

10 July 2018

Westfield Warringah Stage 2 DA Access Report

Methodology

This Access Australia (AA) Access Report relates to instructions and documents received to date from Scentre Group regarding Stage 2 redevelopment and refurbishment of Westfield Warringah, Brookvale NSW.

This Report should be read in conjunction with AA Stage 1 Access Report and recommendations.

AA reports and recommendations relate to the 2010 DDA Access to Premises Standard (APS) as amended, current BCA / NCC and applicable local authority 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 - 2009, AS1428.2 - 1992, AS1428.4 - 2009, AS1735.12 - 1999, AS2890.6 - 2007 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.

AA directors are members of the ACAA (Association of Consultants in Access Australia).

Scope

Warringah Mall Stage 2 extends along the Condamine St and Pittwater Rd frontages with links to existing Mall, retail and car parking areas.



Warringah Stage 2

AA scope is to provide draft and completed Stage 2 DA Access Report based on documents provided and in accordance with relevant legislation, codes and standards.

AA can also provide recommended CC and construction Access Reports to completion and access certification.

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. Accessible parking provision and locations to comply with the BCA and AS2890.6-2009.

Total existing parking provides 4,652 spaces. Stage 2 adds 418 spaces providing a total of 5,070 spaces – requiring a total of 61 accessible spaces and adjacent shared areas. Stage 2 plans provide an additional 37 accessible spaces.

Northern Beaches Council considered the proposal (Application PLM2016/0110) in relation to the Warringah Local Environment Plan 2011 at a meeting with Scentre representatives on 15 December 2016.

Access related considerations include

31. A 'Signage Strategy' is to be submitted with all development applications proposing a significant increase in floor area or change to external façades of the building.

39. A Social Impact Assessment (SIA) is to be submitted with a development application where there is the likelihood that the proposed development may significantly impact on the following matters: Public Transport, Child care, Accessibility and Health facilities.

Page 11 - To improve pedestrian access to and from the centre through enhancing existing links and / or creating new links as redevelopment occurs.

46. New development is to ensure that existing pedestrian links from the surrounding area into the site are strengthened.

51. A single integrated bus interchange for the site is to be provided. The interchange is to be located on the eastern side of the site, generally north of the intersection of Pittwater Road and Condamine Street.

Page 13 - To provide adequate parking facilities for staff and visitors to Warringah Mall.

Page 16 - Coordinate link bridge connection across Pittwater Road to Community Health building under construction.

Page 18 - Pedestrian access - Pittwater Road / Condamine Street site frontage. This should be readily accessible from the proposed B-Line stop, catering for all mobility needs with the minimum of difficulty.

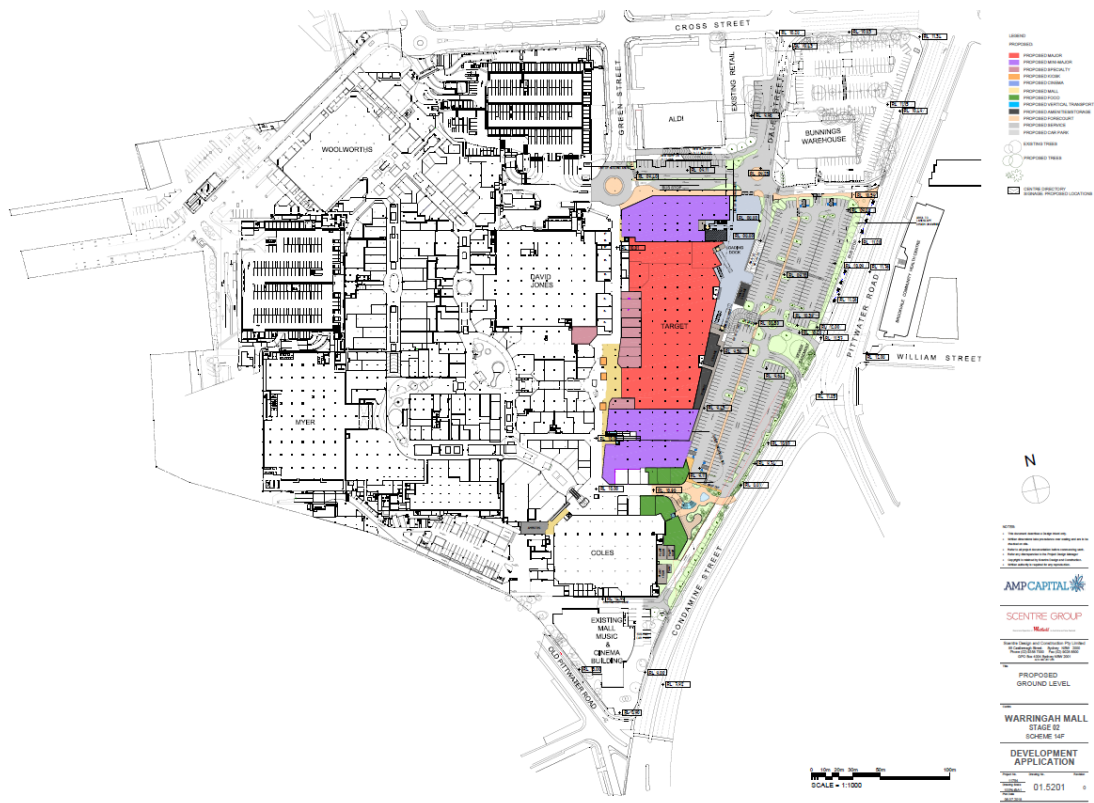
Scentre advise that retail and parking entries, new lifts and amenities details are to be undertaken and provided post DA in detailed documentation stage.

