DDA Accessibility Report

Stockland Glendale
Lake Road, Glendale, NSW

Prepared for:

Stockland

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EXECUTIVE SUMMARY

This report forms part of a Development Application lodgement to Council. The report is prepared in relation to a proposal for the site known as Stockland Glendale located at Lake Road, Glendale, NSW.

The proposal includes the redevelopment of an existing single storey shopping centre.

The following report is a review of the Development Application documentation and provides a summary of the compliance strategy of the development highlighting the key principles of accessibility as well as the technical requirements of a building to ensure visitors, public and employees have independent, equitable and dignified use.

1.0 INTRODUCTION

Stockland have engaged the services of McKenzie Group Consulting as Accessibility and DDA consultants to conduct a review of the project documentation to ensure that functional and compliant accessibility has been applied to the design. As members of the Access Consultants Association of Australia (ACAA), McKenzie Group Consulting use expert accessibility knowledge to ensure the project complies with the spirit and intent of the Disability Discrimination Act (DDA), within the project scope.

1.1 Purpose of Report

This report forms part of a Development Application lodgement to Council. The report is prepared in relation to a proposal for the site known as Stockland Glendale located at Lake Road, Glendale, NSW.

This report provides a compliance overview of the project with respect to the nominated legislation with recommendations on achieving compliance with the spirit and intent of Disability Discrimination Act (DDA), within the project scope.

Further Detailed Design documentation and compliance assessment should be undertaken as the design develops.

1.2 Project Description

The proposal includes the redevelopment of an existing single storey shopping centre and includes the following:

- Reconfiguration and regraded of the existing northern carpark between Kmart and Target
- Increased carparking serving Target
- Expansion of the northern Kmart parking spaces and loading/staff car parking spaces
- Relocation of Specialty food and retail outlets
- Fast food kiosks and outdoor seating adjacent dining precinct

1.3 Current Legislative and Statutory Requirements

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 requires that all new building infrastructure, refurbishments, services and transport are functional, equitable and accessible. 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 care givers.

The access to premises standards applies in addition to the DDA and contains provisions relating to existing buildings and a range of technical provisions which were introduced into the Building Code of Australia in 2011. The enhanced BCA technical provisions if complied with are deemed to satisfy the provisions of the DDA for the base building only.

Notwithstanding the above compliance with the provisions of the DDA is required for non-base building elements including fitout, access to services and equipment, and outdoor areas and services associated with buildings.

1.4 Legislation

The review of the project has been undertaken against the following legislation

- Disability Discrimination Act (DDA) 1992.
- Building Code of Australia (BCA) 2014
- AS1428.1 2009 Part 1: General Requirements for access – new building work.
- AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
- AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – TGSI.
- Disability (Access to Premises – Buildings) Standards 2010 (DAPS 2010).
- AS2890.1 2004 Part 1: Off-street car parking.
- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.

1.5 Documentation

This report has been provided based on the review of the following document.

Drawing No	Revision	Title
SK025	G	Option 25-Ground Floor Plan

2.0 EXEMPTIONS

Based on the use of some areas within the building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required duties to be carried out in the space or if the area poses as a health or safety risk for people with a disability. These areas may include:

- Plant rooms, Store rooms, cleaner's rooms, loading dock and the like.

3.0 ACCESS PROVISIONS

3.1 General Building Access Requirements

Access for persons with a disability is required in accordance with the BCA 2013 Table D3.1:

Level access is adequately provided via graded pedestrian walkways throughout the development providing connecting links from:

- the boundary to the main entrances at ground level, and
- to retail entries and common spaces contained within the building, and
- from any accessible carparking space.

3.2 Accessible car parking

Accessible carparking spaces are to be provided as prescribed in Table D3.5 of the BCA which requires 1 space per 50.

A total of 2277 carparking spaces are provided. Of these spaces 47 accessible carparking spaces have been designated which complies with the minimum requirements of the BCA.

In addition, 30 carparking spaces are dedicated for elderly use in addition to 30 carparking spaces for parents with prams.

Consideration shall be given to the provision/allocation of accessible carparking space dedicated for staff use and/or developing a building management plan to ensure dedicated accessible carparking spaces are available for staff use as the need arises.

The proposed accessible spaces are located near the main entrances of the buildings and shall be designed in accordance with AS2890.6-2009. The accessible car spaces and shared zones will have a minimum size of 2400m x 5400mm and a bollard located centrally within the shared zone approximately 800mm from roadway edge.

The path of travel from the accessible spaces to the main entrances of the buildings is on grade with a maximum crossfall of 1:40. The space are directly connected to a dedicated pedestrian walkway, inclusive of linemarking, which minimises travel via the roadway. In addition, the vertical clearance above the accessible spaces and shared zone will achieve a minimum of 2500mm.

Wheelstops will be provided to any carparking space abutting a pedestrian walkway to minimise vehicle overhang and obstruction.

3.3 Pedestrian Drop-off Zones

Dedicated pedestrian set-down areas are provided in multiple locations, positioned near the main entrances to Aldi, Woolworths, Target and Kmart stores.

A continuous accessible path of travel will be achieved linking the set-down areas and the main entrances via provision of kerb ramps and TGSIs in accordance with the requirements of AS1428.1 and AS1428.4.1.

3.4 Access to Buildings/ External Paths & Pedestrian Crossings

The external paths of travel to and within the site provide on grade access.

