

16 March 2018

Westfield Penrith Access Report 3

Methodology

This Access Australia (AA) Access Report relates to instructions and documents received to date from Scentre Group / Westfield regarding tenancy shop 152 at the Westfield Penrith Shopping Centre, Penrith NSW.

This Report should be read in conjunction with AA 2015 Access Report 1 and 2.

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 - 2009, AS1428.2 - 1992, AS1428.4 - 2009, AS1735.12 - 1999, AS2890.6 - 2007 and Penrith Council 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 & Criteria

Scentre project overview and scope includes

The Westfield Penrith – Shop 152 Project comprises:-

- Removing entry access into the mall at the corner of Riley St and Henry St to allow for the new tenant – Shop 152 (see attached drawing 80.LP152-1)
- Increasing the floor area for the new tenant by utilising the entry access as shown on drawing 80.LP152-1
- Extending external façade cladding of the building as shown on attached drawings
- New licensed seating area along Riley Street incorporating new planter boxes (non-fixed barriers) and benches (fixed)

Current AA scope includes

- ❖ Review concept planning and DA submission, draft and completed compliance / non-compliance report and DA access report
- ❖ Review DA conditions of consent, access commentary and recommendations
- ❖ Review and access audit of CC documents, draft and completed CC access report
- ❖ Site inspection on completion, access review and recommendations, access certification

Penrith Council requirements

Penrith DCP 2014 Clause 10.6 Pedestrian Connections *Objectives* include

To provide a safe, convenient and legible movement network for people with diverse abilities, including those using wheelchairs. Mobility scooters, people with prams, small children, elderly people

Clause 10.6 *Controls* include

To enable comfortable passage for all people with diverse abilities, footpaths must be

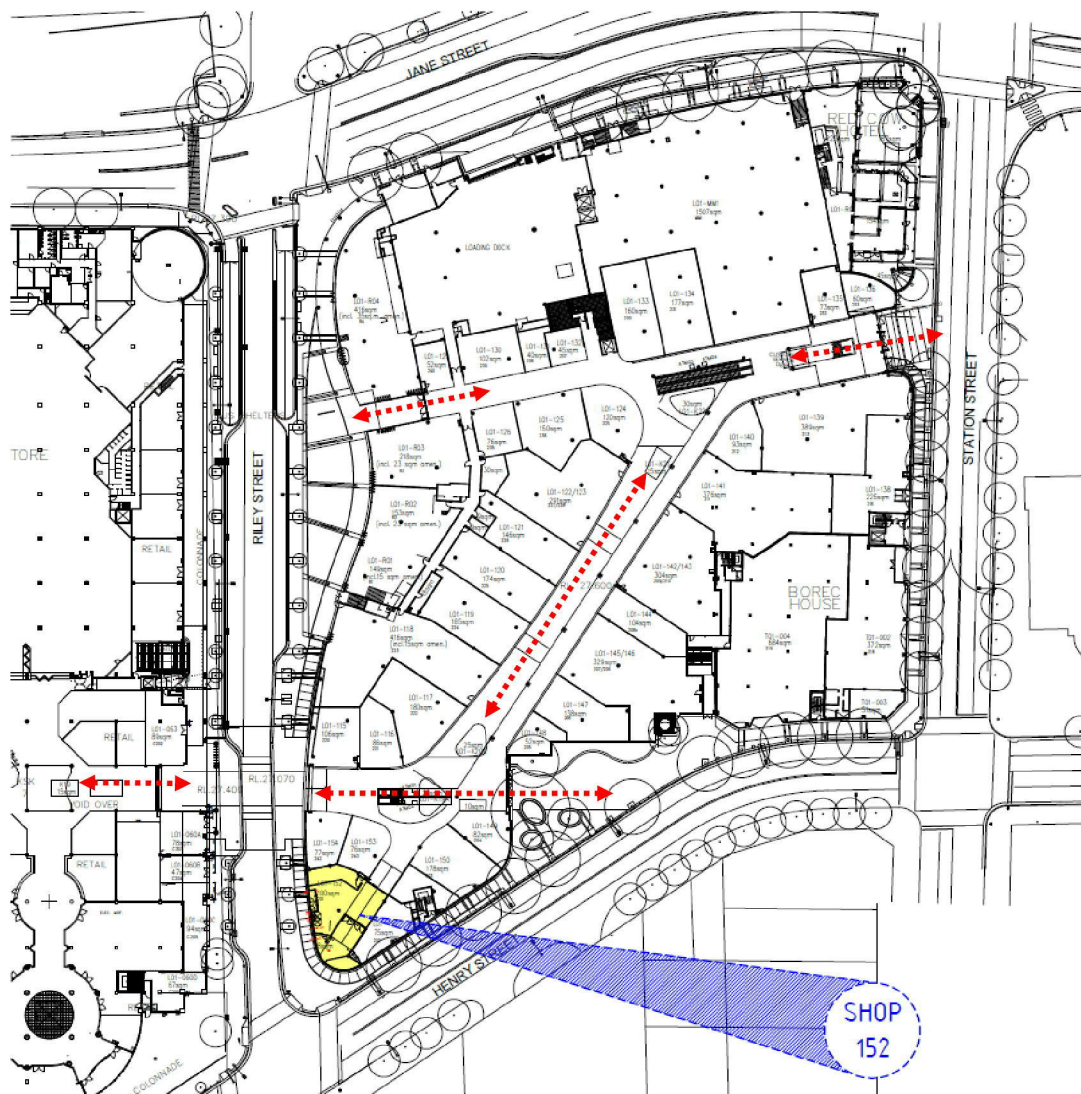
- Provided on both sides of the road in urban areas*
- A minimum of 1.5m wide along collector and all lower order streets*
- A minimum of 2.5m on approach routes to predictable destinations such as schools, parks and shopping precincts (3m paths or wider preferred)*

