



A Bureau Veritas Group Company

Accessibility Design Review Report

Nepean Village Outdoor Precinct
Cnr of Station & Woodriff Street Penrith

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Prepared for: Vicinity Centres

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Date	Rev No	No. of Pages	Issue or Description of Amendment	Prepared By	Reviewed By	Date Reviewed
15.10.19	A	13	DA	Augustina Lie	Senan Mescall	15.10.19

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Subject to addressing the actions identified, McKenzie Group Consulting confirm that the project 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.

In this regard the following key areas require further review as the project develops:

BCA (Mandatory) Compliance

Item	Element	Item for Review	Action Required
1.	Stair to heritage building	<ul style="list-style-type: none"> Provide complying stair handrails + extension to both sides, TGSI's and stair nosings 	Update documents at Detailed Design
2.	Stair adjacent to Heritage Building	<ul style="list-style-type: none"> Provide complying stair handrails + extension to both sides, TGSI's and stair nosings 	Update documents at Detailed Design
3.	Signage	<ul style="list-style-type: none"> Identify the location of the accessible entry 	Update documents at Detailed Design

Performance Based Solutions

No Performance Solutions have been identified at this stage of the design

DDA (Advisory) Compliance

A number of recommendations for design enhancement are provided for areas in which potential compliance risks have been identified with respect to meeting the spirit and intent of the Disability Discrimination Act (DDA) 1992 and / or where improved outcomes with respect to accessibility, functionality and safety have been identified. These items are considered best practice and it is recommended that they are considered by the Design Team to alleviate the potential risk of complaint against the client / building owner and to ensure general inclusivity and equality is achieved by the proposed design.

Item	Element	Item for Review	Action Required
4.	Children's Play area	<ul style="list-style-type: none"> Consider play surface which allows wheelchair access for both parent and/or child Consider play equipment which includes access by children in a mobility aid 	Recommendation
5.	Landscaping	<ul style="list-style-type: none"> Lighting designs that minimise glare. Luminance contrast of features such as; steps, seats, bollards, bins etc. Landscape planting can offer tactile and olfactory clues to the environment to enhance different areas. 	Recommendation
6.	Acoustic / Lighting	<ul style="list-style-type: none"> Acoustic design to seek to minimise reverberation noise. Minimum levels of maintenance illumination to be provided 	Recommendation
7.	Bike Racks	<ul style="list-style-type: none"> Where bicycle racks are located, consider providing 30% luminance contrast with the surrounds and set back so as not to protrude into the transvers path. 	Recommendation



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1. Introduction

Vicinity Centres 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 Association of Consultants in Access 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 works at corner of Station Street and Woodriff Street Penrith, NSW 2740.

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.

The assessment is provided in two parts, the first relates to areas of compliance that are **mandatory** under the BCA with the second part relating to **Advisory recommendations/enhancements** that could be adopted to improve building functionality, accessibility and the safety of occupants. Refer to Sections 5 & 6 of this report.

1.2. 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.

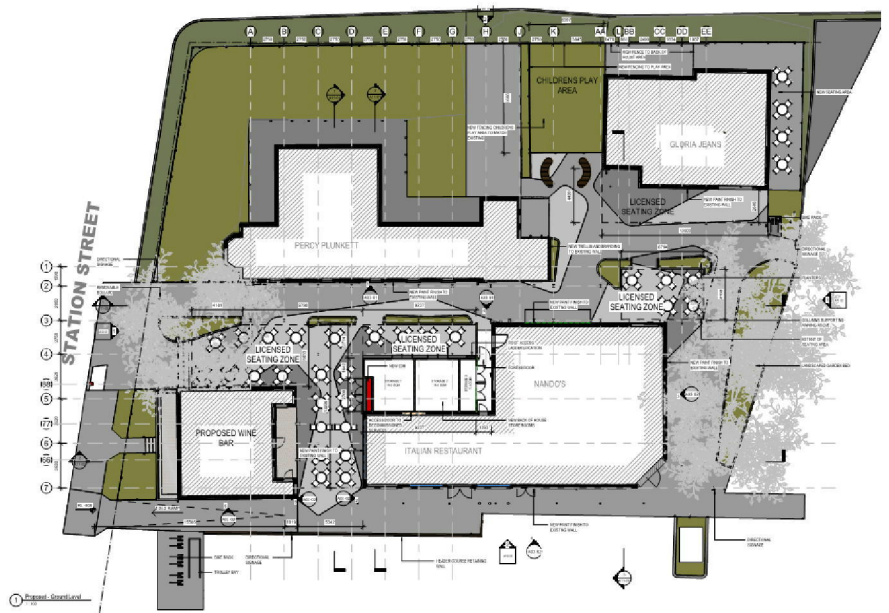
A key objective of this report is to provide assessment commentary to assist the design process to provide equivalent access to the degree necessary to facilities to suit visitors with a range of disabilities in an equitable and dignified manner.