Ground level

Scheme 14F

Dwg 01.5201

New pedestrian and vehicular access is provided at the Condamine St frontage.



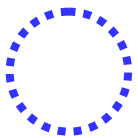
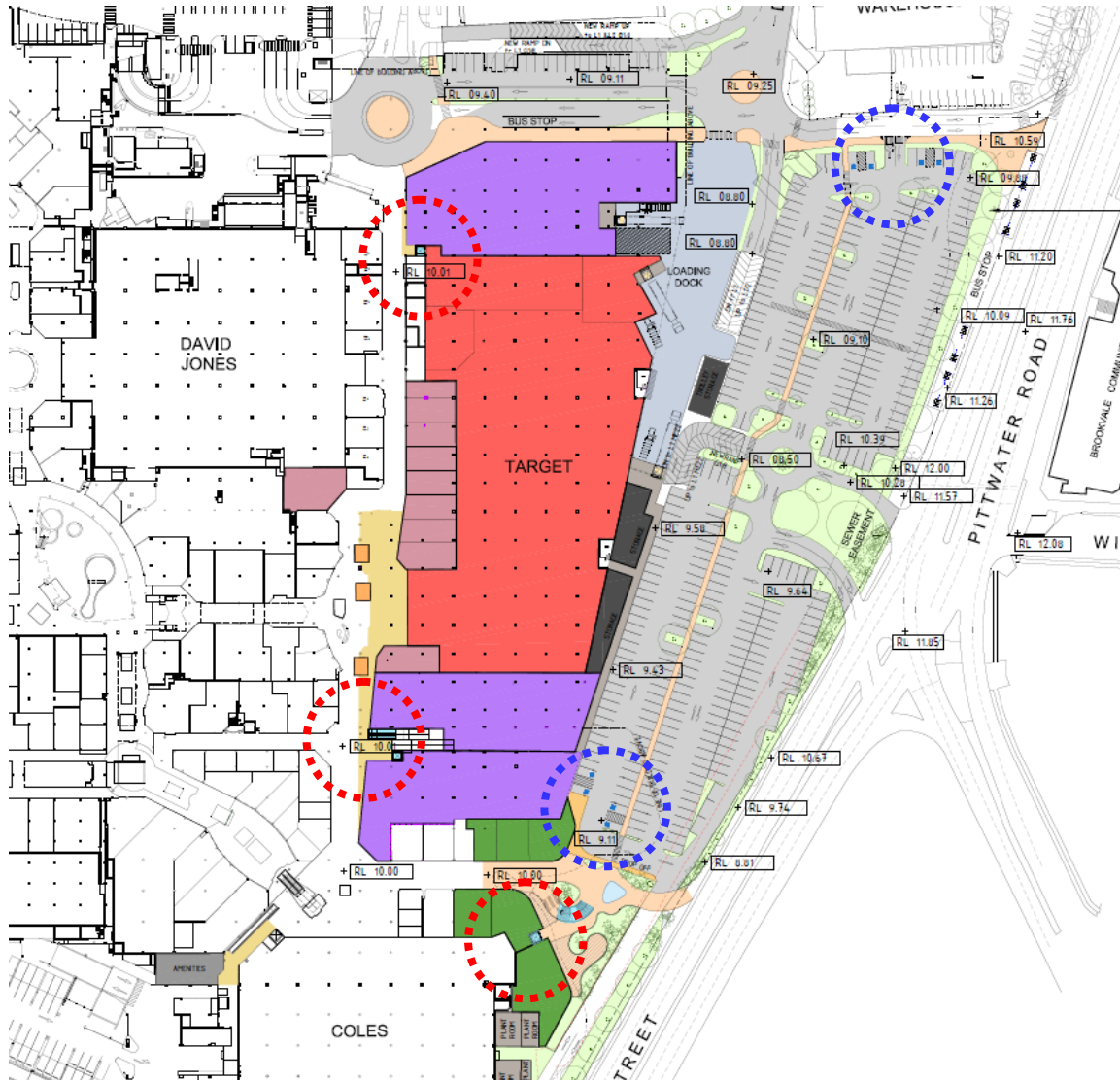
Ground level overall plan

South pedestrian access provides generally level access to the existing Mall adjacent to Coles, with 3 new lifts providing access to upper levels, new specialty shops and amenities.

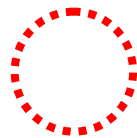
A new Target store and 3 Mini Minors are located between existing David Jones department store and Condamine St frontage ground level parking for 366 vehicles. Eight (8) accessible parking spaces are provided with shared areas.

A new bus interchange is located at the northern end of Stage 2, with 12 car parking spaces. Accessible bus stops to be provided.

Scentre advise that retail entry, lift and south amenities details are to be undertaken post DA in detailed documentation stage.



