



BLUESTONE CAPITAL VENTURES NO 1 PTY LTD

WOOLOOWARE BAY TOWN CENTRE

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

23rd February 2013

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the Woollooware Bay Town Centre located at 461 Captain Cook Drive Woollooware NSW and 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 site access, ingress and egress, paths of travel, common area access, circulation areas, passenger lifts, accessible carparking and accessible toilets comply with the 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 an appropriate degree of accessibility.

The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, ingress and egress, paths of travel, common area access, circulation areas, passenger lifts, accessible carparking and accessible toilets, 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 include:

- Ensure the passenger lift car has an internal dimension of 1400mm x 1700mm, compliant with AS1428.2, the Sutherland Shire Development Control Plan 2006 and AS1735.12.
- The undercover accessible parking bays must have vertical clearance of not less than 2500mm. The vertical clearance leading to the accessible car bays may not be less than 2200mm, compliant with AS2890.6-2009.

2. INTRODUCTION

2.1. General

Bluestone Capital Ventures No 1 Pty Ltd has engaged Morris-Goding Accessibility Consulting, to provide an access report of the proposed Woollooware Bay Town Centre mixed use development.

The development consists of multiple numbers of retail tenancies with associated carparking.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development
- 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 AS1428 series.

2.2. Background

From the information provided the club is not part of this DA scope of works, therefore no comments shall be made.

2.3. Objectives

The Report considers user groups, who include residence, staff and members of the public. 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.

2.4. Statutory Requirements

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

- AS1428.1 – 2009, (80% of people with disabilities accommodated)
- AS 1428.2 – 1992, (Enhanced Access - where relevant)
- AS1428.4.1 – 2009, (Tactile Ground Surface Indicators)
- AS1735.12 – 1998, (Passenger lift provisions for people with disability)
- AS2890.6 – 2009, (Accessible carparking)
- BCA - Building Code of Australia 2012

- DDA - Disability Discrimination Act
- Sutherland Shire Development Control Plan 2006

3. SITE ENTRANCES

3.1. Retail Lobby Entry

The main entry into the shopping centre is via the escalator & adjacent stair located on Captain Cook Drive (behind the medical centres).

Currently, the stair does not have handrails installed on both sides, which will need to be modified to comply with AS1428.1 – 2009. The stair and adjacent escalator do not have tactile ground surface indicators installed near the start/finish (TGSI), which will need to be modified as per AS1428.4.1.

Wheelchair access to the proposed upper level retail precinct is via the adjacent passenger lift. From the information provided there is a 1:20 gradient path of travel from the footpath near Captain Cook Drive to the passenger lift for all persons (ie wheelchair users), compliant with AS1428.1 - 2009.

The current width of the main path of travel to the passenger lift will allow a single person in a wheelchair to turn 180° in an equitable and dignified manner. The path of travel will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.1 and the DDA.

There is a continuous accessible path of travel from the passenger lift to all retail tenancy shopfront entry points, compliant with AS1428.1 - 2009.

Recommendations:

- (i) Ensure the stair has handrails installed on both sides, compliant with AS1428.1 - 2009.
- (ii) Ensure the stair and adjacent escalator both have TGSI installed near the start/finish. Compliant with AS1428.4.1.

3.2. Emergency Egress

The main entry point of the shopping centre appears to be the most appropriate accessible emergency exit.

There are approximately 6 emergency stair wells (north, south, east & west) servicing levels from the basement car parking to the upper levels.

Emergency fire doors have a clear width of 850mm which satisfy AS1428.2.

Recommendations:

- (i) Should the provision of any emergency warnings systems be installed, the emergency warning systems should include audible and visual warnings indicators in assisting people with sensory disabilities (advisory)

4. RETAIL AREAS

4.1. General

The circulation areas within the level 2 retail areas are sufficiently wide enough (1800mm min) to allow a single person in a wheelchair to make a 180° turn in an equitable and dignified manner. Also the circulation spaces will allow two wheelchairs to pass one another travelling in the opposite direction.

The ends of the corridors on all floors have suitable width (at least 1550mm) to allow wheelchairs users to perform 180° degree turns, compliant with the DDA Premises Standards.