The crossfall and gradient of the external pathways will not exceed 1:40 and will be constructed of a firm, hardstand surface in accordance with AS1428.1-2009 requirements.

External public paths will achieve a minimum width of 1800mm or where a reduced width is provided (minimum 1200mm) passing bays will be provided every 20m in high trafficable areas to allow two wheelchairs to pass.

Warning Tactile Ground Surface Indicators (TGSIs) and/or provision of bollards shall be provided either side of the shared zone located between the Woolworths and Target carparks to adequately identify the roadway hazard for pedestrians using the path. In addition, TGSIs will be provided at kerb ramps and at pedestrian crossings in accordance with AS1428.4.1 and Council requirements.

Consideration to the provision of a textural and luminance contrast on the lateral border of all pathways and key transition areas will be given in the next phase of design. The provision of tactual clues via either a building/fence line, kerb line etc. along the edging of each walkway will be considered to enable a person with a vision impairment to detect key transition areas. In addition, obstacles abutting the public paths of travel i.e. seating, bins, bike racks or the like, shall possess a minimum of 30% luminance contrast to make these fixtures readily identifiable to a user on the path.

3.5 Building/Tenancy Entrances

The main entrances to the centre comprise of automated sliding doors which provide compliant access for people with a disability. The unobstructed clear width of these doors will achieve the required minimum of 850mm (920mm leaf required).

Any door control or “after-hours” swipe card access will be located on a level landing in an accessible location in accordance with Clause 13.5 of AS1428.1.

Limited detail is provided at this stage of design regarding the entrances to specialty food and retail tenancies. To comply, the tenancies will require compliant access to and within via a single leaf door as a minimum achieving the required unobstructed clear width of 850mm. Access to the tenancies will be further reviewed as the design progresses.

A level transition shall be provided to all entrances and external areas which will be achieved via provision of threshold ramps where required in accordance with AS1428.1-2009 requirements.

All doors shall have light operational forces (less than 20 N) and shall have lever action door hardware selected and installed in accordance with AS1428.1 requirements.

Any shopfront glazing or glazed doors shall be clearly marked with a contrasting band not less than 75mm wide for full width of the door with lowest edge at 900-1000mm FFL.

3.6 Internal Paths of Travel

A continuous path of travel will be provided to and within the centre comprising of a minimum width of 1800mm in high trafficable areas. Where a reduced width is provided (minimum 1200mm) passing bays will be provided every 20m in high trafficable areas to allow two wheelchairs to pass.

Finishes will be selected to ensure wall, floor and door finishes comply with AS1428.1-2009 requirements including changes in surfaces having abutment vertical rises of 3mm or less; or 5mm or less where rounded or bevelled edges and a minimum 30 % luminance contrast provided to all doorways in accordance with the requirements of Clause 13.1 of AS1428.1.

3.7 Specialty Food and Retail Tenancies

The tenancy layout and joinery design including reception, café counters and seating shall be designed with consideration to accessibility requirements.

Further review is to be undertaken in the next phase of design.

3.8 Sanitary Facilities

The new amenities block comprises of male and female toilets, end of trip facilities, a unisex accessible sanitary facility and a parents rooms.

The male and female toilets provide an ambulant cubicle within each bank. The layout and fitout of the compartments shall be designed to comply with Clause 16 of AS1428.1-2009.

Gender shower facilities are provided within the end of trip facilities, therefore it is recommended that the unisex accessible sanitary facility includes an accessible shower within the compartment to cater for staff with a disability.

The internal dimensions and layout of the unisex accessible sanitary facility will be appropriate to ensure required circulations spaces to the pan, shower and basin as specified in AS1428.1-2009. The minimum compartment size shall achieve 2630mm x 2300mm.

The toilet within the parent's room is recommended to be reconfigured as a unisex accessible sanitary facility. Alternatively, the provision of a baby change table within the accessible sanitary facility will be detailed.

An equal distribution of right handed and left handed unisex accessible sanitary facilities will be provided within the centre to cater for all users and preferences.

3.9 Signage

A review of the door signage is to take place when the signage package becomes available.

Accessible way finding should highlight the pathway from entrance to lifts or amenities and to the key components of the facility.

Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance. This type of signage is required at the stair access points directing the visitor to the location of the ramp/walkway entrance.

Signage will be provided at exit doors on each level and at common use accessible toilets in accordance with AS 1428.1.

Signage to accessible sanitary facilities requires identification with the international symbol of access, raised tactile and Braille signage and letters RH or LH to indicate side of transfer to the WC pan.

3.10 Emergency Evacuation

The emergency evacuation strategy for the facility should address the operational solution of evacuating people with disabilities.

Fire evacuation plans should include provision of management plans to assist individuals with disabilities or access requirements. Individuals with accessible requirements should be provided with a "fire buddy" to escort them to pre-determined areas of refuge.

The current best practice is detailed in the 'AS 3745 - 2010 Planning for emergencies in facilities' and should be used as a guideline to assist in the implementation of the Emergency Plan.

4.0 CONCLUSION

The recommendations in this report have been provided to assist in the creation of a universally accessible environment within the development proposed.

In summary, we are satisfied that the DA design documentation complies with the spirit and intent of Disability Discrimination Act (DDA), 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 for the purposes of the development application process.

In the next phase of the design process it is anticipated that as additional detail is provided - particularly dimensions and features- the accessibility of this development can be further detailed and assessed for compliance.

If you have any further queries in relation to the reports and recommendations contained please contact Angela Chambers on 07 3834 9822.

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