

## Access and Inclusion Advisory Group 1 September 2021 Attachments

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# Disability Access Review of 85% Issue for Approval

**Emerge Associates**

**Taylor McCallum Reserve, Victoria Park WA**



**13 July 2021**



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## ATTACHMENTS

TOVP-02-400 Taylor McCallum Reserve Victoria Park WA Active Area Hardscape Plan (OHA Mark-up)

TOVP-02-401 Taylor McCallum Reserve Victoria Park WA Active Area Hardscape Plan (OHA Mark-up)



## INTRODUCTION

Thank you for the opportunity to provide a disability access review and report of the 85% Issue for Approval Documentation for Taylor McCallum Reserve.

O'Brien Harrop Access have been engaged to provide a disability access assessment of the interfacing walkway, access paths and related relevant elements that are within the scope of works for the Taylor McCallum Reserve project and in particular as it relates to the intent and outcomes of the Town of Victoria Park's Disability Access and Inclusion Plan 2017-2022.

## INTENT OF REVIEW

The following report provides the reader with an assessment of the provided plans as listed below, and where appropriate provides accessible design criteria to enable the specified landscaped design to continue toward the final 100% design, considerate of the needs of people with a disability and the intent of the Disability Discrimination Act 1992 (DDA).

The assessment undertaken when preparing this report has considered the proposed perimeter and interconnecting walkways surrounding the skate park and pump track and pedestrian areas including accessible parking, pedestrian paths of travel, shorelines, vertical access, application of tactile ground surface indicators where required, application of luminance contrast requirements and provision and location of outdoor furniture and fixtures to determine if the proposed design meets the access requirements of people with a disability, the intent of the Disability Discrimination Act 1992 and the Town of Victoria Park's Disability Access and Inclusion Plan, the principles of Universal Design and relevant legislative requirements.

## DRAWINGS ASSESSED

Sheet No.	Taylor McCallum Reserve, Victoria Park 85% Design Documentation	Issue date	Drawing Revision
TOVP-02-000	COVER PAGE	June 2021	B
TOVP-02-100	OVERALL PLAN	June 2021	B
TOVP-02-200	DEMOLITION PLAN	June 2021	B
TOVP-02-300	GRADING PLAN	June 2021	B
TOVP-02-301	GRADING PLAN	June 2021	B
TOVP-02-400	HARDSCAPE PLAN	June 2021	B
TOVP-02-401	HARDSCAPE PLAN	June 2021	B
TOVP-02-500	PLANTING PLAN	June 2021	B
TOVP-02-501	PLANTING PLAN	June 2021	B
TOVP-02-600	SECTIONS	June 2021	B
TOVP-02-601	SECTIONS	June 2021	B
TOVP-02-900	HARDSCAPE DETAILS	June 2021	A





Sheet No.	Taylor McCallum Reserve, Victoria Park 85% Design Documentation	Issue date	Drawing Revision
TOVP-02-910	WALL DETAILS	June 2021	B
TOVP-02-920	CUSTOM SHELTER DETAILS	June 2021	B
TOVP-02-930	CUSTOM SHELTER DETAILS	June 2021	B
TOVP-02-950	FURNITURE DETAILS	June 2021	B
TOVP-02-970	SOFTWARES DETAILS	June 2021	B
TOVP-02-980	NOTES	June 2021	B
MP-SP-TD04	SKATEPARK - TYPICAL DETAILS SHEET 4	28.05.2021	B
E02	ELECTRICAL SERVICES SITE PLAN PART 1 OF 2	21.05.21	A
E03	ELECTRICAL SERVICES SITE PLAN PART 2 OF 2	21.05.21	A

## LEGISLATIVE COMPLIANCE

Section 23 Access to Premises of the Disability Discrimination Act 1992 (DDA) makes it unlawful to discriminate against people with a disability, or their associates, in relation to access to, and use of, premises that the public is allowed to enter or use.

