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Ref: AN09052 MI 20090824

24<sup>th</sup> August 2009

Group GSA  
Level 7, 80 William Street  
EAST SYDNEY 2011

**Attention:** **Mr. Onofrio Marzulli**

Dear Onofrio,

**Re:** **Preliminary Report on Accessibility**  
**Project:** **Costco Wholesale Development**  
**Address:** **19-21 Parramatta Road, Lidcombe**

Further to our report issued 11<sup>th</sup> August 2009, Philip Chun Accessibility have undertaken review of the documentation provided with respect to access to and throughout the proposed wholesale development at Parramatta Road, Lidcombe. This report outlines the main issues relevant to the proposed building work with reference to the Building Code of Australia (BCA), Disability Discrimination Act 1992 (Cth) (DDA), and relevant Australian Standards as applicable to this project.

The following documentation prepared by Group GSA was reviewed as part of our assessment:

<b>Group GSA Drawing Reference</b>	<b>Drawing</b>	<b>Revision</b>
A1-2002-DA	Ground Floor Plan Parking 1	B
A3-3001-DA	North and East Elevations	B
A3-3000-DA	South and West Elevations	B
A2-2005-DA	Roof Plan	B
A1-2004-DA	Mezzanine Floor Plan - Regional Office	B
SD-1100-DA	Site Plan	B
A1-2003-DA	Level 1 Floor Plan - Retail Floor	B
A4-3100-DA	Sections	B
A1-2001-DA	Basement Floor Plan Parking 2	B

## **1.0 DISABILITY DISCRIMINATION ACT 1992 (Cth) (DDA)**

Philip Chun Accessibility recommends reference to our previous report (AN09052 MI 20090811) dated 11<sup>th</sup> August 2009 which outlines the specifics of Section 23 of the Disability Discrimination Act 1992 (Cth) (DDA) and Group GSA and Costco's obligations to ensure the development of an environment which enables access by all.

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## 2.0 PROJECT DESCRIPTION

The proposed development consists of:

- Basement P2
  - Car park (Class 7a)
- Ground Floor P1
  - Car park (Class 7a)
  - Workshop (Class 8), i.e. tyre centre
- First Floor 1F
  - Retail floor (Class 6), including food court and amenities
- Second Floor 2F
  - Regional office (Class 5)

## 3.0 ACCESS PROVISION

The following areas of the development should be accessible by the public and staff, excluding maintenance and storage facilities, enabling safe, equitable and independent travel.

It is noted that vertical access by means of a lift is proposed between the car parking areas and upper floors. Alternative access is provided by means of ramps / walkways between level P2 and first floor.

**There are no major items which have been identified for immediate attention by the design team, where access to and throughout the development appears to be compromised.**

Further reviews of the documentation are required to ensure independent, equitable and functional access for all, including:

### *Car Parking*

- 3.1 Accessible car parking spaces for people with disabilities to be provided at 2% of the total number of spaces proposed. That is, 15 of 759 car parking spaces currently distributed across 2 levels (752) and located on-street (7).
- 3.2 Consideration to the re-design of accessible parking spaces in accordance with AS 2890.6:200X (DR04021), which includes one/two dedicated space(s) of 2400mm X 5400mm with an adjacent/central shared space of 2400mm X 5400mm for loading and unloading (refer AN09052 MI 20090811 for related figures).
- 3.3 The accessible car parking spaces located on-street to be positioned to ensure the shortest distance of travel to the ramp / walkway providing access to P1 and external forecourt and provide a kerb ramp where there is a change in level between the parking area and adjacent pathway.
- 3.4 Delete wheel stops from accessible car parking spaces, which are a trip hazard and obstruction for access.
- 3.5 Confirm the dedicated space and adjacent shared space will have a maximum gradient of 1:40, or 1:33 if the surface is a bituminous seal. The minimum gradient shall be 1:100 to ensure adequate drainage (AS 2890.1:1993 Clause 2.4.5 (a)).
- 3.6 Ensure height clearances within the car park of not less than 2300mm between the car park entrance, accessible parking spaces and the car park exit; and no less than 2500mm from the

entrance of the space to a distance of no less than 1000mm from the front of the space, where the height may be reduced to no less than 2200mm (AS 2890.6:200X DRAFT Clause 6.4).

- 3.7 Accessible car parking spaces to be clearly identified by pavement marking incorporating the international symbol for access and vertical signage (AS 2890.1:1993 Clause 2.4.5 (f) and AS 1428.1:2001 Clause 14.2; AS 1428.2:1992 Clause 17.4 (a) Note 2; AS 2890.6:200X DRAFT Clause 6.6).

