

15 August 2013

Will Smith
Stockland
Level 28, 133 Castlereagh Street
Sydney NSW 2000

Dear Will,

Re: Wetherill Park Stage 2: Section 96 application for proposed amendments – Accessibility Statement letter v2

The Stage 2 development application for the Stockland Wetherill Park shopping centre redevelopment including: alterations and additions to ground level tenancy floor area, 3 levels of deck car parking above and associated works was approved on 13 December 2011 (DA ref. No. 533.1/2012).

This S96 application proposes the following amendments to ground level and associated areas:

- Food Court position adjusted with increase in floor area and layout changes
- Area for major supermarket tenant (previously Franklins) expanded and adjacent tenancies adjusted
- Southern amenities block (near Woolworths) partially removed
- New amenities block provided near Food Court with increased floor area and capacity
- Fire Stair (previously located eastern side of Food Court) removed

An access review has been requested to ensure the above changes maintain reasonable provisions for people with disabilities, in accordance with the intent and objectives of the Disability Discrimination Act (DDA), the DDA Access to Premises Standards, BCA and AS1428.1:2009.

Access Review:

With reference to the following Stockland Drawing Nos:

Drawing	Revision
DA-000 Location Plan & Drawing List	B
DA-002 Demolition - Basement Plan	C
DA-003 Demolition - Ground Floor Plan	C
DA-004 Demolition – Level 1 Plan	C
DA-005 Demolition – Level 2 Plan	C

DA-201	Proposed Basement Floor Plan	E
DA-202	Proposed Ground Floor Plan	M
DA-203	Proposed Level 1 Plan	G
DA-204	Proposed Level 2 Plan	F
DA-205	Proposed Level 3 Plan	F
DA-301	Elevations/Sections Sheet 1	D
DA-302	Elevations/Sections Sheet 2	E
DA-501	Landscape Plan	B

The proposed amendments relate to changes in the tenancy floor layout at ground level. From the information provided there are no proposed changes to the main building entrances to the centre, vertical access or car-parking provisions that have been previously approved for Stage 2, or are currently part of S96 applications for Stage 1.

The proposed changes to the floor layout include the location and size of some tenancies (including the new major supermarket tenant) and Food Court. These changes will maintain continuous access linkages from the main entry points to the building to tenancy areas and throughout the ground level of the centre. Suitable circulation areas in accordance with DDA Premises Standards and BCA can be achieved to ensure accessible path of travel for people with disabilities throughout the ground level public areas. This will be further developed at design development stage to ensure compliance with AS1428.1:2009.

From the information provided, the new increased size amenities block (near Food Court) is proposed to accommodate revised occupancy numbers for centre. While part of southern amenities block have been removed (near Woolworths), the new amenities block (that includes male, female and accessible toilet facilities) provides a more central location and increased capacity to satisfy BCA sanitary facilities requirements. Continuous access to/from the new amenities block is achievable from the corridor areas surrounding the Food Court. The internal layouts for amenities will be developed at design development stage to ensure compliance with AS1428.1:2009.

The proposed removal of the fire-stair (previously located at ground level main access corridor on eastern side of Food Court) has been co-ordinated with BCA egress requirements and has been reflected on subsequent building levels. This change will increase the available clear width of the ground level main access corridor from the associated main entry, which will improve general circulation and pedestrian access for all users.

In summary, the proposed amendments to the ground level tenancy floor areas and associated areas that form this S96 application will maintain appropriate access provisions, including for people with disabilities in accordance with the principles of the Disability Discrimination Act (DDA). The proposed access provisions, in particular for internal corridors, tenancy entry points, Food Court and amenities blocks will be further developed at design development stage and can achieve compliance with DDA Access to Premises Standards, BCA and AS1428.1:2009.



Yours faithfully,



Elisa Moechtar
Senior Access Consultant
Morris-Goding Accessibility Consulting

REPORT REVISIONS		
Date	Version	Author
07.08.13	0	Elisa Moechtar, Senior Access Consultant
13.08.13	1	Elisa Moechtar, Senior Access Consultant
15.08.13	2	Elisa Moechtar, Senior Access Consultant