‘Premises’ is defined very broadly to include structures, buildings and places (whether enclosed or built on or not). This would include for example; public parks, reserves, playgrounds, recreation and event spaces and footpaths including falls and gradient, outdoor areas and road crossings. Such infrastructure however is not covered by the Premises Standards and remains covered by the general non-discrimination complaints provisions of the DDA.

The Advisory Note on streetscape, public outdoor areas, fixtures, fittings and furniture, prepared by the Australian Human Rights Commission, offers advice on what level of access may reduce the chance of a successful complaint being made using the complaints provisions of the DDA. The Advisory Note is not mandatory and does not have the force of law but provides assistance to understand responsibilities and rights under the DDA and to assist in identifying areas of possible discrimination complaint.

The Advisory Notes reference the following Australian Standards and these provide information on how to achieve access for people with a disability in the outdoor environment, for example along footpaths, at ramps and stairs and in open reserve, parkland or combined outdoor community and recreation spaces, as is pertinent at the Taylor McCallum Reserve.

- AS1428.1 2009 – Design for Access and Mobility – General Requirements for Access – New Building Works (including Amendment 1 – 2010)
- AS1428.2 1992 – Design for access and mobility Part 2: Enhanced and additional requirements-Buildings and facilities
- AS1428.4.1 2009 – Design for Access and Mobility – Means to assist the orientation of people with a vision impairment - Tactile ground surface indicators (including Amendment 1 – 2010 & Amt 2 – 2014)



In addition to the above, the following are used as reference in the development of this report:

- The Advisory Note on streetscape public outdoor areas, fixtures, fittings and furniture, Australian Human Rights Commission, 8 February 2013
- Sport and Recreation Access for All. 1996. Sport and Recreation Victoria

## EXEMPT AREAS

Areas considered exempt for provision of access for people with disabilities were those spaces generally considered where access would be inappropriate because of the purpose for which the area is used or an area that would pose a health or safety risk for people with a significant disability, as is pertinent to this skate park and pump track.

Areas contained within the Taylor McCallum Reserve scope of works that are considered exempt for the purpose of this report are:

- The skate plaza and skate bowl – inclusive of stairs that provide direct access to the skate plaza/bowl and any stairs that form part of the internal skate plaza/bowl design.
- The pump track.

## DIMENSIONING

Unless dimensioned on the plans, O'Brien Harrop Access has reviewed dimensions and distances using the PDF reviewing tool, Bluebeam Revu.

Also note that Clause 5 of AS1428.1 2009 states that *"The dimensions given throughout this Standard are in millimetres unless shown otherwise. All dimensions are net and shall not be reduced by projecting skirtings, kerbs, handrails or other fixtures. Dimensions refer to finished surfaces (e.g. face of wall tiles and floor finishes)."*

# Access Review of Plans

**Taylor McCallum Reserve**



**OHA**



## **1. ACCESSIBLE PARKING**

### **1.1 PROVISION**

Two accessible parking bays and central shared area are documented south of and in close proximity to the basketball courts and amenity such as sanitary facilities and the proposed Café, this is commended.

### **1.2 SET OUT AND DIMENSIONS**

When measured using Bluebeam Revu the accessible bays and central shared area meet the required 2400mm width and 5400mm length.

A bollard is noted in the shared area, meeting requirements.

An inset kerb ramp is documented clear of the shared area providing a transitional link between the shared area and walkway. On review of the Hardscape Details TOVP-02-900 the kerb ramp meet design requirements of AS1428.1 2009 Clause 10.7 and 10.8 for landings requirements.

On the abutting walkway, bollards are noted on both sides of the kerb ramp.

#### *Recommendation*

Ensure the accessible bays and shared area are designed and constructed to the full requirements of AS2890.6 2009.

Ensure bollards are finished in a colour that achieves 30% contrast to the surrounding surface, this enhances detectability by a person who is vision impaired.