All retail floor surfaces are level throughout, appropriate for wheelchair users, complaint with the DDA Premises Standards and the Sutherland Shire Development Control Plan 2006.

There is an accessible path of travel to all the levels of the building via the accessible passenger lifts located near the escalators.

There is a food court area located near the Major 3 northern end of level 2 with an adjacent terrace/balcony.

The circulation spaces within the terrace/balcony will allow a single person in a wheelchair to make a 180° turn in an equitable and dignified manner. Also the circulation spaces will allow two wheelchairs to pass one another travelling in the opposite direction.

Currently it would appear that there is an accessible path of travel from all area of the retail precinct to the balcony/terrace for all patrons & staff (ie wheelchair users), compliant with AS1428.1 – 2009 (to be confirmed at a later stage).

Recommendations:

- (i) Ensure entry thresholds to the terrace/balcony and retail shops are level with the surrounding floor surface, compliant with AS1428.1 - 2009.
- (ii) If applicable, ensure the door (s) to the terrace/balcony have 850mm open clear widths (920mm door leaf), compliant with AS1428.1-2009 and Council DCP

4.2. Passenger Lift

There is a passenger lift located behind the medical centre on level 1. The passenger lift provides wheelchair access between levels 1 (street level), 2 (retail), 3 (carpark) & 4 (carpark).

Currently, there is no lift car shown on the plans only a lift shaft. The internal dimension of the lift shaft (2500mm width x 2500mm depth) will allow for a lift car (1400mm x 1700mm min) that complies with AS1428.2, AS1735.12, DDA Premises Standards and the Sutherland Shire Development Control Plan 2006.

The circulation spaces within the lift lobby's will allow a wheelchair user the ability to turn 180° in an equitable and dignified manner, compliant with the DDA. The circulation spaces within each lift lobby will also allow 2 wheelchair users the ability to pass each

other travelling in the opposite direction, complaint with BCA and the DDA Premises Standards.

There is an accessible path of travel from all area of the retail precinct and the carpark areas to each lift lobby for all patrons & staff (ie wheelchair users), compliant with AS1428.1 - 2009.

Recommendations:

- (i) Ensure the passenger lift car has an internal dimension of 1400mm x 1700mm, compliant with AS1428.2, the Sutherland Shire Development Control Plan 2006 and AS1735.12.
- (ii) Ensure that components in all lift cars (control panels, audio/visual indicators, handrails and light levels) comply with AS1735.12.
- (iii) Ensure the lift call buttons and audio/visual arrival indicators in all lift lobbies are appropriately located at height compliant with AS1735.12. The controls shall also compliant with AS1735.12.

4.3. Escalators & Travelators

There is an escalator located behind the medical centre that travels between levels 1 & 2. There is also a travelator centrally located within the retail precinct on level 2, which services the upper levels.

The escalator and travelators do not have TGSI installed near the start & finish as required by AS1428.4.1.

Recommendation:

- (i) Provide TGSI near the top and bottom ends of the escalators & travelators, compliant with AS1428.4.1, to assist people with visual impairment.

4.4. Ramp

There is a ramp located within the western side of the level 3 carpark. The ramp has maximum length between landings of 8000mm, compliant with AS1428.1 - 2009. However, the ramp will need to be modified to comply with the Sutherland Shire Development Control Plan 2006.

The ramp has 1 handrail installed, which will need to be rectified as per the requirements of AS1428.1 – 2009.

The ramp also does not have TGSI installed near the start and finish as required by AS1428.4.1.

The mid landing has a surface depth of 1160mm, which will need to be increased in depth to compliant with AS1428.1 - 2009.

Recommendations:

- (i) Ensure the ramp has landing at intervals no more than 6000mm, compliant with AS1428.2 and the Sutherland Shire Development Control Plan 2006.
- (ii) Ensure the ramp landing is 1200mm minimum depth, compliant with AS1428.1.

- (iii) Provide continuous handrails to both sides of the ramp, compliant with AS1428.1.
- (iv) Provide TGSI near the top and bottom ends to the ramp, compliant with AS1428.4.

4.5. Stair

There is a stair located within the western side of the level 3 carpark adjacent the aforementioned ramp.