1.3. Project Description

The proposed works include the redevelopment of the outdoor precinct located at Nepean Village, corner of Station and Woodriff Streets, Penrith.

The project comprises of the following:

- Additional store rooms
- Outdoor licensed seating areas
- Pedestrian walkways
- Children's play area



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 care 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. Access to Premises Standards application and exemptions to existing buildings

Where the project involves the internal works within part of an existing building by the building owner; The Access to Premises Legislation (2010) defines these new works as the new part of the building and requires that the affected parts of a building are also made accessible and compliant to the requirements of AS1428.1 2009 and the Access to Premises Legislation (2010) technical provisions. Affected parts are defined as the principal pedestrian entrance and a continuous path of travel between the primary entrance and the new part. (PS 2010 pg. 5-6).

Application of legislation to this development

With regard to this project, upgrading works for an affected part may include:

- Upgrading existing stairways located along the 'affected part' path of travel

2.2. 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 – TGS1.
 - 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.

3. Documentation

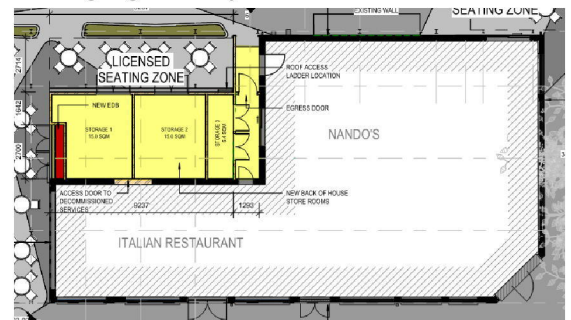
The report has been prepared based on a review of the drawings listed in Appendix A, Consultants Drawings prepared by **BN Architects** dated **27.09.2019**

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 are listed below and highlighted in yellow:

- Rooms used only by staff associated with storage
- Access ways to exempt rooms



4.2. Performance Based Solutions

Where compliance cannot be met with current building legislation, these departures are to be addressed via the Performance Based Solution (PBS) Assessment process. This assessment will be unique to each building, combining an understanding of the principles of access with alternative methods to assist the design team, building owners / operators and occupants to achieve an effective solution.

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

5. Compliance Assessment – BCA (Mandatory)

The following compliance assessment is divided into two (2) sections: BCA Mandatory Compliance and DDA (Advisory).

BCA (Mandatory) Compliance refers to meeting the minimum mandatory compliance of the BCA and the Premises Standard component of the DDA.

DDA (Advisory) Compliance refers to advisory information for improving the accessibility design outside BCA parameters and the Access to Premises Standards. These DDA recommendations relate to best practice design for accessible environments. These recommendations propose to enhance the design, in conjunction with the owner/occupier's policies, practices and procedures maximizing DDA compliance and meeting the spirit and intent of the DDA.

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

Buildings and parts of buildings must be accessible in accordance with Table 3.1 of the BCA.

A continuous accessible path of travel is to be provided as follows:

Class 9b – Public Realm/Function Areas

- To and within all areas normally used by the occupants

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

Access Requirement

A continuous accessible path is to be provided to the new building:

- From the main points of a pedestrian entry at the allotment boundary, and
- From another accessible building connected by a pedestrian link
- From any required accessible carparking space on the allotment

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.