### **1.3 PATH OF TRAVEL**

Hardscape Plans documents compliant connecting walkways i.e. to west of the precinct to amenity such as the café and sanitary facilities and to the plaza located to the east of the precinct via a continuous path of travel that runs south of the basketball courts, this is commended (*refer attached OHA Plan Mark-up*).

## **2. CONTINUOUS ACCESSIBLE PATH OF TRAVEL - AN OVERALL APPROACH**

Provision of access for people with disabilities is documented on the Hardscaped Plans TOVP-02-400 and 401. A proposed outer walkway combines with the existing council footpath to provide a continuous route around the perimeter of the reserve. Interconnecting walkways and ramps provide access to amenity such as the café, sanitary block, lower and upper picnic amenity, entertainment and gathering spaces, the timber viewing deck, the skate park and pump track. This is commended as it is confirmed that access is achieved to all areas in



accordance with the intent of the DDA where an equitable and dignified approach to access for all that aligns with the intent and outcomes of the Town of Victoria Park DAIP.

## 2.1 GEOMETRY

On review of the Hardscape Plans the documented clear widths for pedestrian walkways and ramps achieve the required minimum 1000mm clear width for a continuous accessible path of travel. For walkways, the required turning (1540mm width) and passing (1800mm width) spaces are achieved.

Where the perimeter path abuts the skateboard bowl with steep descending gradients, it is noted that edge treatments such as balustrade, kerbing and garden bed are provided. The balustrade provides a barrier between the walkway and the steep descending grades and inclusion of low walls and kerbing, garden beds and timber decking along the perimeter walkway provide a tactual and visual cue that are effective wayfinding strategies for people who are blind or significantly vision impaired.

The Grading Plans confirm the maximum allowable 1:20 gradient for a walkway and 1:40 crossfalls are achieved for hardscaped pedestrian areas, forecourts, plazas and walkways.

### *Recommendation*

Ensure that through the full network of pedestrian walkways the required gradients, crossfalls and interval landings are achieved to AS1428.1 2009 Clause 10.1, 10.2 and 10.8.

## 2.2 OVERHEAD CLEARANCE

Noted on the Custom Shelter Details Plan TOVP-02-920 shade structures are documented with raked support poles. When angled toward an accessible path of travel, raked poles can present an overhead obstruction.

### *Recommendations*

Where raked poles are installed ensure they are not orientated or angled toward walkways. Alternatively contact with the overhead hazard must be prevented with a suitable barrier, this could be in the form of appropriate fixed furnishings or landscaped elements, such as garden bed, planters or the like.

## 2.3 SURFACE MATERIALS

Hardscape Plans specify surface materials that include exposed aggregate concrete, reinforced concrete and timber decking.

Noted on the Wall Details Plan TOVP-02-910, 5mm gaps are documented between timber slats, meeting requirements for a traversable surface.

Hardscape Details TOVP-02-900 confirms abutting surfaces are to finish flush with concrete footpaths and typical contraction joints at 8mm, meet requirements for a traversable surface.



### *Recommendation*

As construction documentation for the laying of concrete, timber deck and surfaces are detailed, throughout this precinct ensure that all surfaces that form an accessible path of travel achieve a smooth, slip resistant surface without lips or gaps, traversable by people who use a wheelchair and those with an ambulant or sensory disability as required by AS1428.1 2009 Clause 7.

Ensure where materials are to abut, the design detail depicts a smooth transition with a design transition of 0mm and that the tolerances depicted in AS1428.1 2009 Figure 7 can be achieved, for product /material type.

## **2.4 LOCATION OF OUTDOOR FURNITURE AND FIXTURES ON AN ACCESSIBLE PATH OF TRAVEL**

The Hardscape and Electrical Plans document the location of outdoor furniture and fixtures such as light poles, bollards, bins, drinking fountains that are located off or abutting the walkways preserving a minimum 1200mm unobstructed accessible path of travel.

### *Recommendations*

Ensure as the project design progresses that furniture and fixtures i.e. seating, bins, bicycle hoops, drinking fountains, shade support posts are located off the pedestrian shared path and walkways, preserving the shore line by retaining the maximum 1000mm clear width (1200mm preferred) for an accessible path of travel.

