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Disability Access Report

Prepared for

SJB Planning

Project

Kogarah War Memorial Pool
Carwar Avenue, Carss Park
Development Application

Date

30 September 2020

Project No.


P000515



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1. Introduction

1.1 Report Background

As part of the Development Application, Georges River Council has requested a review of the disability access requirements for the proposed remediation works to Kogarah War Memorial Pool. The proposed works include new pathways and two picnic shelters within the park and are to be accessible for persons with a disability.

This report assesses the proposed plans for compliance with performance based requirements of the following design criteria:

Relevant Australian Standards listed in the BCA (2019), as follows:

- AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009)
- AS1428.2 Design for Access and Mobility: Enhanced and additional requirements - Buildings and facilities (1992)
- AS1428.4.1 Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (2009)
- AS2890 (Part 6) (2009) – Parking Facilities – Off-street parking for people with disabilities
- AS4586 (2013) Slip resistance classification of new pedestrian surface materials

At the time of the access review, there are no access provisions within the Building Code of Australia which take precedence for public domain park works.

It should be noted that in our professional opinion, to ensure safe and equitable access, the technical specifications set out in the current AS1428.1 (2009) and AS1428.2 (1992) provides best practice guidelines to achieve non-discriminatory access to the public domain. The access recommendations are largely based on design requirements contained within AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009).

This access report highlights and discusses issues relating to accessibility. A summary of all the clauses foreseen as relevant is included within Section 5 of this report. The content of this report is based on landscape architectural drawings prepared by Michael Siu Landscape Architects and Civil Engineering Plans, prepared by Enspire Solutions.

1.2 Report Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- This report is based on a review of the referenced documentation in the report.
- The assessment undertaken is based on the information made available by the design team. No liability is accepted on the accuracy of the information provided
- This report makes no evaluation of the existing surrounding streets for compliance with the BCA or other relevant public domain standards.

- This Report does not address issues in relation to the design, maintenance or operation, electrical, mechanical, hydraulic or fire protection services, Utility Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.
- This assessment does not incorporate the detailed requirements of the BCA Referenced Australian Standards and it's the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- The commentary within this Access Assessment Report does not relieve the Principal Designer, Principal Building Contractor or the Certifying Authority from their statutory obligations under the EP&A Act, Work Health Safety Act, BPB Act and the like and they are to be satisfied that the proposal meets their requirements prior to approval.
- It is important to note that without the written permission from Inclusive Places, no part of this report may be reproduced in any form or by any means. This report is based solely on client instructions and therefore should not be relied upon or used by any third party without prior knowledge and instructions from Inclusive Places.

Exclusions to this Access Report:

Inclusive Places has not reviewed the pathways to the bus stops or to existing facilities.

2. Methodology

The content of this report is based on:

- Progressive Assessment of DA landscape architectural and civil I drawings provided by SJB Planning as follows:
 - Dwg: L01/2-K25112, Titled: Landscape Concept 1/2, Date: 27 August 2020
 - Dwg: L02/2-K25112, Title: Landscape Concept 2/2, Date: 27 August 2020
 - Dwg: 200060-DA-C05.0, Title: Siteworks and Stormwater Management Plan, Date: 24/9/20 Rev 5
- Subsequent phone calls/ emails and review of revised plans

For the Development Application, the park elements will be assessed against the design criteria detailed in AS1428.1 (2009) and AS1428.1 (1992). Accessibility elements that could be impacted would include:

- Pedestrian crossings
- Kerb ramps
- Driveway crossings
- Footpaths
- Vertical circulation –stairs, ramps,
- Tactile Ground Surface Indicators
- Street furniture – seats, drinking fountains, garden, rubbish bins
- Accessible Carparking
- Lighting
- Wayfinding

A general review against the above elements has been provided, however it is noted, that at this stage of the design, there are a number of design elements that were not assessed, such as signage, lighting and seating types.

3. Park Description

The site is bound by Carwar Avenue, an Existing Boardwalk to Kogarah Bay and Carrs Park Flats. The remediation works will provide a park with views to Kogarah Bay, views to the Sports Fields and views to Carrs Cottage.