A smooth transition from ramps to roads is to be provided for people using wheelchairs or prams

Ramps should be designed in accordance with appropriate design guidelines and be as wide as the pathway or marked crossing point to eliminate squeeze points at transition areas

Existing conditions

Riley St provides one way north vehicular traffic and pedestrian footpaths both sides, with access to and within Penrith Plaza.



Location plan tenancy 152

◄-----► existing and retained mall walkways

Existing pedestrian crossing at the Riley / Henry St intersection directs pedestrians north into Riley St and towards the main central accessible covered pedestrian crossing in Riley St – linking the main east and west retail areas.



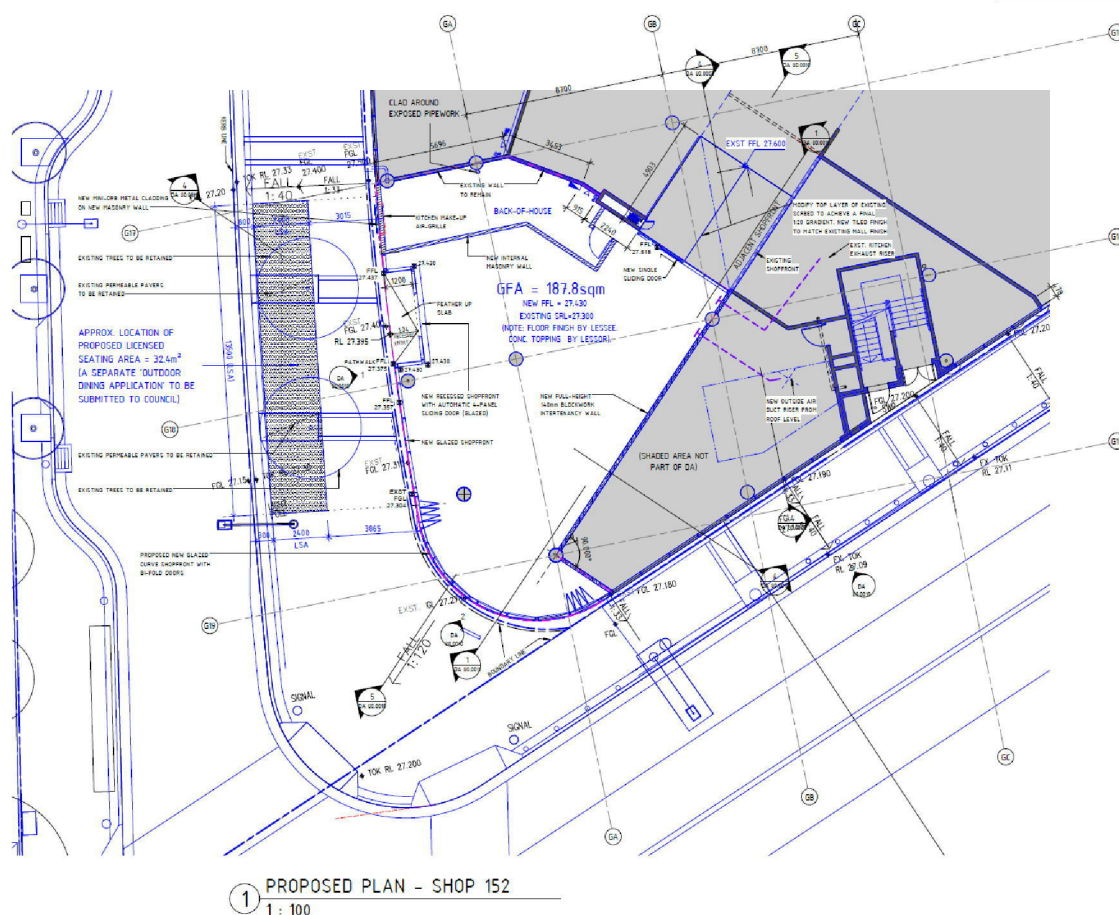
Proposed tenancy Shop 152

The proposal is to close the SE Riley / Henry St pedestrian entry and convert the existing Laser Clinics Australia tenancy to a restaurant with outdoor seating.

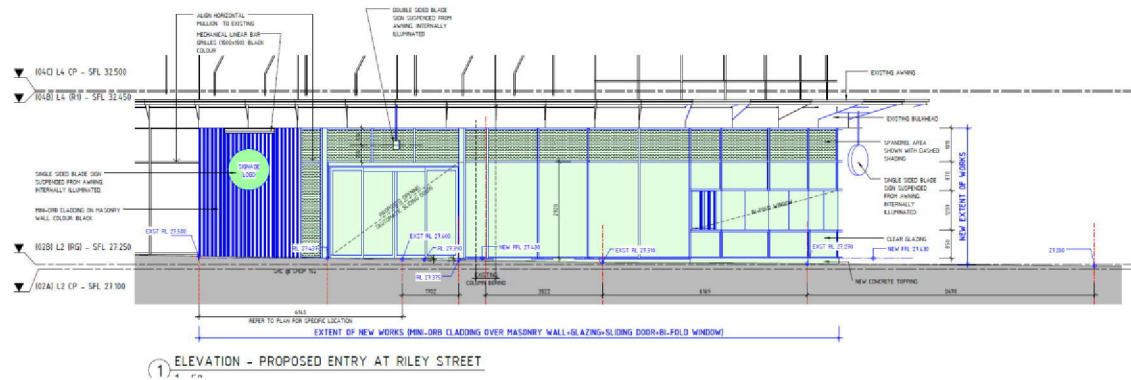
The proposed tenancy will include increased floor area utilising the closed entry area together with new external façade cladding and new licensed seating area to the Riley St frontage including new moveable planter boxes and fixed benches.

A separate outdoor dining application is to be submitted to Council.

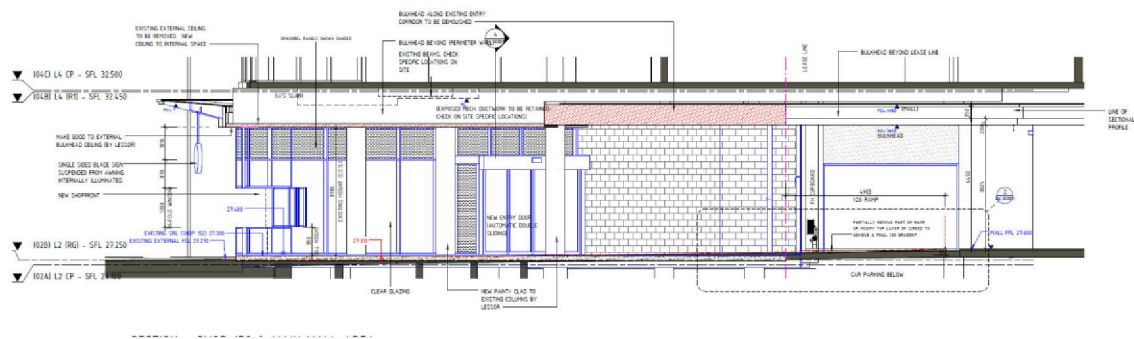
A 1200mm± recessed entry to shop 152 with 1:34± gradient landing is provided at the Riley St frontage.



Tenancy Shop 152

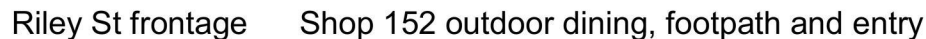


Riley St elevation



Section

Penrith DCP 2014 Objectives include a requirement *‘To provide a safe, convenient and legible movement network for people with diverse abilities’* – with footpaths provided both sides of the road in urban areas, a minimum of 1.5m wide generally and minimum 2.5m wide *‘on approach routes to ... shopping precincts’*.



Accessible parking and amenities are provided within the Penrith Centre.

Site & entry	Access criteria APS, BCA & Standards
Paths of travel (POT) Entries and signage	Provide continuous accessible POT between property boundaries, main pedestrian entrances and associated areas and consistent accessible signage Comply with Penrith DCP 2014 including minimum 2.5m wide footpaths
Accessible parking and amenities	Provide BCA and AS2890.6 complying accessible parking and BCA and AS1428.1 complying accessible amenities

The Riley / Henry St shopping centre entry is currently underutilised as the majority of east west pedestrian traffic is via the main Riley St entries under the Riley St bridge.

AA recommends closure of the Riley / Henry St pedestrian entry and utilisation of the area for retail purposes subject to

- ❖ Accessible entry to and within the new tenancy
- ❖ Accessible fixture, fittings and equipment within the new tenancy

AA considers the central accessible and covered Riley St pedestrian entries meets Council requirements – *To provide a safe, convenient and legible movement network for people with diverse abilities, including those using wheelchairs.*

Shop 152	Access criteria APS, BCA & Standards
Entry	Provide BCA and AS1428.1 complying accessible Riley St entry with minimum 850 doors and complying nib space and circulation
Fixtures, fittings and equipment FF&E)	Provide an equitable range of accessible FF&E including minimum 1m wide section of accessible counters
Signage	Provide consistent accessible signage

Access Compliance

Based on information provided to date, AA considers the current planning and design meets applicable access codes and legislation, consistent with the DDA – subject to compliance with this AA Access Report and recommendations.

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.
