

**WESTFIELD**

# **PARRAMATTA WESTFIELD**

## **ACCESSIBILITY REVIEW SECTION 75W MODIFICATIONS (MOD1) TO THE APPROVED COMMERCIAL TOWER**

**Morris-Goding Accessibility Consulting**

**FINAL V2**

15<sup>th</sup> May 2018

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## **1. EXECUTIVE SUMMARY**

The Access Review Report is a key element in design development of the proposed new commercial office tower 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.

A detailed assessment and design would be undertaken as part of the preparation of design plans of the commercial tower for the future Project Approval application.

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

## **2. INTRODUCTION**

### **2.1. General**

Scentre Group has engaged Morris-Goding Accessibility Consulting, to provide an accessibility design review of the office tower and proposal for a modification to the Concept Plan approval to provide for re-location of the tower further west, an increase in height and larger floor plate.

Accessibility assessment is confined to the new office tower envelope/location and access to necessary services and car parking etc relating to this tower.

The requirements of the investigation are to:

- Review supplied drawings of the proposed drawing
  - o DA-01-5201 to DA-01-5214 revision G – drawings dated May 2018.
- 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. FUTURE DA APPLICATION**

#### **3.1. General**

It is to be noted that the indicative concept plans for the ground floor/lobby retail and the roof top terrace has the ability to be designed to meet AS1428.1 and DDA Access to Premises Standards as part of any future DA for these aspects that will relate to a future DA for the office tower

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

## **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 office tower will be completed as part of the preparation of the S75W modification application .

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**

A total of 100 new staff car parking bays have been provided on level 5M2 including a total of 8 accessible parking bays. The accessible parking spaces are located within close distance to the office tower car park entry.

The proposed design of the accessible parking bays – are compliant with the DDA Access to Premises Standards and AS2890.6.

*Recommendation:*

- (i) Ensure 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.