



Accessibility Design Review – DA

Project Title: **Hunternview Village**
 Corner Bridgman Road & Glass Parade, Hunternview

Job Number: **4271**

Date: **26 June 2015**

Prepared For: **Fabcot Pty Ltd**

Report Version: **ADR4271v1.1**

ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Report Status	Revision	Date	Details
Draft	1.0	09 February 2015	For Review and Comment
Final	1.1	26 June 2015	For Submission

ACCESSIBILITY DESIGN REVIEW

PROJECT: Hunterview Village

Location: Corner Bridgman Road & Glass Parade, Hunterview

PROJECT INFORMATION

The proposed project involves the development of a single storey supermarket (Woolworths) including a mezzanine level over a site area of 4167m². The development also proposes 7 minor retail tenancies located at the front entrance of the development and on grade carparking spaces are proposed at this site.

Fabcot Pty Ltd engaged the services of ABE Consulting as Accessibility and DDA consultants for this project. As members of the Access Consultants Association of Australia (ACAA), ABE Consulting staff use expert accessibility knowledge to ensure the project complies with the spirit and intent of the Disability Discrimination Act (DDA; 1992), within the project scope. Throughout a project ABE Consulting staff apply the principals of universal accessibility and the relevant technical requirements of the AS1428 series for access and mobility; the Access to Premises Standard (2010) and applicable associated documentation.

REPORT SCOPE

This report is specific to the DA Design issue drawings prepared by Rothe Lowman Architects, project 214117.

A full listing of drawings and documentation pertinent to this report are attached in Appendix 1.



LEGISLATIVE AND STATUTORY REQUIREMENTS

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Access to Premises Standard (2010) and the Australian Standards 1428 series (AS 1428) design for access and mobility. The AS 1428 series details technical requirements related to design for access and mobility.

Compliance with these elements does not necessarily mean compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

The Building Code of Australia has adopted key accessibility and DDA legislation into the BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1-2009; AS1428.4.1-2009 and AS2890.6-2009 has become mandatory.

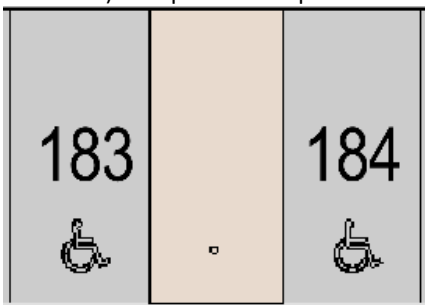
PROPOSED DEVELOPMENT



Figure 1 – Proposed Site Plan

DESIGN ELEMENTS:

1. Car Parking and Transport

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA0.02, DA1.02	<ul style="list-style-type: none"> Accessible carparking bays A total of 204 carparking bays are proposed A minimum of 1 accessible space for every 50 car parking spaces (or part thereof) is required to be provided 	<ul style="list-style-type: none"> 6 accessible carparking spaces are proposed within the on grade carparking area, a minimum of 5 accessible Carparking spaces are required by Clause D3.5 of the BCA. Recommend that accessible carparking spaces be provided as close as possible to the entry points. Accessible parking requires complying with BCA D3.5 and AS 2890.6-2009. Minimum dimension 2.4m + 2.4m shared zone width. Further review at detail design stage. 	Yes, Further review at detail design stage
DA0.02, DA1.02	<ul style="list-style-type: none"> Surfaces 	<ul style="list-style-type: none"> Accessible car parking bay surfaces to comprise a firm plane surface with fall not exceeding 1:40 in any direction. A fall of 1:33 is acceptable if surface is bituminous seal and parking space is outdoors. 	Note

2. External Walkways, Kerbs and Pedestrian Crossings

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA0.02, DA1.02	<ul style="list-style-type: none"> The pathways to the supermarket entrances indicate to be of appropriate gradient, widths and circulation 	<ul style="list-style-type: none"> As the design progresses tactile indicators and different color and textural contrasts on the pathways will be highlighted 	Yes, Further review at detail design stage
DA0.02, DA1.02	<ul style="list-style-type: none"> Walkway clearance spaces 	<ul style="list-style-type: none"> External fixtures to be set back 500mm from the walkway. Walkway to be a minimum of 1000mm clear width (1200mm preferred). 	Yes
DA0.02, DA1.02	<ul style="list-style-type: none"> Walkway surfaces 	<ul style="list-style-type: none"> Slip resistant surfaces required on all walkways. Ground surfaces abutting walkways to follow grade of walkway for 600mm or provide 450mm kerb or handrail/kerb rail combination. Changes in surface shall have abutment vertical rises of 3mm or less; or 5mm or less where rounded edges are provided. 	Note

DA0.02, DA1.02	<ul style="list-style-type: none"> Kerb ramps 	<ul style="list-style-type: none"> Ensure kerb ramps comply with AS 1428.1-2009. Further assessment and review will be carried out at detail design phase. 	Further review at detail design stage
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3. Entrances

The supermarket tenancies are to achieve compliance with AS1428.1-2009.