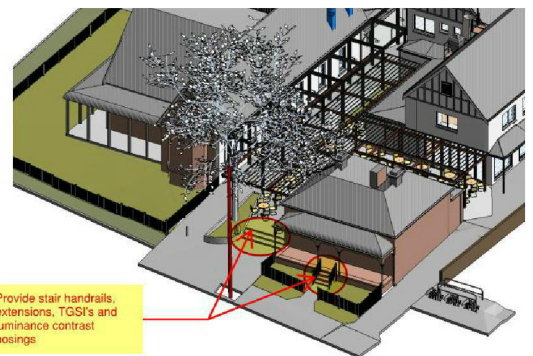
Accessibility Commentary

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

- Walkway access (gradient 1:24) via Station Street



- Stair access via Station Street.
 - Two stair access is noted to be provided:
 - Stair access to the seating courtyard
 - Stair access to historical structure is noted to be existing
 - As part of the accessible path of travel both stairways shall be provided with handrails to both sides and extensions with TGSI's and stair nosings.



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
- Where there are changes in surface materials, ensure that a level surface is provided. Construction tolerance of 3mm is acceptable

5.3. Internal Paths of Travel

Accessibility Requirement

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:

- Minimum width of 1000mm to be provided
- Suitable circulation spaces to enable turning into adjacent doorways / around fixtures and furniture (1240mm min width),
- Adequate passing spaces (1800mm width), and
- Turning spaces along corridor or terminations (1540mm min width).

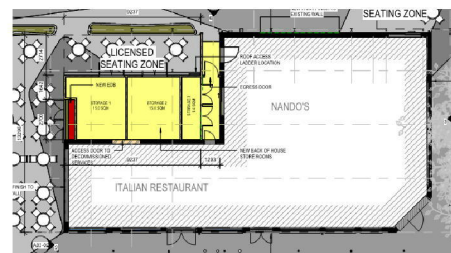
A continuous path of travel will be provided to and within the centre comprising of a minimum width of 1800mm in high trafficable areas. Where a reduced width is provided (minimum 1200mm) passing bays will be provided every 20m in high trafficable areas to allow two wheelchairs to pass.

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.

Accessibility Commentary

- Internal access corridor within this development consist only to exempt areas to the store room and roof.
- This corridor is not required to be accessible and will not be required to comply with AS1428.1-2009 – refer to areas highlighted in yellow



5.4. Internal Doorways

Accessibility Requirement

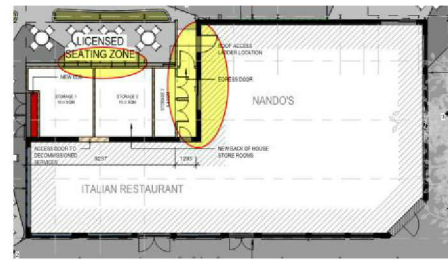
An accessible path of travel is required to all accessible areas within accessible buildings normally used by occupants. Doors on accessible paths of travel require the following (in accordance with AS1428.1-2009):

- 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.

Accessibility Commentary

- Internal doorways are not required to be accessible as they are to exempt rooms:
 - Store 1,2,3
 - Door to roof access Ladder