Accessible parking



New lift

Ground level

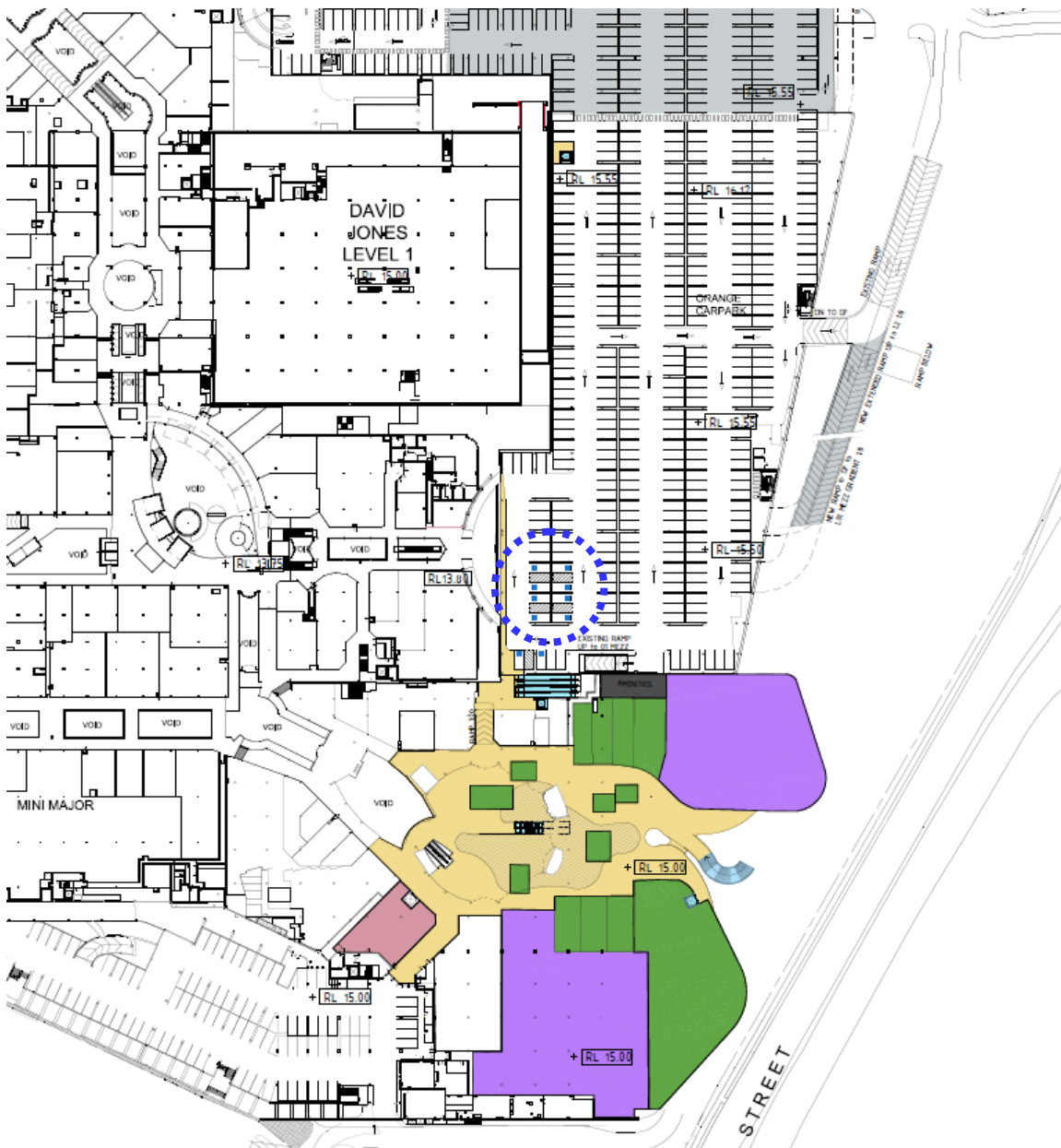
extract

Ground level	Access criteria APS, BCA & Standards
<p>Path of travel (POT) Entries, signage & doors</p> <p>❖ Refer Appendix A</p>	<p>Provide accessible POTs between street frontages, bus stops, carparking and pedestrian entrances, and minimum 850 doors with complying nibs and circulation.</p> <p>Automatic entry doors to include continuous decals 75mm± and 900 to 1000mm high with minimum 30% luminance contrast between decals and background</p>
<p>Retail areas and Malls</p>	<p>Provide level entries to all premises with complying entries, signage and FF&E</p>
<p>Stairs, ramps, bollards</p>	<p>Stairs, ramps and walkways to comply with AS1428.1-2009. Provide complying kerb ramps and bollards with minimum 30% luminance contrast between bollards and background</p>
<p>Accessible parking</p>	<p>Provide accessible parking complying with the BCA and AS2890.6-2009 including 2.4m wide accessible parking spaces with adjacent 2.4m wide shared spaces</p> <p>Provide maximum 1:40 cross fall, minimum 2.2m driveway height, minimum 2.5m parking space height. Install ISA (International Symbol of Access) ground and vertical signage and accessible POTs</p>
<p>Amenities</p>	<p>Provide complying accessible unisex toilets adjacent to gender specific toilets, with PAD cubicles (to assist persons with ambulant disabilities)</p>
<p>Signage</p>	<p>Install consistent and accessible identifying signage with minimum 30% luminance contrast between signage and background</p>
<p>Passenger lifts</p>	<p>Passenger lifts to provide complying circulation space, minimum 900 wide door and 1400 x 1600 car size, Braille & tactile controls 990 to 1200 high, handrails and audio announcements</p>

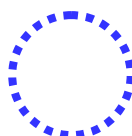
Level 1

Dwg 01.5201

Level 1 provides additional parking above the bus interchange, with a new lift between parking levels and ground floor. Ten (10) accessible parking spaces are provided with shared areas.



Level 1 extract



Accessible parking

Retail areas include a central dining area with island and surrounding specialty tenancies. Three Mini Minors are provided with new amenities.

