta alterations and additions (only). An assessment of the officer tower will be completed as part of the preparation of the design plans.

The objective is to review the tower during the design stage as to ensure the following issues (where applicable) satisfy BCA, DDA Premises Standards AS1428 series and all other relevant authority requirements.

For Example:

- Ingress and Egress - Emergency Egress - Paths of Travel - Lifts – Doors - Stairs – Handrails - TGSI - Escalators - Ramps - Sanitary Amenities and Facilities - Car Parking (reviewed) - Lighting and Signage.

### 4.2. Car Parking

From the information provided there is a total of 777 new staff car parking bays found on level 7m (562 total) and 8 (total 215). Currently, drawing are showing a total of 8 accessible parking bays located within close distance to the mall car parking entrances appropriate for wheelchair users.

Although, drawings show no accessible parking detail, review of accessible parking bays can be reviewed during the design stage of the development.

	Level	Total	Accessible Parking Provided	Total accessible parking spaces required BCA/DDA 2%	Total Of
Staff Parking	7M	562	4	11.24	12
	8	215	4	4.3	5
			<b>8</b>	<b>Total</b>	<b>17</b>

This totals 8 accessible car bays, which represents less than the total car parking numbers required (2%) required by BCA and DDA Premises Standards

*Recommendations:*

- (i) Provide a total of 17 additional parking spaces on level 7M and 8 for staff parking. in accordance with BCA and DDA Premises Standards
- (ii) Ensure parking spaces are AS2890.6 compliant (as shown in drawings)

- (iii) All undercover parking must have vertical clearance of not less than 2500mm. The vertical clearance leading to the accessible car bays may not be less than 2300mm, compliant with the Parramatta City Council.