5.5. Signage

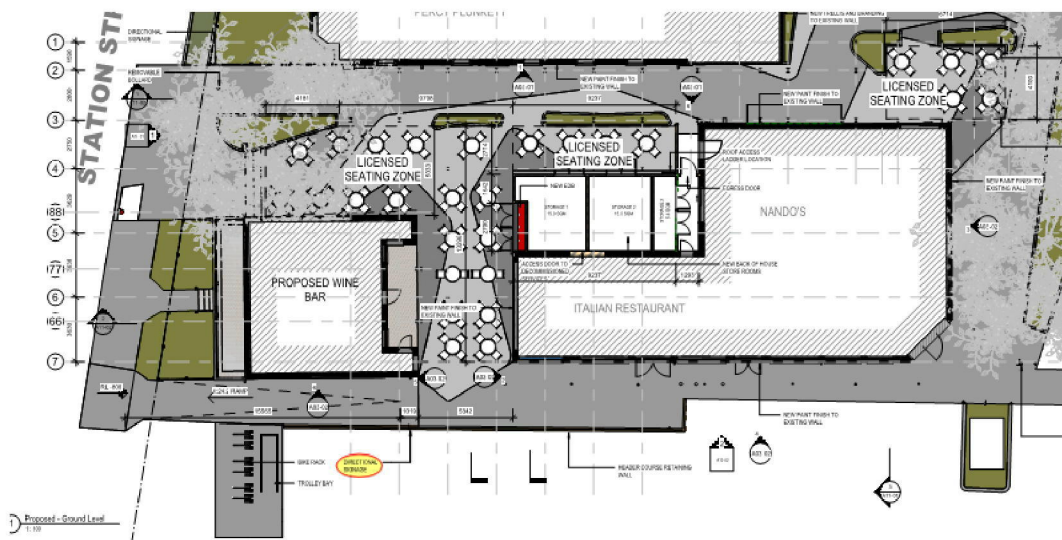
Accessibility Requirement

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.

Accessibility Commentary

- It is noted that directional signage is located adjacent to the 1:24.2 walkway



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6. Compliance Assessment - DDA (Advisory)

The following recommendations for design enhancement are provided for areas in which potential compliance risks have been identified with respect to the DDA or where improved outcomes with respect to accessibility, functionality and safety have been identified.

6.1. Children's Play area

Accessibility Recommendation

The following are some design considerations for providing equitable access to children's play area:

- Consider play surface which allows wheelchair access for both parent and/or child
- Consider play equipment which includes access by children in a mobility aid

Accessibility Commentary

- Note for consideration

6.2. Landscaping

Accessibility Recommendation

The following are some design considerations for providing equitable access to the public realm; Provision of rest seating opportunities along walkways, stair landings etc.

- Lighting designs that minimise glare.
- Luminance contrast of features such as; steps, seats, bollards, bins etc.
- Landscape planting can offer tactile and olfactory clues to the environment to enhance different areas.

Accessibility Commentary

- Note for consideration

6.3. Acoustic / Lighting Design

Accessibility Recommendation

Good acoustics creates a good environment for all users.

- Acoustic design to seek to minimise reverberation noise.

Lighting design to confirm that minimum illumination levels achieved.

- Minimum levels of maintenance illumination to be provided; e.g. – entrances 150 lux, toilet 200 lux, counters 250 lux.

Accessibility Commentary

- Note for consideration

6.4. Bike Racks

Accessibility Recommendation

Where bicycle racks are located, consider providing 30% luminance contrast with the surrounds and set back so as not to protrude into the transvers path.

Accessibility Commentary

- Note for consideration

6.5. Rest Seating / Rest Point / Seating

Accessibility Recommendation

Rest seating should be provided adjacent entrances, at taxi drop off points and along external pedestrian paths of travel.

- Seating should be provided along external paths, located a minimum of every 60m, to provide a resting point for users
- A range of seating to accommodate all users should be provided i.e. some with backrest, some with armrests and at various seat heights etc.
- Seating should be designed in accordance with AS1428.2 and set back 500mm from the walkway.

Accessibility Commentary

- Note for consideration

7. Compliance Summary

As members of the Association of Consultants in Access Australia (ACAA), we have reviewed the **Development Application** design documents (refer appendix A) 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 (Amendment 1) 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.

Subject to addressing the actions identified, McKenzie Group Consulting confirm that the project 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.

If you have any further queries in relation to the reports and recommendations contained please contact Augustina Lie on (07) 3834 9800

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8. Appendix A – Document List

Drawing No.	Rev	Title
A06-01	A	PROPOSED GROUND FLOOR LAYOUT
A06-02	A	PROPOSED ROOF LAYOUT
A10-01	A	PROPOSED ELEVATIONS
A10-02	A	PROPOSED ELEVATIONS
A11-01	A	PROPOSED SECTIONS
A11-02	A	PROPOSED SECTIONS
A80-01	A	3D VIEWS