## **3. VERTICAL ACCESS**

### **3.1 RAMPS**

Grading Plans TOVP-02-300 and 301 document three pedestrian ramps with the maximum allowable 1:14 gradient documented.

When measured using Bluebeam Revu the following elements are achieved at each ramp;

- Minimum 1000mm clear width for an accessible path of travel;
- Circulation space on the landings to enable a 90° or 180° turn.

The required maximum 9.0m for a ramp with a 1:14 gradient has not been achieved at all ramps with some ramped sections exceeding this requirement.

On the Hardscape and Details Plans ramp fixtures and fittings such as handrails and kerb rails on both sides and warning tactile ground surface indicators (TGSIs) are not yet detailed /documented.



### *Recommendation*

Ensure all pedestrian ramps are designed to the full requirements of AS1428.1 2009 Clause 10.3 and 12 (handrails) and AS1428.4.1 2009 Section 2 for warning tactile ground surface indicators. Ensure ramps are set back sufficiently to accommodate the required handrail end extensions (and ideally warning TGSIs) without obstructing the transverse path of travel (*refer attached OHA Plan Mark-up*).

## **3.2 STAIRS**

Sections Plans TOVP-02-600 and 601 and Wall Details TOVP-02-910 document stair details that confirm stair construction, handrails and warning strips on nosings meet set out and dimensional requirements.

- Noted on Wall Details TOVP-02-910 the set back of the warning TGSIs on the top and bottom landings from the closest riser at 350mm does not meet the required 300mm set back.
- Sections Plans TOVP-02-600 and 601 document stairs with a midway landing. Where handrails are non-continuous handrails through a midway landing warning TGSIs are required on the midway landing. It is noted that warning TGSIs are not documented on the midway landing.

### *Recommendation*

On the upper and lower landings of stairs document 600-800mm deep bands of warning TGSIs with the required 300mm set back from the closest riser as per AS1428.4.1 2009 Clause 2.4 and Figure 2.3(A).

Where handrails are non-continuous through a midway landing provide 600-800mm deep bands of warning TGSIs set back 300mm from the closest riser as per AS1428.4.1 2009 Clause 2.4 and Figure 2.2(B) or if the landings is less than 3000mm in length provide 300-400mm wide bands of warning TGSIs with a set back of 300mm from the closest riser (*refer attached OHA Plan Mark-up*).

Ensure all warning TGSIs and warning strips on stair nosings meet the required luminance contrast when tested against the underlying surface as per AS1428.4.1 2009 Clause 2.2 (TGSIs) and AS1428.1 2009 Clause 11.1 (f) and (g) [warning strips].

## **4. OUTDOOR FURNITURE**

Furniture Details Plan TOVP-02-950 specify accessible furniture and fixtures including; an accessible style drinking fountain, bike repair station, bench seating with backrest and armrests, a picnic table with side access for a wheelchair user, this is commended.

Custom bench seating and recessed timber seats are documented at various heights offering a range of seating height options for users.





The Hardscape Plans document sufficient circulation and manoeuvring space forward of and /or to the side of accessible furniture and fixtures for a person using a wheelchair to approach and turn to exit the space, this is commended.

The power me bench seats are documented with sufficient wheelchair seating space alongside the bench seat to enable a person using a wheelchair to reach the charging pad. At a height of 770 the charging pad is within the zone of common reach that is suitable for people who are seated or standing.

On the lower and upper level picnic areas, amenity such as bins, temporary grandstands, power me bench seats and drinking fountains are replicated offering equal amenity. However, barbecues and a DJ Booth are provided on the upper level only, however given a ramp connects the two levels a DJ Booth need not be provided on the lower level also.

In addition, the following elements have been identified;

- The Furniture Details specifies a standard style barbecue only;
- Stainless steel bike racks are specified, (i.e. outdoor products in a stainless steel finish are often difficult to detect by a person who is vision impaired); and
- Bollards in a galvanized satin polish with colour not specified at this stage.

