



TOMPKINSMDA ARCHITECTS

**ANDREW 'BOY' CHARLTON
MANLY SWIM CENTRE
REDEVELOPMENT**

ACCESS REVIEW REPORT

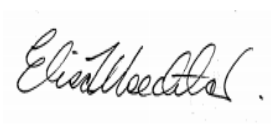
Morris Goding Accessibility Consulting

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the Andrew “Boy” Charlton Manly Swim Centre Re-development and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Accessibility Consulting has prepared the Access Review Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, car-parking and sanitary facilities comply with relevant statutory guidelines. In general, the development has accessible paths of travel that are continuous throughout. In line with the report recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development. The main recommendations that have arisen from the access review include:

- (i) All stairs and ramps to be suitably recessed from transverse path of travel so that handrail extensions do not protrude and create a safety hazard.
- (ii) Ensure accessible path of travel to alternate school entry gate, from site boundary, compliant with AS1428.2 and Manly DCP.
- (iii) Ensure all corridors have increased width area within 2m of corridor end for wheelchair turning (1540mm W x 2070mm L).
- (iv) Increase internal lift car dimensions to at least 1400mm width x 1700mm length, compliant with Manly DCP 2013 and AS1428.2.
- (v) Ensure ramp and zero grade access into pools is designed in accordance with DDA Access Code Part D5 and AS1428.1.
- (vi) Provide an accessible shower in L1 Community accessible toilet and an accessible toilet on L3, adjacent to Male/Female Dry Change Rooms to satisfy DDA Access Code Part F2.3 & F2.4.
- (vii) Provide 1 ambulant cubicle for people with disabilities, compliant with AS1428.1 in all male and female toilets on level 1, 2, 3 adjacent to an accessible toilet facility.

2. INTRODUCTION

2.1. General

Morris Goding Accessibility Consulting has been engaged by TompkinsMDA Architects to prepare a disability access report for the Andrew “Boy” Charlton Swim Centre Redevelopment, located at Kenneth and Balgowlah Roads, Manly NSW.

The re-development includes: a new main entry ramp, community change/kiosk facilities, on-site car-park re-configuration on level 1 and new Indoor Complex with 25m pool, leisure pool, program pool, spa, sauna and steam rooms, administration rooms, crèche, gymnasium, indoor/outdoor café with supporting change rooms/ amenities over levels 2 and 3.

The existing outdoor pool area including 50m pool, 25m pool, Toddler pool, existing swim club and associated connecting paths of travel are proposed to be retained.

The requirements of the investigation are to:

- Review supplied DA drawings of the proposed refurbishment
- Provide a report that will analyse the provisions of disability design.
- Recommend solutions that will ensure the design complies with the Federal Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Report considers user groups, who include visitors, members, students and staff. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing and vision)
- People with mobility impairments (ambulant and wheelchair)
- People with cognitive impairments
- Parents with prams

The Report seeks to provide compliance with the DDA. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSI's, handrail design, signage, hearing augmentation etc. that will be included in construction documentation.

2.4. Access Requirements

The following standards are to be used to implement the Report:

- Disability Discrimination Act 1992
- DDA Access to Premises Standards 2010 (including DDA Access Code)
- BCA 2013 - Building Code of Australia
- AS 1428.1:2009 (General Requirements for Access)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- AS2890.6 – 2009 (Car parking)
- Manly Council DCP 2013 Amendment 1
- AS 1428.2 (Enhanced & Additional Requirements)
- *NB. The circulation requirements of AS1428.2 address the 90th percentile for wheelchair users. AS1428.1:2009 (applicable under BCA/DDA Access Code) also addresses the 90th percentile for wheelchair users for: access-ways (where turn is greater than 60 degrees), accessible sanitary facilities, door clearances and door circulation areas.*

2.5. Manly Council DCP 2013

Manly Council DCP 2010 Part 3.6.3.9 requires compliance with AS1428.2:1992. This includes enhanced access provisions eg. maximum ramp lengths for 1:14 ramps (to be 6m in lieu of 9m) that exceed the requirements of AS1428.1:2009, BCA and DDA Premises Standards 2010.

Whilst providing enhanced access provisions for people with disabilities is encouraged and advised as good practice, in consideration of the site conditions and the difficulty in achieving 1:14 ramp access to and within the building with 6m maximum lengths it is our opinion that compliance with AS1428.1:2009 as required by DDA Premises Standards and BCA is reasonable for this particular development. Therefore consideration is sought from Council for leniency from compliance with AS1428.2:1992 for this issue, as called up in the DCP.

