

Anzac Village Montgomery Centre External Work Access & Inclusion Review

Background

This review of the landscape architecture design documentation addresses the requirements for access by people with a disability or who are older, to the proposed landscape design adjacent to the Montgomery Centre at Anzac Village, Edmondson Drive, Narrabeen NSW.

We have reviewed the plans, issued by Group GSA and McNally Architects, to assess the level of accessibility and compliance with the relevant codes, standards and legislation. The designs have been assessed to ensure that equitable and dignified access for people with disabilities can be provided. The following documentation prepared by Group GSA and McNally Architects was reviewed for this Access and Inclusion Review:

DOCUMENT TITLE	NUMBER
Cover Sheet	L-0000
Material Schedule	L-2000
Master Plan	L-2001
General Arrangement Plan - Sheet 1	L-2101
General Arrangement Plan - Sheet 2	L-2102
General Arrangement Plan - Sheet 3	L-2103
Tree Assessment Plan	L-2201
Planting Palette	L-5000
Planting Plan - Sheet 1	L-5001
Planting Plan - Sheet 2	L-5002
Planting Plan - Sheet 3	L-5003

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Subset	Drawing No.	Drawing Name	Issue
A000 REFERENCE			
	A000	COVER PAGE	02
	A001	SURVEY	02
	A002	EXISTING SITE PLAN	02
	A003	EXISTING UNDERCROFT FLOOR PLAN	02
	A004	EXISTING GROUND FLOOR PLAN	02
	A005	DEMOLITION UNDERCROFT FLOOR PLAN	02
	A006	DEMOLITION GROUND FLOOR PLAN	02
A100 GENERAL ARRANGEMENT PLANS			
	A100	PROPOSED SITE PLAN	03
	A101	PROPOSED UNDERCROFT FLOOR PLAN	03
	A102	PROPOSED LANDSCAPING PLAN	03
	A103	PROPOSED GROUND FLOOR PLAN	03
A200 ELEVATIONS			
	A200	RAMP ELEVATIONS	02
	A201	STAGE ELEVATIONS	02

In carrying out an accessibility assessment, the main objective is to ensure access is provided through the provision of accessible facilities and continuous paths of travel to and within all areas of the public domain.

A key element of accessibility through the area is the provision of a continuous accessible and safe path providing unhindered movement for all users. Surfaces, gradients, widths, edging, slip resistance are key factors in the provision of a continuous accessible path of travel.

Design Requirements

Design requirements in this review are based on the access provisions and guidelines in the following documents:

- The Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises - Buildings) Standards 2010
- The National Construction Code (NCC) 2022 Part D4
- AS1428.1 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.1 (2021) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 (1992) Design for access and mobility Part 2: Enhanced and Additional requirements - Buildings and facilities
- AS1428.4 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment -tactile ground surface indicators
- Australian Human Rights Commission Advisory Note on streetscape, public outdoor areas, fixtures, fittings and furniture February 2013
- AS2890.6 (2022) Parking facilities - Off-street parking for people with disabilities

Universal Access

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities. The DDA covers existing premises, those under construction and future premises. It extends beyond the building itself to include outdoor spaces.

RSL Lifecare have a responsibility under the DDA to provide equitable access to goods and services and to premises used by the public. A complaint can be made to the Australian Human Rights Commission under the DDA if appropriate access is not provided.

While there are no mandatory accessible design requirements that govern all aspects of outdoor environments, AS1428 provides various specifications that can be applied to built elements in the outdoor environment. To mitigate the risk of non-compliance with the DDA, the design requirements in this review are based upon the legislation, standards and guidelines listed above.

The creation of welcoming and easy to use environments enhances mobility and wayfinding and reduces physical and psychological barriers. By recognising different requirements and mobility levels, a balanced range of alternatives can be formulated that accurately reflects and accommodates the needs of visitors to the area, enhancing the quality of the visitor experience.