Lift and escalator access is provided between retail levels and level access is available to Level 1 parking. Escalators are not part of an accessible path of travel.

Level 1	Access criteria APS, BCA & Standards
Path of travel (POT) Entries, signage & doors Retail areas and Malls Stairs, ramps, bollards Accessible parking Amenities Signage Passenger lifts	Comply with Ground floor access criteria

Level 1 Mezzanine

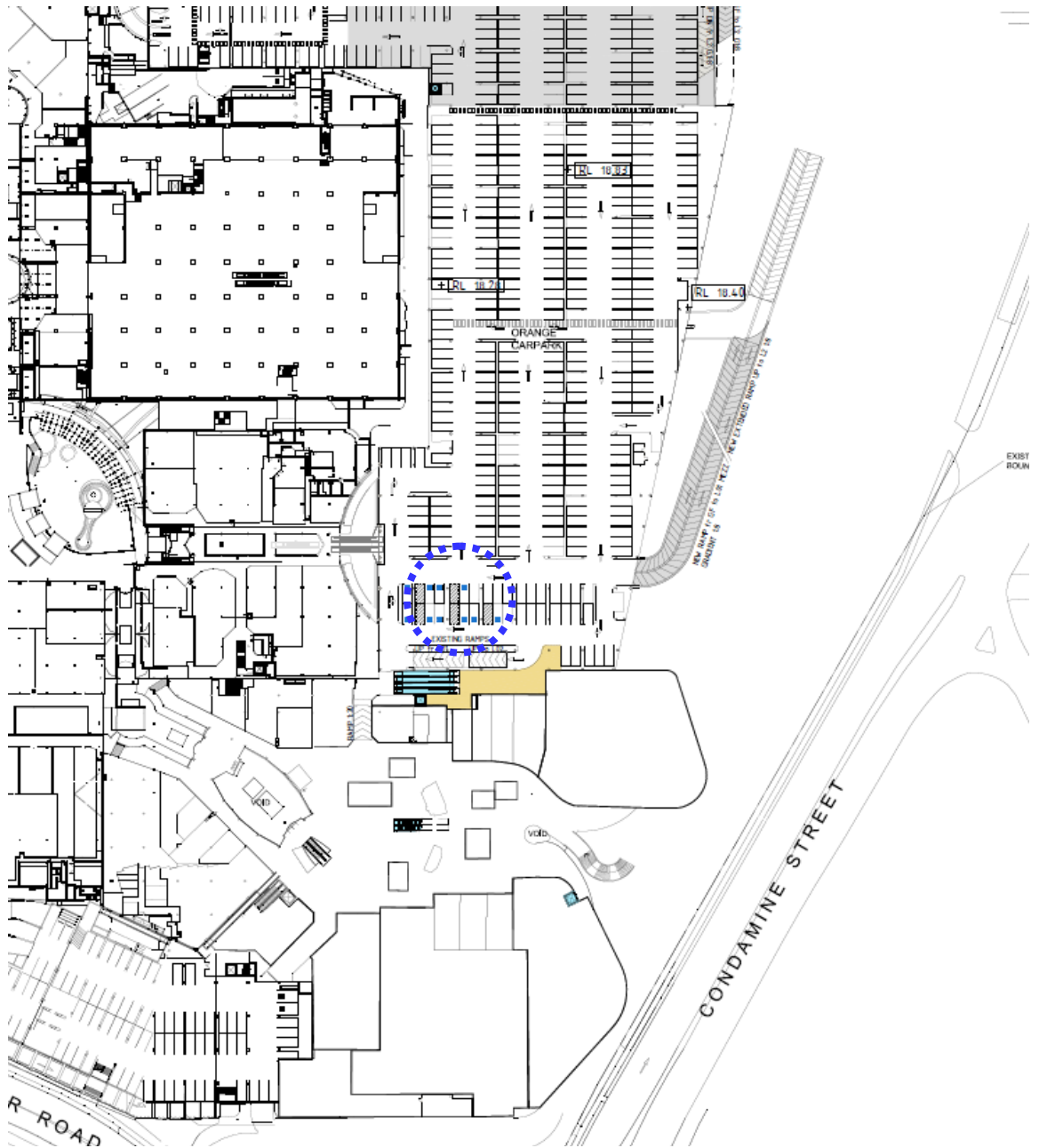
Dwg 01.5204

Level 1 Mezzanine provides additional parking above the bus interchange, with a new lift between parking levels and ground floor. Ten (10) accessible parking spaces are provided with shared areas.

Lift and escalator access is provided between retail levels and Level 1 Mezzanine parking.

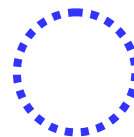
Level 1 Mezzanine	Access criteria APS, BCA & Standards
Paths of travel (POT) Entries, signage & doors Stairs, ramps, bollards Accessible parking Signage Passenger lifts	Comply with Ground Level access criteria