The stair appears to have handrail installed on both sides, as per the requirements of AS1428.1 – 2009.

However, the stair does not have TGSI installed near the start and finish as required by AS1428.4.1.

Recommendations:

- (i) Ensure the stair has handrails to both sides, compliant with AS1428.1.
- (ii) Provide TGSI near the top and bottom ends to the stair, compliant with AS1428.4.

4.6. Accessible WC

There is a bank of male & female WC with an adjacent accessible WC located on the south east sector of the level 2 retail sector.

The accessible WC has a sliding entry door with an 850mm open clear, compliant with AS1428.1-2009. However this door has poor internal/external latch side clearances.

The accessible WC has an internal dimension of 2320mm x 2655mm, compliant with AS1428.1 – 2009. The internal dimension of the accessible WC will allow for a 1900mm x 2300mm circulation space around the pan with the washbasin sitting outside this circulation space, compliant with AS1428.1 - 2009.

The approach corridor leading to the accessible WC has a 1650mm clear width, compliant with AS1428.1 - 2009. The overall width of the corridor (1650mm) will allow a single person in a wheelchair to make a 180° turn in an equitable and dignified manner. However, the width will not allow two wheelchairs to pass one another travelling in the opposite direction as required by the Sutherland Shire Development Control Plan 2006.

The circulation spaces in front of the accessible WC door will allow appropriate wheelchair manoeuvrability (180°) turn, compliant with AS1428.1 – 2009 and the DDA Premises Standards. There is an accessible path of travel from all areas of the retail precinct to the accessible WC for all patrons and staff (ie wheelchair users), compliant with AS1428.1 – 2009 and the DDA Premises Standards.

There is an amenities block located near the food court area. Currently, the drawings do not show any details of any male, female and or accessible WC.

Recommendations:

- (i) Ensure the corridor leading to the accessible has a min 1800mm clear width, which will allow 2 wheelchair users to pass one another travelling in the opposite direction, compliant with AS1428.2 and Council DCP

- (ii) Ensure the sliding entry door has 530mm internal & external latch side clearances. Alternatively, the sliding entry door shall be automatic in operation, compliant with AS1428.1 - 2009.
- (iii) All accessible WC shall have fixtures designed and installed compliant with AS1428.1.
- (iv) If appropriate, ensure the accessible WC (near food court) has an internal dimension (2800mm x 1900mm) that will, compliant with AS1428.1 - 2009.

5. CAR PARKING

5.1. Retail

The drawings have identified car parking spaces available throughout levels 1, 2 & 4. There is no accessible car parking bays shown on the plans. The plans do not show the total amount of carparking bays allocated for the retail precinct.

From the information provided the intent is for parking levels 1 & 3 to be dedicated to the retail. Hence the anticipated retail carparking will be an approximate minimum of 585 spaces in the final parking layouts. There is also to be 8 accessible parking bays split over evenly the two levels near the passenger lift, compliant with DDA Premises Standards.

The number of accessible carparking bays equates to 1.4%, which is more than the requirements (1%) of the BCA Table D3.5.

The Sutherland Shire Development Control Plan 2006 refers to the BCA for the amounts of accessible carparking required (ie retail precinct).

The BCA Table D3.5 states that for up to 1000 carparkings spaces, 1 accessible car space for every 100 spaces or part thereof is required.

Also there shall be 1 accessible car space allocated for each additional 100 car spaces or part thereof in excess of 1000 carparkings spaces.

Recommendations:

- (i) Ensure accessible carparking bay & adjacent shared zone has a 2.4m (width) x 5.4m (depth), compliant with AS2890.6
- (ii) Ensure the accessible carparking bay and adjacent shared zone to have 1:40 crossfalls, compliant with AS2890.6
- (iii) Ensure there is a height clearance of 2200mm FFL leading to the accessible carparking bay, compliant with AS2890.6
- (iv) Ensure there is a height clearance with the accessible carparking bay of 2500mm FFL, compliant with AS2890.6.

6. MISCELLANEOUS

6.1. Lighting

Recommendation:

- (i) Levels of illumination are required to comply with AS1680.

6.2. Signage

Recommendation:

- (i) All signage to comply with DDA premises Standards and AS1428.1:2009.