

17 April 2014

Westfield Warringah Mall

S96 DA Access Report

Methodology

This Access Australia (AA) DA Access Report relates to instructions and documents received to date from Westfield regarding proposed alterations and additions to Warringah Mall Shopping Centre, Brookvale NSW.

AA reports and recommendations relate to the ABCB (Australian Building Codes Board) 2010 DDA Access to Premises Standard (APS) and current BCA access requirements. The intent of the APS is to harmonise BCA access provisions with the complaints based DDA.

Access provisions are to comply with relevant Australian Standards, including current AS1428.1, AS1428.2, AS1428.4, AS1735.12, AS2890.6 and Warringah Council (WC) access requirements as applicable.

DDA complaints can be lodged in relation to existing and or proposed buildings and services. Accordingly AA provides a risk management approach, and recommends access modifications / retrofit to existing premises in conjunction with accessible new works and services.

Scope & Criteria

Revised DA2008/1741 was approved by Warringah Council on 13 May 2010 – and includes *‘partial demolition of existing buildings, construction of extensions ... including 2 levels of retail floor space, a multi-level car park and associated storm water works’*.

This AA access report is based on review of the following Westfield documents for **Scheme 28d, revision C** received to date

❖	Ground	DA01.5201
❖	Ground / Mezzanine	DA01.5202
❖	Level 1	DA01.5203
❖	Level 1 / Mezzanine	DA01.5204
❖	Level 2	DA01.5205
❖	Roof	DA01.5206

Access related conditions and references in the revised DA include

Condition 5	All building works to comply with the BCA
Condition 8	Separate DAs to be submitted for uses other than shops and for fit-out of shops
Condition 11	Comply with relevant standards including AS2890.1-2004 and AS1428.2-1992
Condition 20	Pedestrian crossings at Cross & Green Sts to be deleted and existing crossing <i>on the site at the end of Cross St</i> to be retained
Advisory Notes	The DA does not ensure compliance with the DDA – and applicants are <i>strongly advised to investigate requirements under the Act</i>

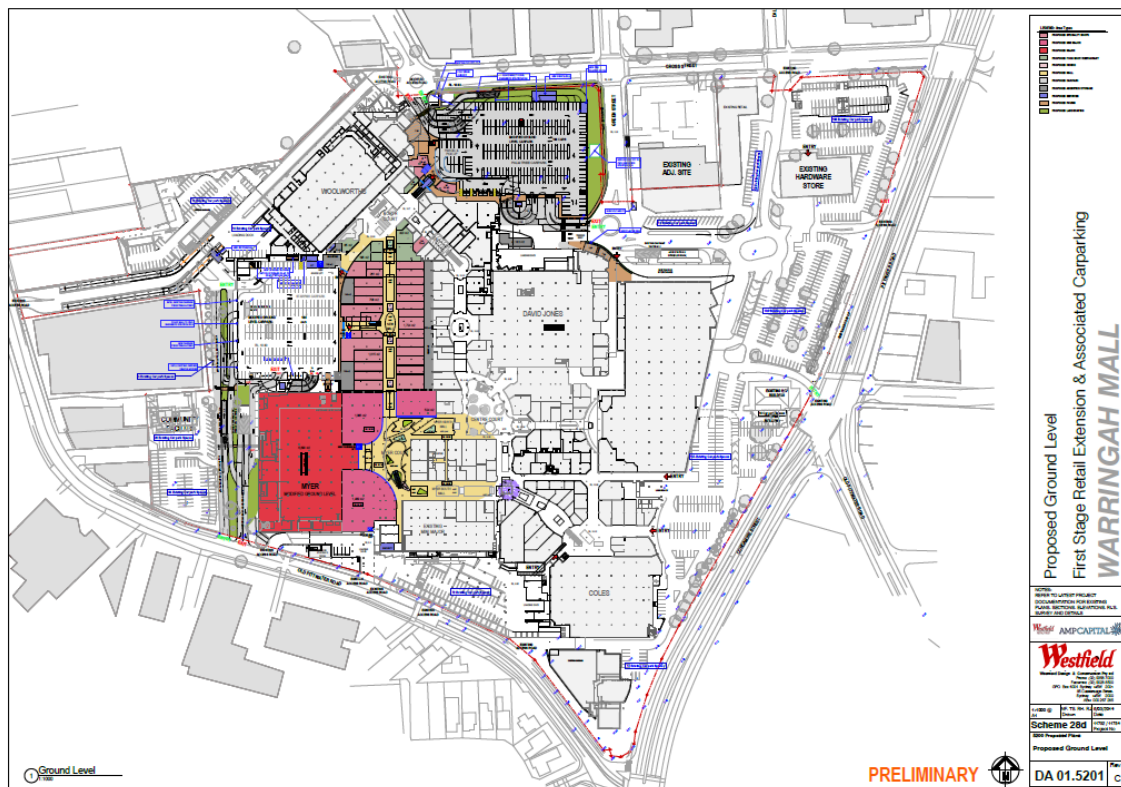
This AA Report should be read in conjunction with AA 2008 Existing Centre Access Report. This AA report should also be read in conjunction with AA 2008 DA Report.