ACCESS AUSTRALIA



Level 1 Mezzanine

plan extract

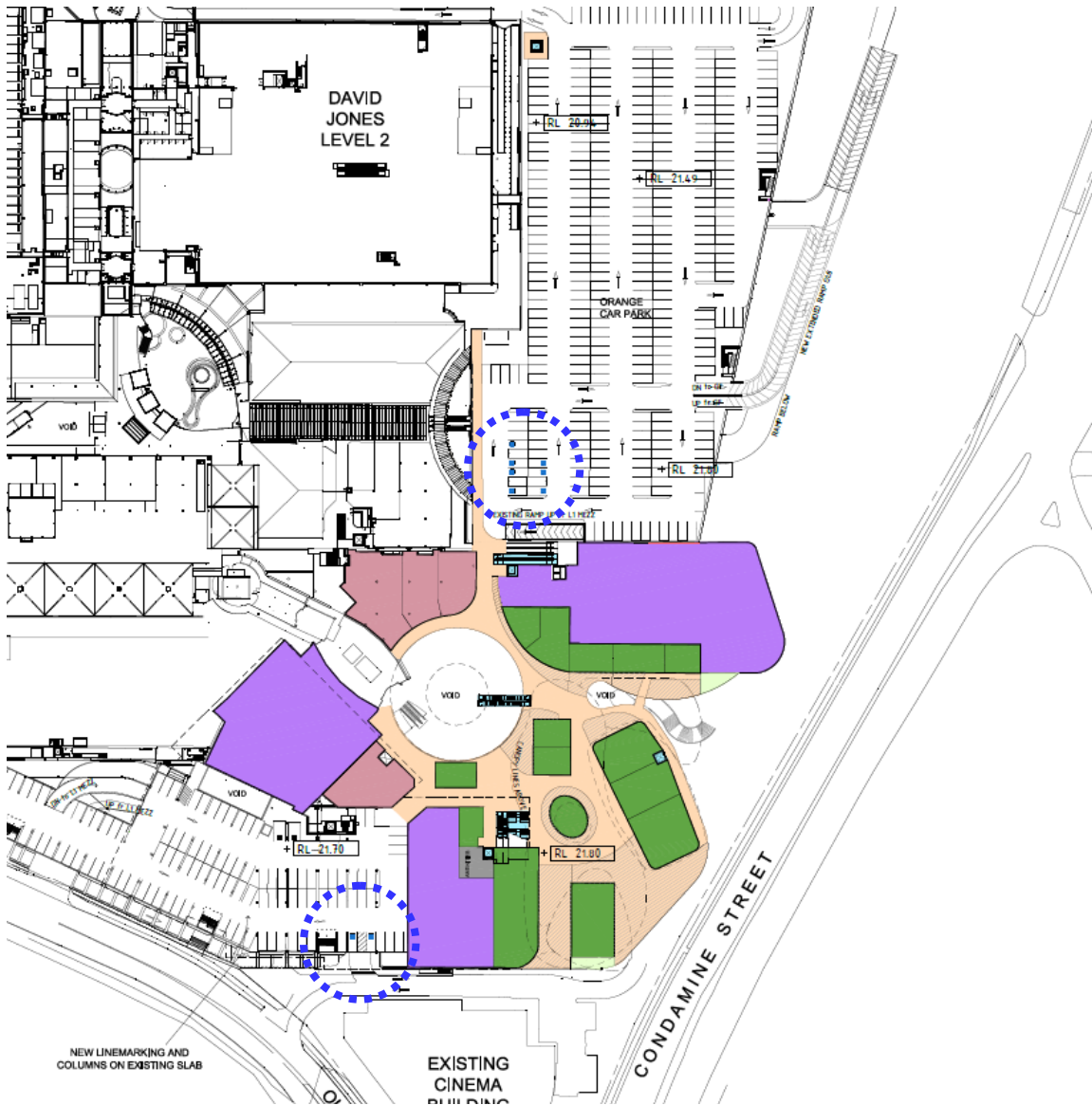


Accessible parking

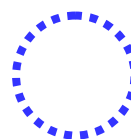
Level 2

Dwg 01.5205

Level 1 provides additional parking area ramps and a new lift between parking levels and ground floor. Nine (9) accessible parking spaces are provided with shared areas.



Level 2 plan extract



Accessible parking

Retail areas include a central void with surrounding specialty tenancies. Three Mini Minors are provided with new amenities.

Lift and escalator access is provided between retail levels and level access is available to Level 2 parking.

Level 2	Access criteria APS, BCA & Standards
Path of travel (POT) Entries, signage & doors Retail areas and Malls Stairs, ramps, bollards Accessible parking Amenities Signage Passenger lifts	Comply with Ground Level access criteria

Level 3

Dwg 01.5207

Level 3 includes a new Library and adjacent Mini Minor with lift and escalator access.

Level 3 also provides a 10 cinema complex with lift and escalator access. Amenities are not provided.