### *Recommendations*



Ensure the location and installation of accessible bench seating:

- Does not protrude into any accessible path of travel and be set back 500mm from the accessible path of travel;
- Be of a material that does not absorb heat;
- Be connected to other amenities via a continuous accessible path of travel;
- Have a surface underneath that is firm, stable and flush with adjacent pathway;
- Incorporate wheelchair seating spaces adjacent to seating.

At the lower level picnic areas provide a barbecue on hardstand that is co-located with the picnic settings, and consider at a minimum providing one accessible style barbecue in an area that is accessible.

To enhance detectability of fixtures that are in a stainless steel or galvanized satin finish such as bike racks and bollards, finish in a colour that provides a minimum 30% contrast against the surrounding surfaces.

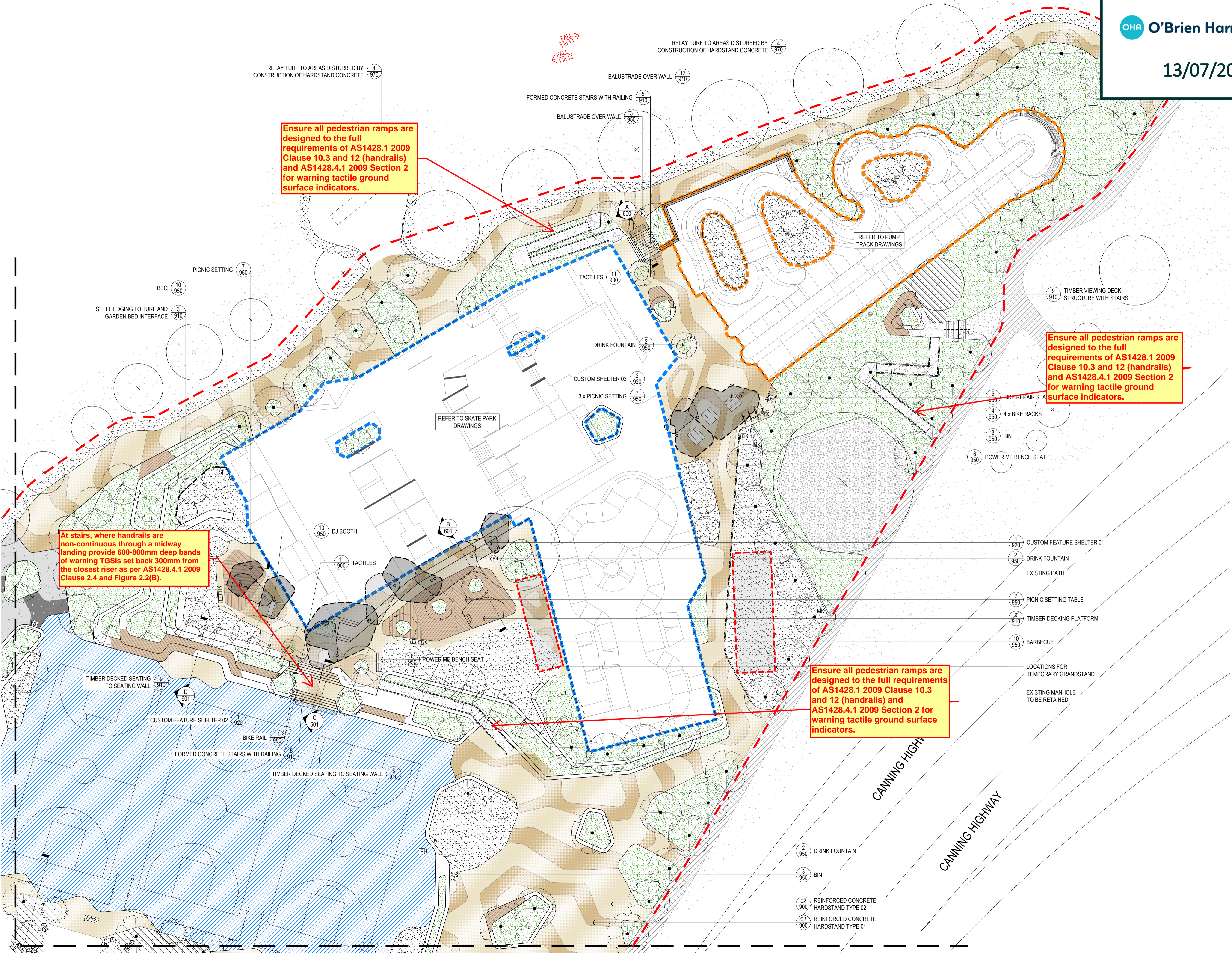


Report title	Disability Access Review of 85% Issue for Approval	
Report revision	[Rev 0]	
Date report issued	13 July 2021	
Report issued to	Zac Fried, Emerge Associates	
Report prepared by:	Silvia Rossi Occupational Therapist BSc (OT) Associate member ACAA No. 510	
Report reviewed by:	Anita Harrop Occupational Therapist BAppSc (OT) (Hons) Accredited member ACAA No. 147	



Reviewed by  
**OHA O'Brien Harrop Access**  
13/07/2021

1	900	GATE CONCRETE
1	900	MAGNOLIA & JARRAH
2	900	CRETE