#### *External Paths of Travel*

- 3.8 The crossfall of external paths must not exceed 1:40.
- 3.9 The gradient of ramps / walkways to be clarified. It is assumed maximum gradients of 1:27 are proposed to walkways between P2 and 1F with landings at 20m intervals, and 1:20 to external walkway with a maximum length to the walkway of 15m. Please confirm. Following receipt of this information, Philip Chun will confirm specific accessibility provisions to be incorporated in the design.
- 3.10 External paths to be designed and constructed in accordance with AS 1428.1 (2001), AS 1428.2 (1992) and other accessibility guidelines relating to surface finish, abutment of surfaces and path delineation. Provide further documentation for review when available (refer AN09052 MI 20090811 for further details).

#### *Entrances and Internal Doors*

- 3.11 All entrance and internal doors to possess a minimum clear opening width of 850mm, to be achieved to the operable leaf where double leaf doors are proposed. Therefore a door leaf width of not less than 920mm may be required (AS 1428.2:1992 Clause 11.5.1).
- 3.12 Further reviews of the documentation will be required to ensure each door possesses appropriate circulation space to enable independent access by people with disabilities (refer Item 5.0 of AN09052 MI 20090811 for outlined requirements; compliance with enhanced "DDA" recommendation desirable).
- 3.13 Door hardware and finishes to be specified and installed to ensure compliance with AS 1428.1 (2001) requirements.

#### *Internal Paths of Travel*

- 3.14 Provision of fixed seating throughout the food court to be minimised wherever possible. It is highly recommended that a percentage of moveable seating be provided which will enable opportunity for relocation and access to tables by persons who use mobility aids and parents with prams.
- 3.15 Fit-out of the proposed second floor office area to be reviewed to ensure appropriate pathway widths are maintained for accessibility (refer AN09052 MI 20090811 for recommendations).
- 3.16 Costco to ensure store operational procedures and generic stock layouts for the store address the following:
- Maintain clearances to aisles of not less than 1800mm (to facilitate passing) and reduce opportunities for obstructions to pathways, including aisle-hanging baskets or other stock displays which may protrude from aisle shelving.

- Items stored at lower / higher heights (being outside of 500 to 1350mm above FFL) to be replicated within the accessible reach ranges.
- 3.17 Confirm provision of customer service call-points throughout the display fridges areas, which may enable customers to raise the attention of staff as required. Where provided call buttons to be installed at an accessible height of between 900-1100mm and not less than 500mm from any internal corner.
- 3.18 Joinery documentation to be provided for review of customer service areas, including deli counters (refer AN09052 MI 20090811 for further details).
- 3.19 It is recommended that an assistive listening system, including Braille and tactile signage, be provided at any place where a service provider deals with a client or customer (reception desk). Under the minimum requirements of the BCA, such a system must be installed where the client is screened from the service provider. (AS 1428.2:1992 Clause 21.1)
- 3.20 Further documentation is required regarding proposed internal finishes including wall and floor surfaces, proposed joinery details and statutory and way-finding signage package (refer AN09052 MI 20090811).

#### *Stairs*

- 3.21 Confirmation is required regarding the use of internal stairs for egress only and not communication between floors.
- 3.22 All stairs used for communication purposes to be designed and constructed with tread and riser dimensions which meet the minimum requirements of the BCA. In addition, handrails will be installed to both sides of the stairs with appropriate and consistent heights, diameter, detail and profile in accordance with Clause 9 of AS 1428.1 (2001).

#### *Lifts*

- 3.23 All lifts to possess appropriate internal dimensions of not less than 1400mm (width) X 1700mm (depth). This must be increased to 2000mm depth to enable a stretcher facility where the lift services an effective height exceeding 12 metres, as required by current building code requirements. Further to this, enhanced features for people with disabilities which meet the parameters of AS 1735.12 (1999) to be provided.

#### *Accessible Sanitary and Shower Facilities*

- 3.24 The internal dimensions and layout of accessible facilities must be appropriate to ensure circulation of not less than 1900mm X 2300mm to the pan (and 1600mm X 2500mm to the shower, where provided) in accordance with AS 1428.2 (1992). The washbasin will not encroach greater than 100mm into these spaces.
- 3.25 All accessible facilities will be designed and constructed with appropriate selection and placement of fixtures and fittings which enable access by all users and meet the compliance requirements of AS 1428.1 (2001) and AS 1428.2 (1992) (refer AN09052 MI 20090811).
- 3.26 Design of locker facilities to consider access by people with disabilities including common reach ranges as detailed in AS 1428.2 (1992).



*Emergency Evacuation*

- 3.27 Clarification is required regarding the proposed procedure for the egress of people with disabilities.
- 3.28 It is noted that the stairs do not include provision of a refuge for people with disabilities.
- 3.29 Consideration to be given to an emergency evacuation plan which includes use of the lifts in case of emergency with the provision of smoke protected areas to allow safe and efficient evacuation of people with disabilities.

If you have any queries in regard to the above, please do not hesitate to contact the undersigned.

Yours sincerely,

Claire Bernadou  
Manager Access Consulting  
**PHILIP CHUN ACCESS**