Level 3 plan extract

Appendix A

AS/NZS 2890.6:2009

8

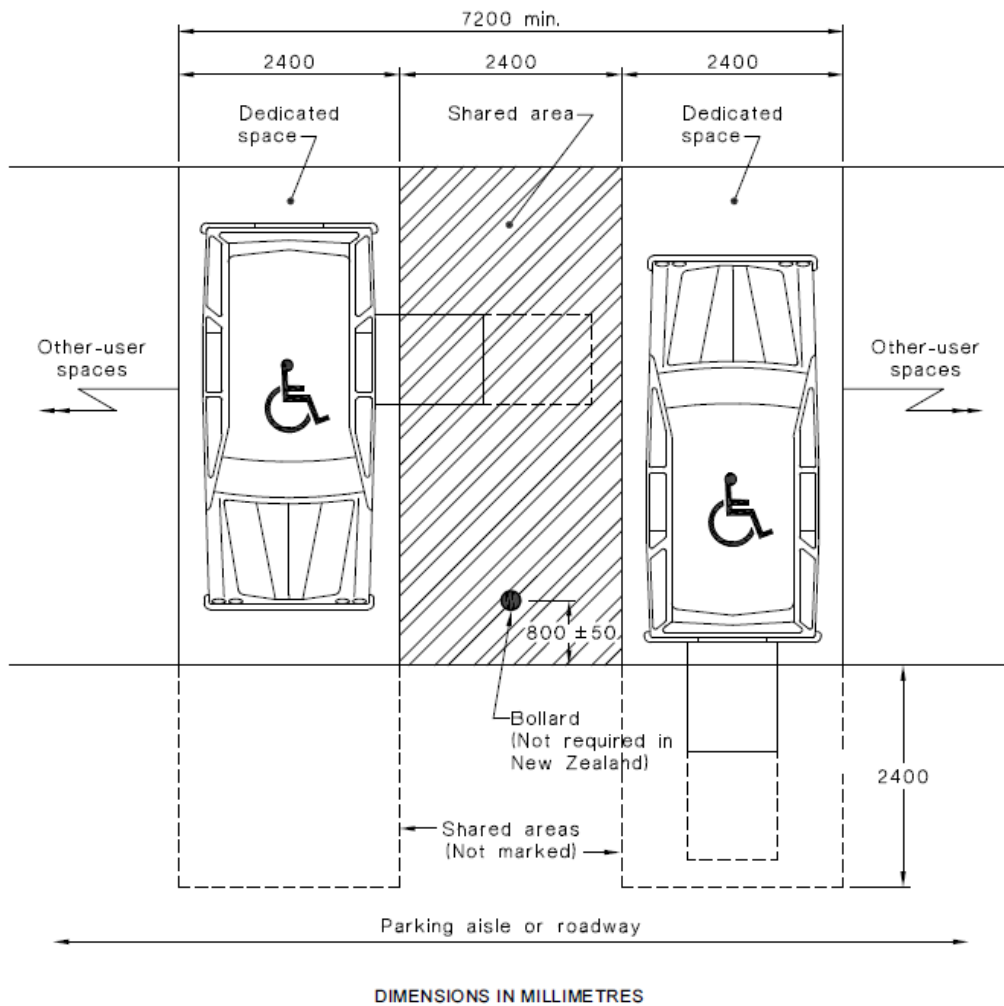


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

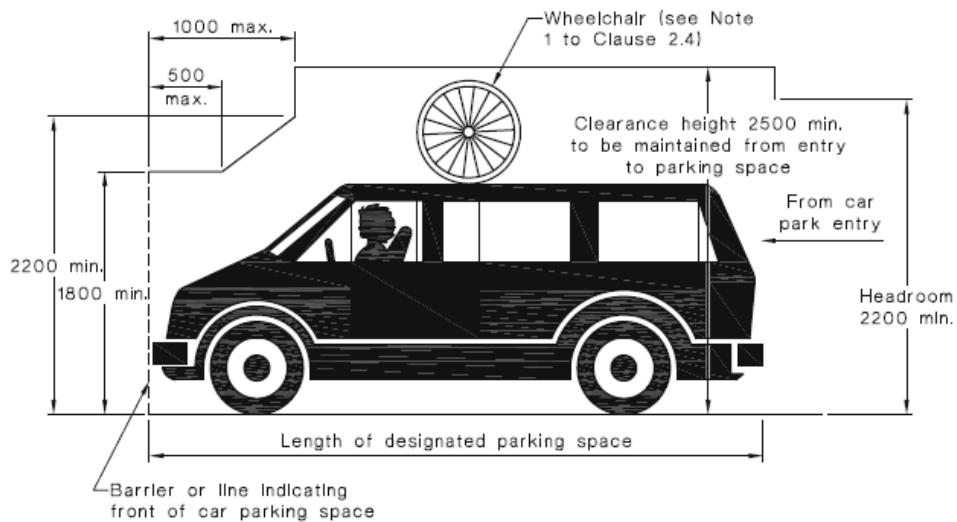
2.4 HEADROOM

The path of vehicular travel from the car park entrance to all parking spaces for people with disabilities and from those spaces to the car park exit shall have a minimum headroom of 2200 mm.

The headroom above each dedicated space and adjacent shared area, measured from the level of the dedicated space shall be a minimum of 2500 mm. For an angle parking space the headroom of the front of the space and its adjacent shared area may be reduced to lie within the profile shown in Figure 2.7.