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA1.01	<ul style="list-style-type: none"> Entries to supermarket and minor tenancies are to achieve compliance with access requirements 	<ul style="list-style-type: none"> A minimum 850mm open clearance doorways achieving clearances in accordance with AS1428.1-2009. All glazed frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for an opening shall be marked in accordance with AS1428.1-2009. 	Further review at detail design
DA1.01	<ul style="list-style-type: none"> Push button devices 	<ul style="list-style-type: none"> The push button devices shall be installed at a height between 900mm to 1250mm from the FFL in accordance with AS1428.1-2009. Push buttons shall be proud to the surface and achieve a minimum dimension of 25mm. 	Further review at detail design
DA1.01	<ul style="list-style-type: none"> Swipe card devices 	<ul style="list-style-type: none"> Swipe card devices shall be installed at a height between 900mm to 1250mm from the FFL in accordance with AS1428.1-2009. 	Further review at detail design

4. Vertical Travel: Lifts, Stairs and Ramps

No vertical paths of travel are indicated at this stage of the project.

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA1.01	<ul style="list-style-type: none"> Stairway to mezzanine level – Plant area Within loading dock area 	<ul style="list-style-type: none"> Stairways are to be installed with a single handrail and a luminance contrast/ non-slip nosings in accordance with AS1428.1-2009. It is recommended that stairway features in accordance with AS1428.1-2009 including handrails and TGSI's are installed to stairways. 	Further review at detail design
DA1.01	<ul style="list-style-type: none"> Ramp from loading dock area 	<ul style="list-style-type: none"> Ramp features are to be provided in accordance with AS1428.1-2009 including handrails and TGSI's are installed to ramps. In addition landings are to achieve compliance in accordance with AS1428.1-2009. Further review at detail design stage. 	Further review at detail design

5. Internal Walkways and Surfaces

The internal circulation spaces of the tenancies are yet to be detailed

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA1.01	<ul style="list-style-type: none"> The internal pathways and circulations spaces are not indicated at this stage of the design. 	<ul style="list-style-type: none"> Further review at detail design stage 	Further review at detail design
DA1.01	<ul style="list-style-type: none"> Walkway surfaces 	<ul style="list-style-type: none"> Ensure surfaces comply with slip resistance ratings. 	Note
DA1.01	<ul style="list-style-type: none"> Areas considered exempt under Clause D3.4 of the BCA 	<ul style="list-style-type: none"> Stockroom areas, loading dock, plant area, cool rooms & preparation areas. These areas are subject to further review at detail design. 	Note

6. Internal Doorways

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA1.01	<ul style="list-style-type: none"> Doorways to and within the tenancies 	<ul style="list-style-type: none"> General doorways are to achieve a minimum 850mm open clearance doorways achieving clearances and luminance contrast features in accordance with AS1428.1-2009. Further review at detail design stage 	Further review at detail design
DA1.01	<ul style="list-style-type: none"> Door hardware 	<ul style="list-style-type: none"> Door handles shall be of 'D type' lever handles which allows the door to be unlatched and opened with one hand of a person who cannot grip the handle, in accordance with AS1428.1-2009 	Further review at detail design
DA1.01	<ul style="list-style-type: none"> Gate at upper landing of ramp 	<ul style="list-style-type: none"> Gate at the upper landing of the ramp is to achieve circulation spaces and in accordance with AS1428.1-2009. 	Further review at detail design

7. Sanitary and Parenting Facilities

An amenities block is located adjacent to the proposed commercial tenancy.

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA1.01	<ul style="list-style-type: none"> An Accessible sanitary facility is required if one or more sanitary facilities are proposed as part of the development works. Considerations should also be given to provide parents rooms, the elderly and people with disabilities. 	<ul style="list-style-type: none"> 2x Accessible unisex sanitary compartments achieving 2800mm (w) x 2550mm (d) shall be provided. One of each type of transfer is proposed (1x Left Handed & 1x Right Handed). Further review will be carried of fixtures and fitting at detail design stage 	Further review at detail design

DA1.01	<ul style="list-style-type: none"> Ambulant sanitary facilities are required within the gender toilets 	<ul style="list-style-type: none"> A 900mm circulation space shall be provided in front of the WC pan and in front of the cubicle door. Further review will be carried of fixtures and fitting at detail design stage 	Further review at detail design
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8. Signage

No specific detail on signage has been provided at this stage of the design. This will be reviewed at detail design stage.

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA1.01	<ul style="list-style-type: none"> Signage 	<ul style="list-style-type: none"> Signage shall comply with Clause D3.6 of the BCA and AS1428.1-2009 where applicable. 	Further review at detail design

9. Site Specific

No specific detail on ATM's has been provided at this stage of the design. This will be reviewed at detail design stage.

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA1.01	<ul style="list-style-type: none"> ATM's 	<ul style="list-style-type: none"> A level circulation space of 1540mm x 2070mm in front of the ATM. It is recommended that knee clearances as reference in AS1428.2 be provided under the ATM. Further review will be provided at detail design stage. 	Further review at detail design

APPENDIX 1:

CORRESPONDENCE SCOPE:

Specific Drawings and Documentation associated with this document are:

i. **Technical Drawings:**

DWG No	Rev	Title
DA0.02	8	Proposed Site Plan
DA1.01	9	Ground Floor Plan
DA1.02	7	Ground Floor Carpark

----- END OF REPORT -----