Principles of Universal Access

adapted from Easy Access to Historic Landscapes 2005, English Heritage

Design Review

Ref	Feature	Comments
01 Pedestrian Pathway Network		
1.1	Accessible Parking	- One new accessible parking space and one new drop off space are indicated, with an accessible link to Montgomery Centre - The layout complies with AS2890.6 Recommendations for detailed design: - Ensure that the parking complies with AS2890.6, including bollard and line marking
1.2	Accessible links and levels	- An accessible pathway link with gentle slopes and accessible gradients and cross falls that comply with AS1428.1 is proposed to be provided through the area - The new pathways are proposed to provide accessible gradients, adequate width and passing space to cater for activity by different users including people using mobility aids.
1.3	Pathways - details	- Provision of level landings at change in direction of pathways and pathway connections is proposed - New kerb ramps are proposed to comply with AS1428.1 Recommendations for detailed design: - To meet AS1428.1, the ground abutting the sides of the walkways is required to have a firm and level surface at the same level and grade of the walkway for minimum 600mm - Provide level transitions between surfaces. Construction tolerance of 3mm is allowable or 5mm with beveled edges is acceptable.
1.4	Surfaces	- The pathway surface is concrete, which provides firm, level, slip resistant surfaces (in wet and dry conditions and over time), with level transitions between surfaces (5mm with beveled edges is acceptable) to meet AS1428.1 - The pathway surface and edges can differentiate particular zones, define the pathway hierarchy and may assist with wayfinding for people with low vision. Recommendations for detailed design: - To meet AS1428.1, drainage grates on accessible paths of travel are required to have openings no more than 13mm wide with the long dimension transverse to the direction of travel.

02 Ramps		
2.1	Accessible features	- Ramps (1:14) are indicated, with the following accessible features proposed, in accordance with AS1428.1: - Handrails on both sides of 1:14 ramps - Kerbs / kerb rails on both sides of 1:14 ramps - Consistent gradient along the ramps - Landings at maximum 9m intervals; minimum length 1.2m - Width of 1800mm which allows two wheelchair users to comfortably pass each other Recommendations for detailed design: - Tactile ground surface indicators are proposed to be omitted from the ramps, to enable people using wheeled walkers and wheelchairs, or who may have a shuffling gait, to move easily over the path. - Domed buttons are proposed to be provided at the end of handrails in lieu of TGSIs. - This is consistent with the intent of NCC D4D9(3) which allows TGSIs to be omitted in aged care settings
03 Stairs		
3.1	Accessible features	- To meet AS1428.1, the stairs include: - handrails on both sides that include a 300mm horizontal extension at the top and bottom set back by a minimum of 600mm so that the handrail does not protrude into the transverse path of travel - opaque risers - tactile ground surface indicators at the top and bottom of stairs Recommendations for detailed design: - Include nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread
04 Stage		
4.1	Access to stage	- The alignment of the existing stairs to the stage is proposed to be reconfigured - To meet the NCC and AS1428.1 clause 11, the new stairs are indicated to include handrails on both sides that include a 300mm horizontal extension at the top and bottom,

		highlighting on the step nosing and tactile ground surface indicators. - An accessible stage is proposed to be provided within the building, as an alternative to this stage, if required Recommendations for detailed design: - Include nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread
05 Seating		
5.1	Seating	- Seating is proposed to be provided at regular intervals along the pathway, providing the opportunity to rest and enjoy the surroundings. - Seats are proposed to include backrests and armrests in accordance with AS1428.2 clause 27.2. - A bus shelter is proposed Recommendations for detailed design: - Include a wheelchair seating space in the shelter - Provide seats with backrests and armrests

Conclusion

Having reviewed the proposed landscape design, it is our opinion that at this stage of the design, the access provisions for people with physical and sensory disabilities in the proposed landscape design at Anzac Village Montgomery Centre complies with the functional accessibility requirements of the NCC, Disability Discrimination Act 1992 (DDA), AS1428.1, AS1428.4.1 and AS1428.2.

With the implementation of the recommendations in ongoing detailed design, the provision of access for people with a disability in the proposed new work can provide continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of residents and visitors.

I certify that I am an appropriately qualified and competent person practicing in the relevant area of work. I have recognised relevant experience in the area of work being reviewed. My company is holding appropriate current insurance policies.

Please contact me if you require further information.

Yours faithfully,



Jen Barling
Access & Inclusion Consultant
Bachelor of Applied Science (Occupational Therapy)
Accredited with Association of Consultants in Access, Australia (No.300)
Registered Occupational Therapist (no: OCC0001724072)
Ph: 02 9011 8128