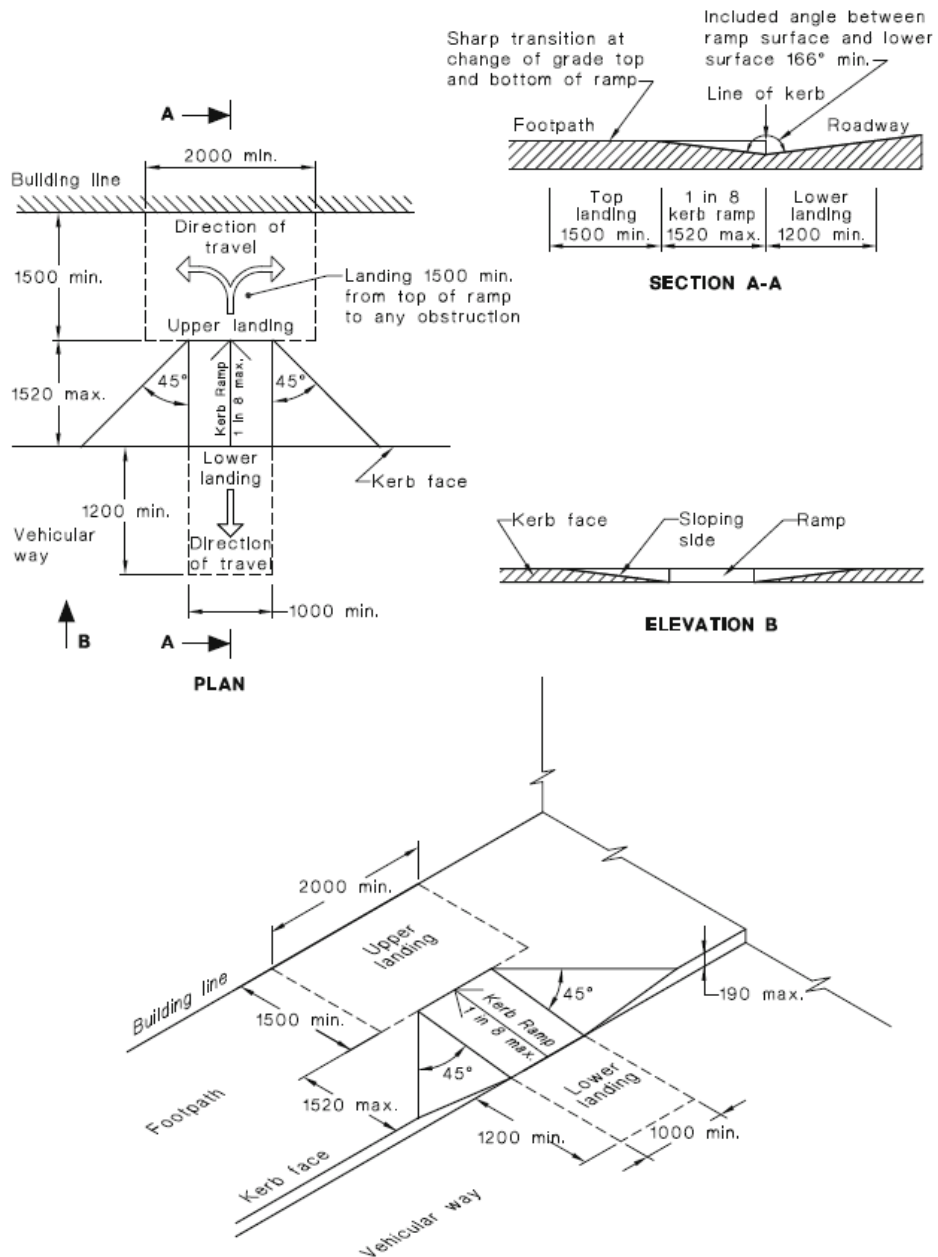
NOTES:

- 1 Where a wheelchair hoist is used, although the wheelchair is stored on the vehicle roof in a flat position, it is raised to full wheelchair height (in addition to the height of the roof rack) during the hoisting process.
- 2 The method of measuring headroom is given in AS/NZS 2890.1.



DIMENSIONS IN MILLIMETRES

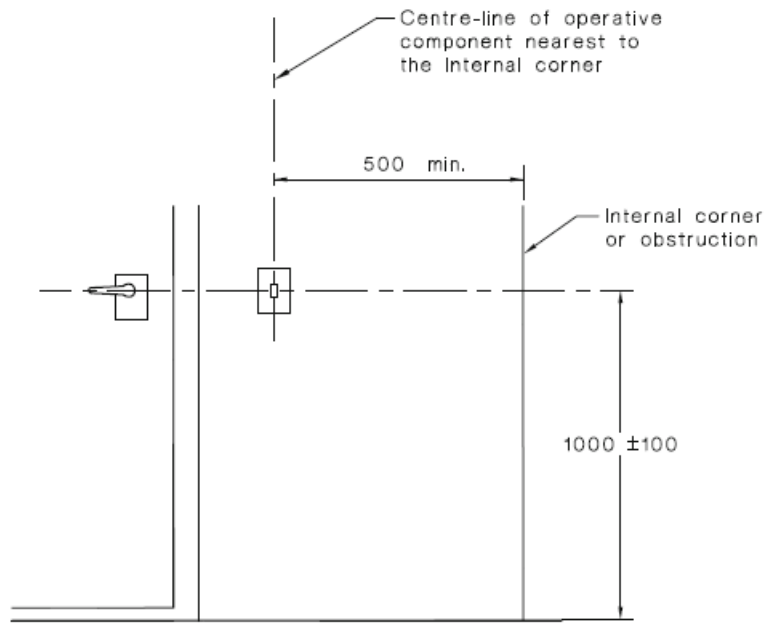
FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES



NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

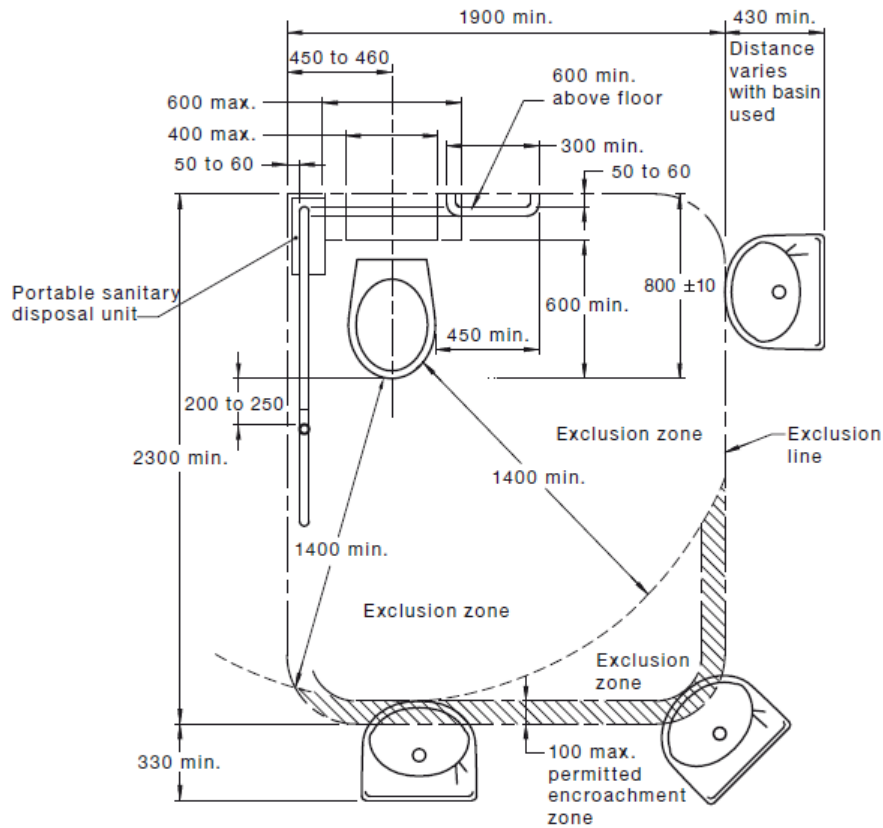
DIMENSIONS IN MILLIMETRES

FIGURE 24(A) INSERTED KERB RAMP



DIMENSIONS IN MILLIMETRES

FIGURE 37 HEIGHTS FOR SWITCHES AND DOOR HANDLES



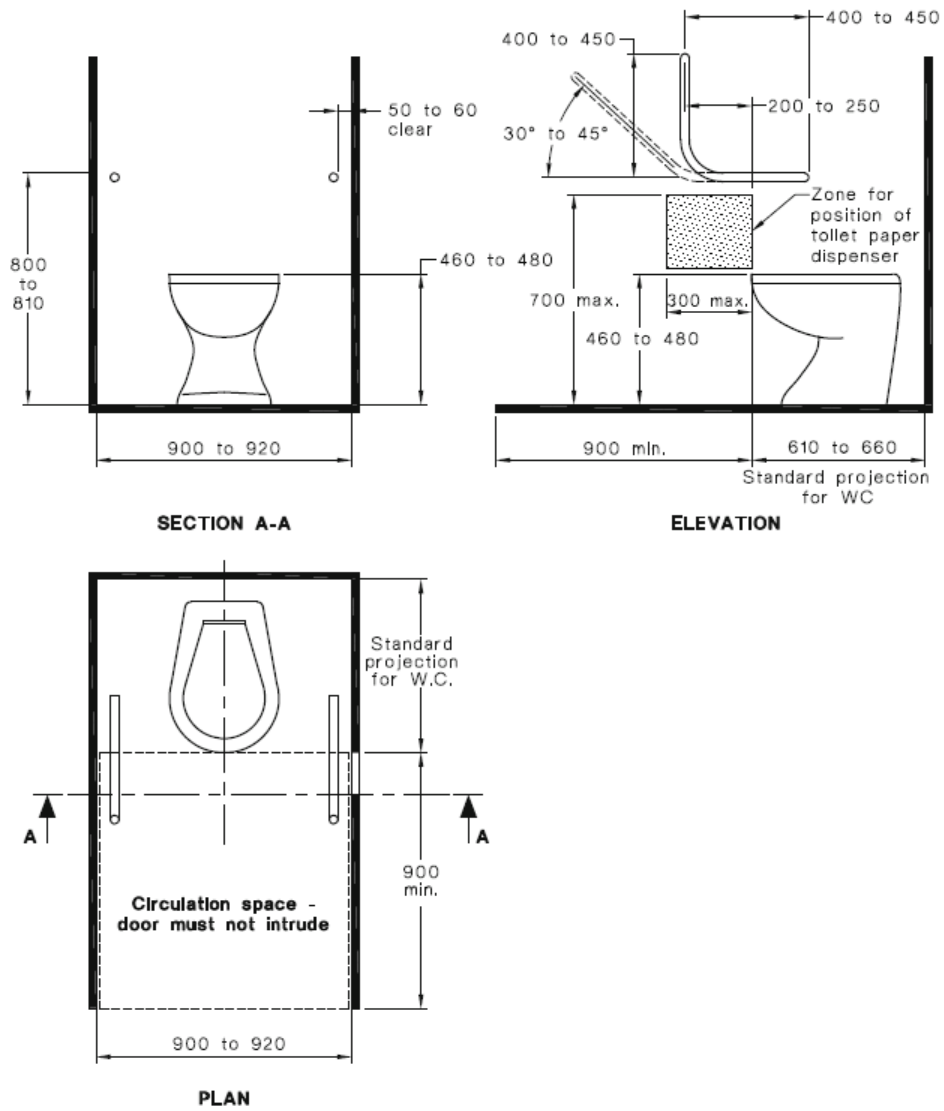
LEGEND

— — — — — Circulation space line

NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

DIMENSIONS IN MILLIMETRES

FIGURE 43 CIRCULATION SPACE FOR WC PAN—RIGHT-HAND TRANSFER (LEFT-HAND TRANSFER IS MIRROR REVERSED)



DIMENSIONS IN MILLIMETRES

FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION