



Accessibility Design Review Report

Forestway Shopping Centre
Redevelopment,
Warringah Road & Forest Way,
Frenchs Forest, NSW

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Executive Summary

The following report is a review of the Development Application (DA) Design documentation and provides a summary of the compliance strategy of the proposed works highlighting the key principles of accessibility as well as the technical requirements of a building to ensure the public, staff and visitors, have equitable and dignified use.

The report is prepared in relation to the proposed redevelopment of Forestway Shopping Centre located on the corner of Warringah Road and Forest Way, Frenchs Forest NSW.

Compliance Summary

As members of the Access Consultants Association of Australia (ACAA), we have reviewed the DA Design documents prepared by Buchan for compliance with the current building assessment provisions, including (but not limited to) the following:

- Disability Discrimination Act (DDA) 1992.
- Building Code of Australia 2016 and referenced Australian Standards; and
- The Disability Access to Premises (Buildings) Standard 2010

In summary, McKenzie Group Consulting are satisfied that the DA design documentation provides appropriate accessibility capable of complying with the BCA & Disability (Access to Premises – Buildings) Standards 2010 and the spirit and intent of the DDA, for the purposes of the development application process.

1. Introduction

Point Polaris 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 the DA Design review. The report is prepared in relation to a proposed redevelopment of Forestway Shopping Centre located on the corner of Warringah Road and Forest Way, Frenchs Forest NSW.

This report provides a compliance overview of the project with respect to achieving compliance with the Building Code of Australia (BCA) and the Disability Discrimination Act (and Disability Standards) (DDA), within the project scope. Detailed Design documentation and compliance assessment will be undertaken as the design develops.

1.2. Project Description

The proposed redevelopment of Forestway Shopping Centre is a development which adds 11,907m² GLA to the centre, bringing the total GLA to 21,484m².

The redevelopment works consist of the following:

- Provision of new pedestrian links to the surrounding community – hospital, proposed town centre and nearby schools
- Two levels of basement carparking in addition to roof top carparking on level 2
- New retail tenancies on ground level and improved circulation to and within the ground floor.
- Provision of new community wellbeing hub on level 1 with an open rooftop sky park and additional services including childcare, gymnasium, health care and office spaces including a dining precinct.

2. Legislative Requirements

The legislative requirements for this project comprises both Federal and State legislation.

Federal

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional and equitable 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, equality and dignity of people with disabilities, their companions, family and carer givers.

The DDA utilises statutory instruments known as Disability Standards to provide detailed requirements. The Disability Standards are: Disability (Access to Premises – Buildings) Standards 2010, Disability Standards for Education 2005 and the Disability Standards for Accessible Public Transport 2002. These Disability Standards draw extensively on technical provisions in the AS 1428 series details technical requirements related to design for access and mobility.

State

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 and subsequent BCA. In particular adherence to the Access to Premises Standard (2010) (APS); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. This means that compliance with the relevant sections of the BCA, ensures compliance with the relevant 'Premises' component of the DDA.

However, compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act if the elements of equality, dignity and functionality remain compromised within an environment. The building owner/occupier should therefore ensure that their policies, practices and procedures promote equality in all employment, education and services provided, within their built environment.

2.1. Referenced Legislation and Standards

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

- Disability Discrimination Act (DDA) 1992.
- Disability (Access to Premises – Buildings) Standards 2010 (DAPS 2010).
- Disability Standards for Education 2005
- Disability Standards for Accessible Public Transport 2002
- Building Code of Australia (BCA) and BCA referenced standards including:
 - 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.
 - AS2890.1 2004 Part 1: Off-street car parking.
 - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
 - AS1735.12 1999 Lift facilities for people with disabilities.
- NSW: Council's Development Control Plan: Warringah Development Control Plan 2011

2.2. Council Development Approval / Development Control Plans (DCPs)

A Development Permit will be required from the Local Authority for the development – Northern Beaches Council. A copy of the Development Permit conditions and approved drawings will be required to complete Construction Documentation/ Building Approval milestones for that component of works.

The proposed development must not be inconsistent with the endorsed drawings and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

3. Documentation

The report has been prepared based on a review of the Forestway Yield Study dated 06 June 2018.

4. Exemptions and Performance Based Solutions

4.1. Exemptions

Based on the use of some areas within a 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 include:

- An area where access would be inappropriate because of the particular purpose for which the area is used.
- An area that would pose a health or safety risk for people with a disability.
- Any path of travel providing access only to an area exempted by (a) or (b).
- Plant including plenums, service routes, equipment rooms for computers or data (including persons with ambulant aids).
- Pathways used to gain access exempted plant spaces only.
- Cleaner's rooms used only by cleaners.
- Rooms used only by central staff associated with linen, waste and supply.
- Production parts of the kitchen and servery rooms used only by central kitchen staff.
- Store rooms where the door is left open while accessing them- only to have required door clearance on the outside.

4.2. Report Objective

A key objective of the access requirements of the Premises Standards and NCC is to provide, as far as is reasonable, all people with safe, equitable and dignified access to a building and the services and facilities within that building.

A key objective of this report is to provide assessment commentary to assist the design process to provide equivalent access to the degree necessary to facilities to suit visitors with a range of disabilities in an equitable and dignified manner.

4.3. Performance Based Solutions

No performance based solution items have been identified at this stage of design.

5. Compliance Assessment / Overview

5.1. General Building Access Requirements (BCA D3.1)

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

Class 5 – Office/Administration ;

Class 6 – Retail;

Class 9b – Public Realm/Function Areas

- To and within all areas normally used by the occupants

Class 7a – Car parking

- To and within any level containing accessible car parking spaces

Level access will be provided via graded pedestrian walkways/ ramps 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 drop-off areas and any accessible carparking space.

The paths connecting the above will be compliant with Part D3.3 of the BCA & AS1428.1-2009 - as accessible paths of travel.

5.2. External approaches, walkways and kerbs (D3.1, D3.2, D3.3, D3.8 & AS1428.1)

The external paths of travel to the site comprise of the following:

- Stair / ramped access via Russel Avenue
- Stair / ramped access via Forrest Way
- Connection to the existing ongrade pedestrian pathway via Forest Way
- Multiple ongrade access points via Grace Avenue

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 car park entry points on Grace Avenue and Forest Way to adequately identify the roadway hazard for pedestrians using the footpath. 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.

5.3. Accessible car parking (D3.5, AS/NZS 2890.6-2009)

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

The redevelopment includes a total of 809 carparking spaces. Of these spaces a minimum of 17 accessible carparking spaces shall be designated which meets with the minimum requirements of the BCA.

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 shall be located near the main entrances of the buildings and lift lobbies 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.

A continuous accessible path of travel shall be provided from the accessible spaces to the main entrances of the buildings and/or lift lobbies. The spaces shall be 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.

5.4. Pedestrian / Transport Drop-off Zones

A dedicated taxi / pedestrian set-down area is provided on Russell Avenue, positioned near the main entrance of the Mini Major.

A bus set down areas shall be re-instated on Forest Way. The design of the bus stop shall comply with Disability Standards for Accessible Public Transport (DSAPT) 2002

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.

5.5. Building / Tenancy Entrances

The main entrances to the centre comprise of an uninterrupted path of travel, providing a minimum opening width of 4000mm wide which provide compliant access for people with a disability. After hours and outside of trading hour security bi-folding doors will be activated.

Any staff entry / 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.

5.6. Specialty Food & Retail Tenancies

The tenancy layout and joinery design including reception, café counters and seating shall be designed with consideration to accessibility requirements of AS1428.2-1992.

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

5.7. Internal Paths of Travel

An accessible path of travel is required to all accessible areas within accessible buildings, normally used by occupants. Internal walkways should be designed with the following features:

- Suitable circulation spaces to enable turning into adjacent doorways and workstation areas,
- Adequate passing spaces, and
- Turning areas at corridor or room terminators.

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.

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.

Internal accessible paths of travel will be further reviewed as the design progresses.

5.8. General Circulation Stairs/Ramps

An accessible path of travel is required to all accessible areas within accessible buildings, normally used by occupants.

All public circulations stairs and ramps (excluding fire-isolated stairs/ramps) must be provided with handrails/kerb rails to both sides, handrail extensions & turndowns, nosing strips (Stairs) and Tactile Ground Surface Indicators (TGSIs).

Circulation stairs and ramps will be required to be set-back from transverse paths of travel so that handrail extensions do not protrude into corridor paths of travel.

Offsetting the stair at the mid landing will allow a continuous single handrail which will not require vertical sections.

General circulation stairs/ramps will be further reviewed as the design progresses.

Fire-isolated Stairs (FIS)

All FIS stairs shall be designed and constructed in accordance with Clause 11(f), (g) and Clause 12.

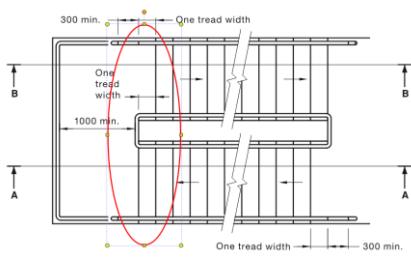
Offsetting the stair at the mid landing will allow a continuous single handrail which will not require vertical sections.

Accessibility Design Review

Forestway Shopping Centre Redevelopment

Warringah Road & Forest Way, Frenchs Forest, NSW

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5.9. Lifts / Escalators (D3.1, E3.6, AS1428.1 & AS1735.12)

Multiple passenger lifts are provided, evenly distributed throughout the site and co-located with general circulation stairs.

Any lift travelling greater than 12m requires a minimum compartment size of 1400mm wide x 2000mm depth (requires 2000mm depth where stretcher use indicated and travelling >12m). Any lift travelling less than 12m requires a minimum compartment size of 1100mm wide x 1400mm depth.

The fitout of the lifts shall comply with AS1735.12, providing a minimum doorway clearance of 900mm.

Fitout of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner.

Escalators/travelators are located centrally providing a connection between all levels. Tactile Ground Surface Indicators will be located in accordance with AS1428.4.1-2009.

5.10. Internal Doorways

An accessible path of travel is required to all accessible areas within accessible buildings normally used by occupants. Doors on accessible paths of travel require the following (in accordance with AS1428.1-2009):

- Unobstructed clear opening widths to be a minimum of 850mm (- a 920mm door leaf is required).
- Door control or "after-hours" swipe card access to be located on a level landing, in an accessible location, in accordance with Clause 13.5 of AS1428.1-2009.
- Door circulation clearances;
- 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.

Doors on accessible paths of travel will be further reviewed as the design progresses.

5.11. Sanitary / Changing Facilities

Centre amenities are proposed in the following locations:

- Ground Floor Adjacent Aldi
- Ground Floor Adjacent Woolworths
- Level 01 Adjacent travelators
- Level 01 adjacent Allied Health

The new amenities blocks shall comprise of male and female toilets, male and female ambulant cubicles and unisex accessible sanitary facilities.

The male and female shall include 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.

Where gender shower facilities are provided, the unisex accessible sanitary facility shall include 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 Clause 15 of AS1428.1-2009. The minimum compartment size shall achieve 2630mm x 2300mm.

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.

Where parent rooms are provided, the toilet within the parent's room is recommended to be configured as a unisex accessible sanitary facility. Alternatively, the provision of a baby change table within the accessible sanitary facility in the same location will be detailed.

The provision of a Changing Places Facility shall be considered in the next phase of design. Changing Places Facilities are designed to meet the changing needs for people with severe and profound disabilities. The facilities are to incorporate full size change table and hoist within the accessible amenities.

5.12. 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.

5.13. Hearing Augmentation

Hearing Augmentation Listening Systems are an essential assistive device for people who use hearing aids and are mandatory at screened reception counters, lifts and areas with public announcement systems.

As the design progresses requirements for hearing augmentation will be clarified and confirmed.

5.14. 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.

5.15. Reception / Office Joinery Generally

The layout of Reception / Office / Visitor area Fit-out and joinery - in accessible areas - including visitor seating, is recommended to be designed with consideration to accessibility requirements.

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

6. Compliance Summary


As members of the Access Consultants Association of Australia (ACAA), we have reviewed the Development Application (DA) design documents prepared by Buchan for compliance with the current building assessment provisions, including (but not limited to) the following:

- Disability Discrimination Act (DDA) 1992.
- Building Code of Australia 2016 and referenced Australian Standards; and
- The Disability Access to Premises (Buildings) Standard 2010

This report provides a compliance overview of the project with respect to achieving compliance with the above legislation. In the next phase of the design process it is anticipated that as additional detail is provided - particularly floor plans, dimensions and features- the accessibility of this development can be further detailed.

In summary, McKenzie Group Consulting are satisfied that the DA design documentation provides appropriate accessibility capable of complying with the BCA & Disability (Access to Premises – Buildings) Standards 2010 and the spirit and intent of the DDA, for the purposes of the development application process.

If you have any further queries in relation to the reports and recommendations contained please contact Angela Chambers on 07 3834 9800.

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