There is a proposed Memorial Wall to be installed at the entry point from the existing carpark.

The proposed works consist of:

- Connecting minimum 2.0m wide pathways
- Two Picnic Shelters/ Picnic Tables
- Bench Seating

4. Disability Access Assessment

#	Recommendation Type & Action Required	Access Issue & Recommended Resolution
Footpaths		
1	Informational	<p>Footpath design (AS1428.1 – 2009)</p> <p>The design proposes a 2000mm width pathway. This will comply with AS1428.1 where there is a minimum of 1500mm for a curved walkway and 1800mm width passing space for two wheelchairs for all the connecting pathways.</p> <p><u>Recommended Resolution</u></p> <p>Ensure any newly constructed external pathways comply with AS1428.1 (2009) including</p> <ol style="list-style-type: none">1. Gradients and cross falls2. Widths3. Suitable abutment or barrier <p>The floor or ground surface abutting the sides of all the walkways need a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:</p> <ol style="list-style-type: none">(i) Kerb in accordance with Figure 18.(ii) Kerb rail and handrail in accordance with Figure 19.(iii) A wall not less than 450 mm in height. <p>Ensure the crossfall of the concrete pathways do not exceed 2.5% (1:40) for pedestrian paths along street footpaths.</p>

		<p>The front of the seat to have a clear space at ground level to within 150mm of the front edge of the seat, and to within 100mm of the seat height to allow rearward adjustment of feet when rising. See AS1428.2 (1992) Fig 32 (b) for design details. Confirm that the seat furniture has a luminance contrast with the paving background of not less than 30% is achieved.</p> <p>Ensure that within each picnic shelter that an accessible area is provided at the picnic table.</p>
3.	Informational	<p>Bench Seat, Bubbler, Bin and Bollards</p> <p>Sandstone logs are proposed at various locations and line the pathway network, which can also be used as seating.</p>  <p>Bollards and a bubbler are also included as part of the landscape elements.</p>   <p><u>Recommended Resolution</u></p> <p>Ensure that street furniture suite placement will not obstruct the accessible path of travel.</p> <p>Ensure street furniture has a luminance contrast with the paving background of not less than 30% is achieved.</p>
Kerb Ramps		

4.	Further design consideration required	<p>Kerb ramps are shown on the design drawings at the entry from the existing carpark.</p> <p>The kerb ramp is to be designed to comply with AS1428.1 (2009) Cl10.7 and Tactile ground surface indicators have not been indicated on the drawings.</p> <p><u>Recommended Resolution</u></p> <p>Ensure that the included angle between the roadway and the ramp surface is a minimum 166 degrees. (AS1428.1 (2009) Fig 24(A) Section A-A).</p> <p>Tactile indicators to:</p> <ol style="list-style-type: none"> 1. be installed on the top landing of the kerb ramp crossing to comply with AS1428.4.1 2. meet luminance contrast requirements of AS1428.4.1 3. meet slip resistance requirements of AS/NZS 4586
Wayfinding		
5.	Informational	<p>Wayfinding Signage</p> <p>To Be Confirmed</p>

5. Conclusion



On the basis of our assessment, we confirm that the Development Application plans for Kogarah War Memorial Park, can achieve the disability requirements as outlined in Section 4 of this report, provided the recommended resolutions are considered during the construction phase.

We note below required items to ensure compliance with relevant disability design requirements at the time of Construction Certificate.

Item	Recommended Action
1	External accessible pathways to comply with AS1428.1-2009: Clause 6 - dimensions - width and turning areas Clause 7 - construction tolerances between surfaces and level abutment Clause 10 - gradients and crossfalls
2	Tactile indicators to be installed on top landing of entry kerb ramp from the car park to comply with AS1428.4.1 and to meet luminance contrast requirements of AS1428.4.1 and slip resistance requirements of AS/NZS 4586
3.	Street furniture placement to not obstruct accessible path and to be at least 30% luminance contrast to the paving background.

Statement of Qualifications

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies. (My qualifications and accreditations are listed below)

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Signature	

Date	30 September 2020
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