The APS and BCA requirements for Class 6 retail premises include access *‘To and within all areas normally used by the occupants’* and one accessible parking space for every 50 carparking spaces up to 1,000 spaces and 1 accessible space per 100 in excess of 1,000 spaces.

1 Ground

1.1 Car parks

New north car park at Cross & Green Sts includes NW and SE vehicle entries and exits, 197 car spaces including 5 accessible parking spaces, generally complying with AS2890.6, adjacent to SW mall entry, travelators and new lift.



Modified west car park includes west vehicle entries, exits and parking for 180± cars. Provide minimum 4 accessible parking spaces, generally complying with AS2890.6, adjacent to east mall entry, travelators and lift.

Recommendations

Accessible parking spaces to comply with BCA and AS2890.6 including accessible paths of travel, minimum 2.2m clear driveway height, minimum 2.5m clear accessible parking space height, shared space between accessible spaces, ground, vertical and directional signage

New passenger lifts to comply with the APS including audio announcements, tactile and Braille signage

Notes

Travelators and escalators do not form part of an accessible path of travel.

1.2 Mall

New east Mall connects north Woolworths, south Myers and mini major with ramped entries, and east David Jones with new specialty shops fronting the Mall.

Walkways between 12m± wide Mall, majors, voids and car parks have generally 1:34± gradient. South Myer Court includes ramps and walkways with handrails as applicable.

New lifts are located at north Palm Tree car park (2), west centrally at east Starfish car park (1) and south Myer Court (1) – together with goods lifts.

Recommendations

Provide level or ramped access within Mall and retail areas, and complying pedestrian walkways

New and refurbished passenger lifts to comply with the APS including audio announcements, tactile and Braille signage

1.3 Amenities

Amenities are located north adjacent to Woolworths and south amenities adjacent to Myers. New amenities are to replace existing.

Recommendations

Accessible unisex toilets to be adjacent to gender specific toilets and comply with the BCA and AS1428.1 including minimum 1400 clear between WCs and encroachments, WC backrest and shelf

Install one PAD cubicles (to assist people with ambulant disabilities) in each in each gender specific toilet

2 Ground Mezzanine

2.1 Car parks

New north car park provides 194 car spaces including 4 accessible parking spaces, and access to SW mall entry via travelators and lifts.

Modified west car park provides 204 car spaces. Provide minimum 5 accessible parking spaces, generally complying with AS2890.6, adjacent to east mall entry, travelators & lift.

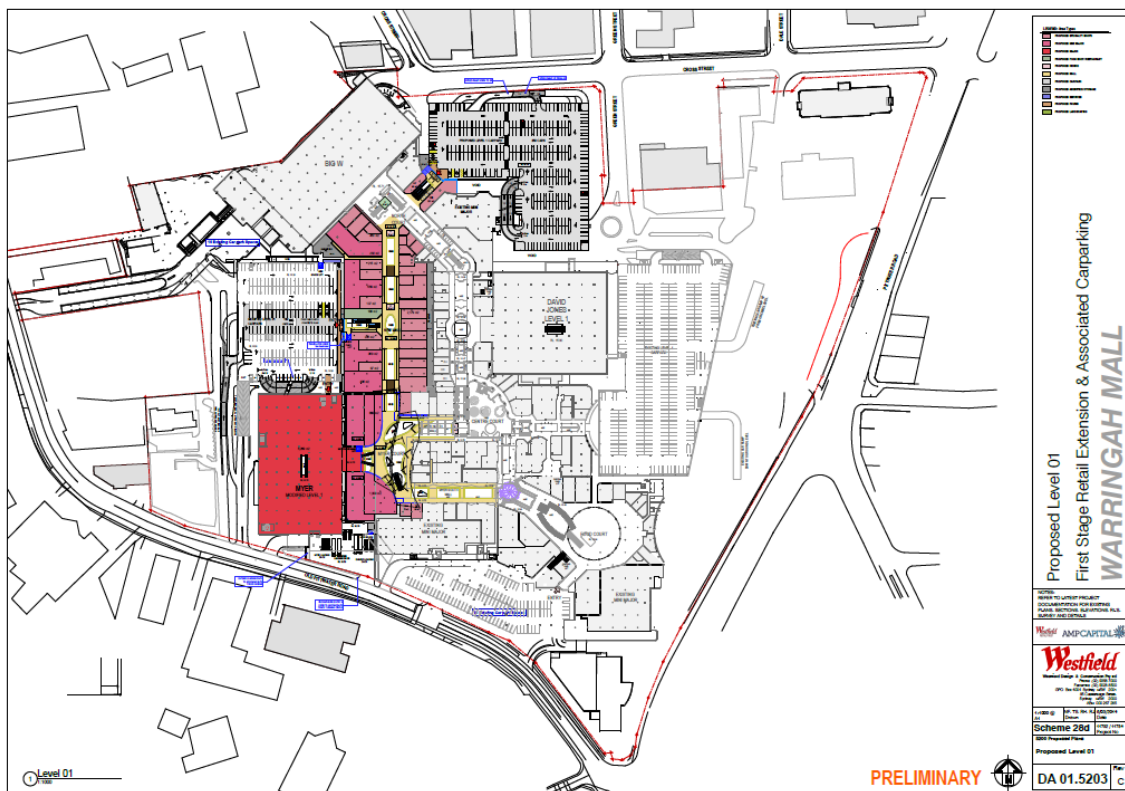
Recommendations

Accessible parking spaces to comply with BCA and AS2890.1 including ground, vertical and directional signage – refer 1.1 above

3 Level 1

3.1 Car parks

New north car park provides 264 car spaces including 6 accessible parking spaces, and access to SW mall entry via travelators and lift.



Modified west car park provides 192± car spaces. Provide minimum 4 accessible parking spaces, generally complying with AS2890.6, adjacent to east mall entry, travelators & lift.

Recommendations

Accessible parking spaces to comply with BCA and AS2890.1 including ground, vertical and directional signage – refer 1.1 above

3.2 Mall

New east Mall connects north Big W, south Myers and mini major with ramped entries, and east David Jones with new specialty shops fronting the Mall.

Walkways between 12m± wide Mall, majors, voids and car parks have generally 1:34± gradient. South Myer Court includes ramps and walkways with handrails as applicable.

New lifts are located at north Palm Tree car park (2), west centrally at east Starfish car park (1) and south Myer Court (1) – together with goods lifts.

Recommendations

Provide level or ramped access within Mall and retail areas, and complying pedestrian walkways

New and refurbished passenger lifts to comply with the APS including audio announcements, tactile and Braille signage

3.3 Amenities

Amenities are located north adjacent to Woolworths and Big W and south amenities are adjacent to Myers.

Recommendations

Accessible unisex toilets to be adjacent to gender specific toilets and comply with the BCA and AS1428.1 including minimum 1400 clear between WCs and encroachments, WC backrest and shelf

Install one PAD cubicles (to assist people with ambulant disabilities) in each in each gender specific toilet

4 Level 1 Mezzanine

4.1 Car parks

New north car park level provides 196 car spaces, and 69 future stage cars, including 6 accessible parking spaces, and access to SW mall entry via travelators and lift.

Modified west car park provided 220 car spaces. Provide minimum 5 accessible parking spaces, generally complying with AS2890.6, adjacent to east mall entry, travelators and lift.