3. INGRESS AND EGRESS

3.1. New Main Entry Ramp

Due to part of development site being located within the 1:100 year flood line the proposed main entrance to the building (RL 5.4) is elevated from the Kenneth Road site boundary (RL 2.7).

Entry Ramp 1 will provide a continuous accessible path of travel from the Kenneth Road public footpath to the new main entrance of the building for all users. The ramp has a 2.7 m total vertical rise which is suitable and permitted under DDA Access Code Part 3.11

(a). This clause states that 3.6m is the maximum vertical rise for a series of connected ramps to ensure that overall distance required to be travelled will not cause undue fatigue for a person to a point where the ramp becomes unusable.

The ramp has suitable 1:14 maximum gradient with 5 x ramp lengths (7.5m each length) between 1.2 m length level landings, compliant with AS1428.1. There is in excess of 1800mm clear width between handrails on both sides which will enable two wheelchair users or prams the necessary space to pass each other in opposite directions.

The new entry ramp leads to the Entrance Lobby that connects to Crèche and Swim Centre. The doors can achieve suitable clear widths and door circulation, compliant with AS1428.1.

Recommendations:

- (i) Ensure ramp is suitably recessed from transverse path of travel so that handrail extensions do not protrude and create a safety hazard, compliant with AS1428.1.
- (ii) Main entry doors to have 850mm min. clear width, suitable door circulation, and a wheelchair turning area (1540 x 2070 min.) outside, compliant with AS1428.1.

3.2. School Entrance (Balgowlah Road)

There is an alternative external entrance to the development from Balgowlah Road for school groups. From the information provided, a gradual walkway with at least 1800mm min. clear width is achievable to ensure continuous access from the public footpath adjacent to a bus parking area.

Recommendations:

- (i) Ensure an accessible path of travel to the alternate school entry gate, from the site boundary, compliant with AS1428.2 and Manly DCP.
- (ii) Main entry gate to have 850mm min. clear width and suitable door circulation, compliant with AS1428.1.

3.3. Emergency Egress

The accessible entrances (main entry ramp and school group entry) are the most appropriate emergency egress points from the building for people using wheelchairs.

Stair 2 appears to be a fire-isolated stair for emergency egress that connects level 3 and 2 down to level 1 and Balgowlah Road. It discharges onto an external egress ramp that is presumed to also be used as a service ramp at south-west of the building.

Recommendations:

- (i) Provide at least one accessible handrail within fire-isolated stair 2, compliant with AS1428.1 as required under BCA 2013 part D2.17.
- (ii) Confirmation from BCA consultant to be sought on external egress/service ramp requirements to ensure suitable transition/threshold at level 1 egress doorway.
- (iii) Consideration for fire egress doors to have 850mm clear width (advisory).

4. PATHS OF TRAVEL

4.1. General

In general the main paths of travel throughout levels 2 and 3 are continuous and have at least 1800mm clear width which is suitable area for two wheelchair users or prams to pass each other in accordance with AS1428.1.

The reception includes turnstiles and an alternative accessible gate entry. The passenger lift provides a continuous accessible path of travel between level 2 pool and level 3 gymnasium level and various ramps ensure continuous access between various pool zones on level 2.

Within the new building, the secondary corridors and doorways to areas required to be accessible (eg. staff/office doors, training areas, sauna, steam room, first aid, crèche and meeting room doors, accessible toilet doors etc.) can achieve suitable clear widths and circulation areas to satisfy AS1428.1 requirements.

Recommendations:

- (i) Ensure all common-use door/gates have clear widths of 850mm (920mm door leaf) and suitable door circulation areas, compliant with AS1428.1. Review of some corridor widths eg. level 2 staff office corridor and first aid room needed.
- (ii) Ensure all corridors have increased width area within 2m of corridor end for wheelchair turning areas (1540mm W x 2070mm L) eg. level 2 corridor to accessible change rooms.
- (iii) Ensure all common area floor surfaces are suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS 1428.1:2009 and HB197/AS4856 (wet pendulum method).
- (iv) Consideration for reception counters to include a lower public counter section, no greater than 870mm height above FFL with suitable knee/toe clearance for wheelchair users, compliant with AS1428.2 (advisory).

4.2. Passenger Lift

A passenger lift is located in close proximity to main entry lobby and provides a continuous path of travel between level 2 and 3. It has approx. internal dimensions of 1100mm width x 1900mm length, which is compliant with AS1735.12 and DDA Access Code. It can achieve increased dimensions to satisfy Manly Council DCP and AS1428.2.

There is suitable circulation space within the passenger lift lobbies that will allow a person using a wheelchair to manoeuvre in/out of the lift car in an equitable and dignified manner and two wheelchair users the ability to pass each other.

Recommendations:

- (i) Ensure that components in the lift car (control panels, audio/visual indicators, handrails and light levels) comply with AS1735.12.

- (ii) Increase the internal lift car dimensions to at least 1400mm width x 1700mm length, compliant with Manly DCP 2013 and AS1428.2.

4.3. Stairs

Stair (1) located in close proximity to main entry lobby, provides an alternative path of travel between level 2 and 3 for ambulant users. It has a switch back configuration and can achieve suitable handrails on both sides, compliant with AS1428.1.

Stair (3) provides an alternative path of travel between upper and lower pool hall areas for ambulant users on level 2. It is an angled stair and can achieve suitable handrails on both sides, compliant with AS1428.1. There is an additional stair associated with bleacher spectator seating near 25m pool. It can achieve handrails on both sides for the improved safety of all users.

Recommendations:

- (i) All stairs to be suitably recessed at top and bottom from transverse paths of travel so handrail extensions do not protrude and create a safety hazard.
- (ii) Provide handrails on both sides of all stairs in accordance with AS1428.1. NB. Stairs near bleachers to provide smaller dis-continuous inner handrails in line with the intent of AS1428.1.
- (iii) Consideration for stair 3 to have regular stair geometry ie. handrails at 90 degrees to stair tread and not at an angle for improved safety (advisory).

4.4. Ramps

Ramp (2) provides an accessible path of travel between upper and lower pool hall areas on level 2. It has appropriate 1800mm min. clear width which is sufficient space for two wheelchair users or prams to pass each other in opposite directions.

Ramp (3) provides an accessible path of travel between upper pool hall and spa concourse area on level 2. It has appropriate 1000mm min. clear width, suitable under AS1428.1 for an accessible path of travel for a wheelchair.

Both ramps have a switch back configuration and 1:14 maximum gradient with lengths no greater than 9m. They can achieve suitable handrails on both sides. Review is required of intermediate landing size to enable suitable area for a wheelchair to turn 180 degrees, compliant with AS1428.1.

Recommendations:

- (i) Ensure 1:14 ramps have 1200mm minimum clear width (between handrails), compliant with AS1428.2 and Manly DCP.
- (ii) Increase intermediate ramp landing dimensions to at least 1540mm width x 2070mm length (between handrails) to allow wheelchair users to turn 180 degrees compliant with AS1428.1.
- (iii) Ensure ramps are suitably recessed at top and bottom from transverse path of travels so that handrail extensions do not protrude, compliant with AS1428.1.

5. COMMON POOL FACILITIES & CAR-PARKING

5.1. Large Indoor Pools

There is continuous access to the pool hall where three new indoor pools are located including; 25m pool, leisure pool and program pool in accordance with the DDA Access Code. As pools have total perimeter more than 70m, an accessible means of access into the pool is required under DDA Access Code Table D3.1.

From the information provided a fixed 1:14 maximum gradient ramp with ramp lengths no greater than 9m will be used to access the 25m and program pool and a zero depth 'beach' entry used to access the leisure pool.

Additional ladders and stair access will provide an alternative means of access for ambulant users into pools.

Recommendations:

- (i) Ensure ramp and zero grade access into pools is designed in accordance with DDA Access Code Part D5 and AS1428.1.
- (ii) Provide handrails on both sides of stairs into pools, compliant with AS1428.1

5.2. Spa & Sauna Area

Continuous access is achievable to spa zone where the spa pool, sauna and steam room are located as required by the DDA Access Code. As spa pool has a total perimeter of less than 40m, an accessible means of access into the pool is not required under DDA Access Code Table D3.1, however should be considered as this remains a DDA issue.

The doors to sauna and steam room are required to be accessible and can achieve suitable clear widths and door circulation, compliant with AS1428.1.

Recommendations:

- (i) Ensure all common-use doors have clear widths of 850mm (920mm door leaf) and suitable door circulation areas, compliant with AS1428.1.
- (ii) Consideration for provision of a sling style swimming pool lift (eg. removable pelican hoist) to enable access into spa pool, compliant with DDA Access Code Part D5.

5.3. Community Facilities and Kiosk/Cafe

Accessible paths of travel are achievable to external community facilities (change rooms, accessible toilet and kiosk) from Kenneth Road public footpath and the new development, compliant with AS1428.1. These are located adjacent to a new 'bus' shelter area.

The Indoor/Outdoor café is located on level 2, lower pool hall and is accessible from all areas of the development via suitable width pathways and ramps. There are servery counters shown at both the kiosk and the café area.

Recommendations:

- (i) Ensure all common-use doors have clear widths of 850mm (920mm door leaf) and suitable door circulation areas, compliant with AS1428.1.
- (ii) Consideration for all servery counters to include a lower public counter section, no greater than 870mm height above FFL with suitable knee/toe clearance for wheelchair users, compliant with AS1428.2 (advisory).

5.4. Car-Parking

The re-configured on-site carparking facilities associated with the development has vehicular access from Kenneth Road. The external on-site car-park provides a total of 45 standard car spaces and 2 designated accessible bays. This provision (ie. 4% accessible bays of total car bays) exceeds the 2% accessible minimum requirement under DDA Access Code table D3.5 and the 1 accessible car bay required (developments with 10 – 50 car bays) under Manly DCP Part 3.6.3.2 for this type of development.

The accessible car bays have 2.4m wide x 5.4m length configuration adjacent to a shared bay with bollard of same dimensions, compliant with AS2890.6. They are suitably located in close proximity to the base of the main entry ramp and covered shelter area. An accessible path of travel to the development is provided in accordance with AS1428.1.

6. SANITARY FACILITIES

6.1. General

There are proposed new sanitary facilities in the following locations:

Level 1, Community Facilities:

- Male & Female Community Change (toilets and showers)
- Accessible Toilet x 1

Level 2, Crèche:

- Staff Toilet
- Children's Toilets

Level 2, Staff Change:

- Male & Female Staff Change (toilets and showers)

Level 2, Pool Area

- Male & Female Pool Change (toilets and showers)
- Accessible Change x 2 (toilets and showers)

Level 3, Gymnasium Area

- Male & Female Dry Change (toilets)

6.2. Provision for Accessible Toilet & Showers

The level 1, Community accessible toilet is suitably located adjacent to male and female toilets however requires an accessible shower to satisfy DDA Access Code Part F2.3. This is achievable with a minimal increase in room size. There is an appropriate path of travel leading to the facility and suitable doorway clearances are achievable in accordance with AS 1428.1:2009.

The proposed 2 x accessible change rooms on level 2 are suitably located adjacent to male and female change rooms. The rooms have appropriate internal dimensions for the circulation areas of pan, basin and shower compliant with AS1428.1-2009. Both left and right hand WC pan configuration is provided. Review of the corridor width is required to ensure an accessible path of travel leading to the facility in accordance with AS 1428.1:2009. This is achievable.

On level 3, there is currently no accessible toilet located adjacent the male and female change rooms as required under DDA Access Code Part F2.4. This is achievable. An appropriate path of travel leading to the facility is achievable in accordance with AS 1428.1:2009 via the passenger lift.

Recommendations:

- (i) Provide an accessible shower within level 1 Community accessible toilet as required by DDA Access Code Part F2.3. The overall room size needs to be increased for compliance with AS1428.1.
- (ii) Provide an accessible toilet on level 3, adjacent to the Male & Female Dry Change (toilets) as required by DDA Access Code Part F2.4. The overall room size to provide 1900mm min. W x 2300mm min L around WC pan with basin to sit outside this area (100mm maximum encroachment).

6.3. Provision for Ambulant Cubicles

At this stage, it is not clear if ambulant cubicles are provided. These are required under DDA Access Code Part F2.4 at each bank of toilets adjacent to a required accessible toilet facility. This is achievable.

Recommendations:

- (i) Provide at least 1 ambulant cubicle for people with disabilities, compliant with AS1428.1 within all male and female toilets on level 1, 2, 3 adjacent to an accessible toilet facility in accordance with the BCA and DDA Premises Standard.
- (ii) Ensure path of travel leading to ambulant cubicles have suitable circulation area (900mm x 900mm clear of door swings), compliant with AS1428.1.

Morris Goding Accessibility Consulting

6 November 2013