2	900	1 - CCS CANVAS
2	900	CRETE
2	900	2 - CCS ECHIDNA
7	910	COMPOSITE TIMBER DECKING
6	900	TO COURTS
1	910	RECONSTITUTED LIMESTONE WALL
4	910	CONCRETE WALL
3	900	CONCRETE MOW KERB /
3	900	STEEL EDGE
12	11	BALUSTRADE & HANDRAIL /
910	950	BIKE TRAIL
188	970	PROPOSED PLANTING / PROPOSED
188	970	PLANTING WITH GRAVEL MULCH BASE
		MULCH ONLY
4	970	TURF
9	900	BOULDERS
8	950	BENCH SEAT
10	950	BBQ
6	950	POWER ME BENCH
4	950	BIKE RACK
7	950	PICNIC SETTING
11	900	TACTILES
2	3	DRINK FOUNTAIN / BIN
950	950	
6-7	970	PROPOSED TREES. REFER TO PLANTING PLAN
		EXISTING TREE TO BE RETAINED AND PROTECTED



Ensure all pedestrian ramps are designed to the full requirements of AS1428.1 2009 Clause 10.3 and 12 (handrails) and AS1428.4.1 2009 Section 2 for warning tactile ground surface indicators.

At stairs, where handrails are non-continuous through a midway landing provide 600-800mm deep bands of warning TGSIs set back 300mm from the closest riser as per AS1428.4.1 2009 Clause 2.4 and Figure 2.2(B).

Ensure all pedestrian ramps are designed to the full requirements of AS1428.1 2009 Clause 10.3 and 12 (handrails) and AS1428.4.1 2009 Section 2 for warning tactile ground surface indicators.

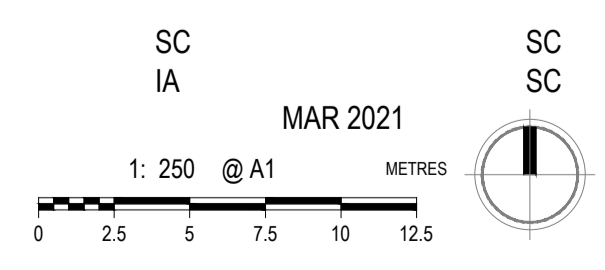
Ensure all pedestrian ramps are designed to the full requirements of AS1428.1 2009 Clause 10.3 and 12 (handrails) and AS1428.4.1 2009 Section 2 for warning tactile ground surface indicators.

- 1 920 CUSTOM FEATURE SHELTER 01
- 2 950 DRINK FOUNTAIN
- EXISTING PATH
- 7 950 PICNIC SETTING TABLE
- 9 910 TIMBER DECKING PLATFORM
- 10 950 BARBECUE
- LOCATIONS FOR TEMPORARY GRANDSTAND
- EXISTING MANHOLE TO BE RETAINED

- 2 950 DRINK FOUNTAIN
- 3 950 BIN
- 02 900 REINFORCED CONCRETE HARDSTAND TYPE 02
- 02 900 REINFORCED CONCRETE HARDSTAND TYPE 01

B 28.05.21 ZF 85% DESIGN DOCUMENTATION  
A 12.03.21 IA 50% DESIGN DOCUMENTATION

TAYLOR MCCALLUM RESERVE  
VICTORIA PARK WA  
ACTIVE AREA  
HARDSCAPE PLAN  
TOWN OF VICTORIA PARK



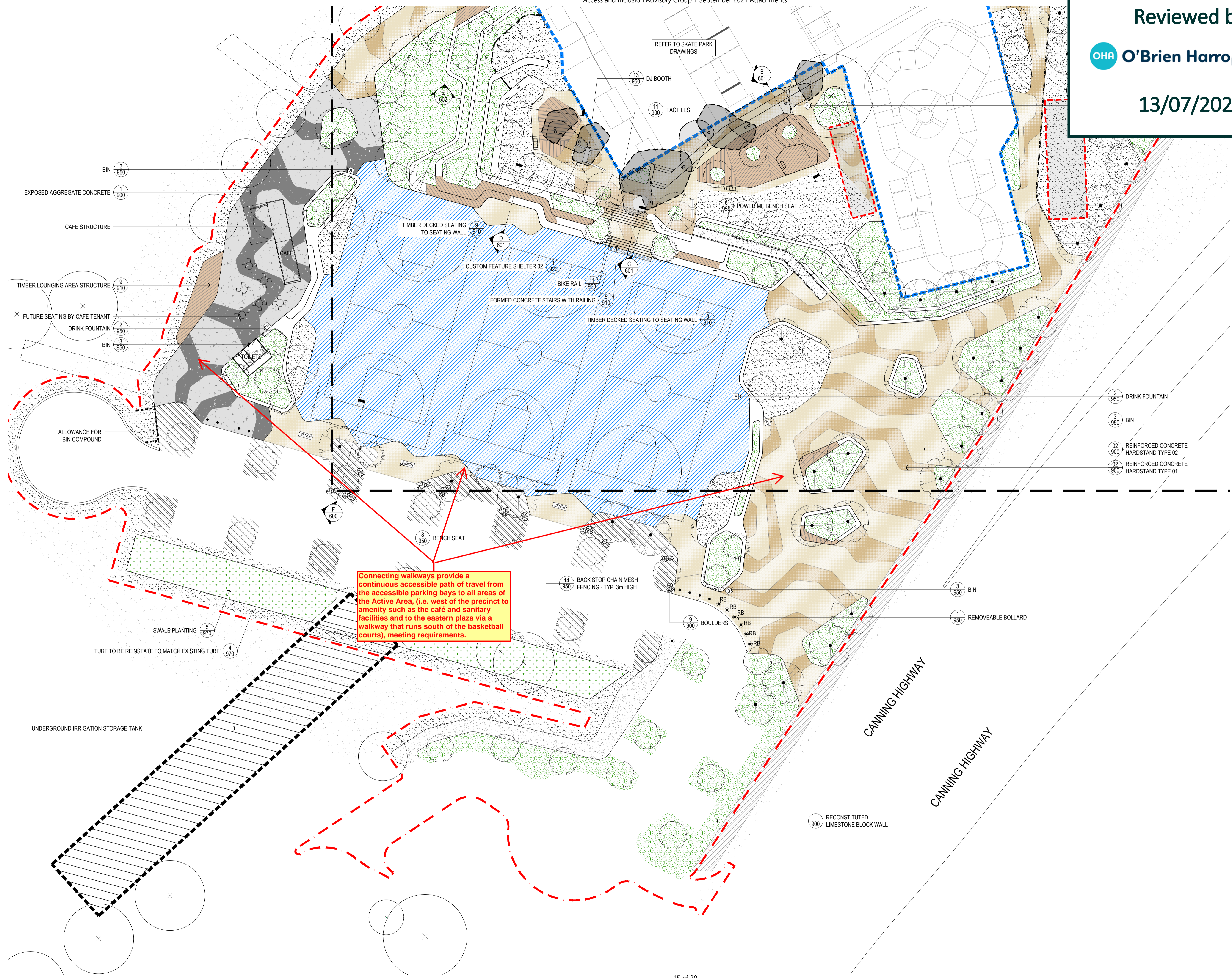
TOVP-02-400 A



Reviewed by



13/07/2021

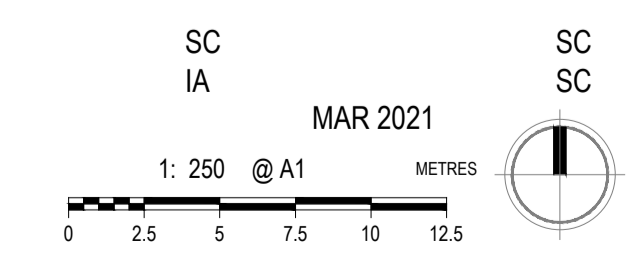


Connecting walkways provide a continuous accessible path of travel from the accessible parking bays to all areas of the Active Area, (i.e. west of the precinct to amenity such as the cafe and sanitary facilities and to the eastern plaza via a walkway that runs south of the basketball courts), meeting requirements.

[Symbol]	TO COURTS	(1)	900
[Symbol]	RECONSTITUTED LIMESTONE WALL	(1)	910
[Symbol]	CONCRETE WALL	(4)	910
[Symbol]	CONCRETE MOW KERB / STEEL EDGE	(3)	980
[Symbol]	BALUSTRADE & HANDRAIL / BIKE TRAIL	(12)	910