Recommendations

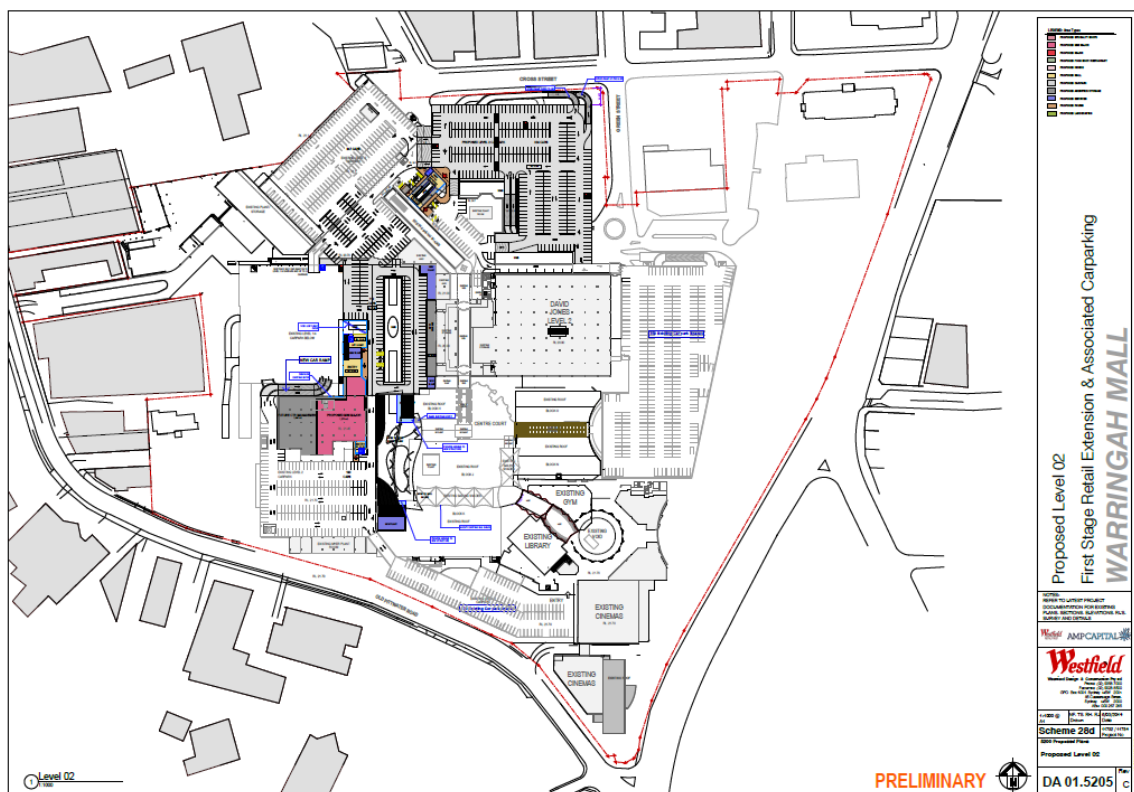
Accessible parking spaces to comply with BCA and AS2890.1 including ground, vertical and directional signage – refer 1.1 above

5 Level 2

Amenities are not provided at Level 2.

5.1 Car parks

New north car park provides 304 car spaces. Provide minimum 7 accessible parking spaces, and access to SW mall entry via travelators and lift.



New and modified west car park provides a total of 288 car spaces, including parallel Mall roof and Myers roof top parking. Provide minimum 6 accessible parking spaces, generally complying with AS2890.6, adjacent to east mall entry, travelators and lift.

Recommendations

Accessible parking spaces to comply with BCA and AS2890.1 including ground, vertical and directional signage – refer 1.1 above

5.2 Mini Major

New central lift and travelators provide access to Ground and Level 1 Mall.

A new Mini Major is located south of the Mall with south frontage lift access to Myer Court at Ground and Level 1.

Recommendations

Provide accessible paths of travel between parking, Mini Major and lift lobbies

New passenger lifts to comply with the APS including audio announcements, tactile and Braille signage

Access Compliance

AA Access Reports provide assessments and recommendations during design, documentation and construction, regarding access to and within the built environment.

Access compliance requires access inspections during construction, to review, assess and report on access compliance or non-compliance. Access Certification and sign-off can be provided on satisfactory resolution and completion of all access related issues.