[Symbol]	PROPOSED PLANTING / PROPOSED PLANTING WITH GRAVEL MULCH BASE	(188)	970
[Symbol]	MULCH ONLY	(6)	900
[Symbol]	TURF	(4)	970
[Symbol]	BOULDERS	(9)	900
[Symbol]	BENCH SEAT	(8)	950
[Symbol]	POWER ME BENCH	(6)	950
[Symbol]	PICNIC SETTING	(7)	950
[Symbol]	DRINK FOUNTAIN / BIN	(2)	950
[Symbol]	PROPOSED TREES. REFER TO PLANTING PLAN	(6-7)	970
[Symbol]	EXISTING TREE TO BE RETAINED AND PROTECTED	(1)	900
[Symbol]	EGATE CONCRETE - MAGNOLIA & JARRAH	(1)	900
[Symbol]	CONCRETE	(2)	900
[Symbol]	CONCRETE - CCS CANVAS	(2)	900
[Symbol]	CONCRETE - CCS ECHIDNA	(2)	900
[Symbol]	BER DECKING	(7)	910
[Symbol]	SURFACE	(6)	900
[Symbol]	TOILETS	(1)	900
[Symbol]	PATH	(1)	900
[Symbol]	SK	(1)	900

B 28.05.21 ZF 85% DESIGN DOCUMENTATION  
A 12.03.21 IA 50% DESIGN DOCUMENTATION

TAYLOR MCCALLUM RESERVE  
VICTORIA PARK WA  
ACTIVE AREA  
HARDSCAPE PLAN  
TOWN OF VICTORIA PARK



TOVP-02-401 A



Etwell St entrance



Figure 1 Atwell St entrance



Figure 2 Proposed Universal access entrance with 2 swing gates





*Figure 3 Current Etwell St Entrance*





Figure 4 Proposed Universal Access entrance with swing gates



*Figure 5 Concept of universal access entrance with swing gates*