



**AUSTRALIAN JOCKEY CLUB**

# **ROYAL RANDWICK RACECOURSE**

**ACCESS REVIEW**

**Morris-Goding Accessibility Consulting**

**75W**

4<sup>th</sup> November 2011

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## 1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the 75W design development of the refurbishment of the spectator precinct at Royal Randwick Racecourse. The proposal involves refurbishment of the Queen Elizabeth II Grandstand, replacement of the paddock grandstand and construction of new grandstand and a new parade ring and associated facilities and landscaping report is an and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to address the DGA issued in respect of major project MP10-0097 and provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The report has been reviewed in accordance with updated project number 21101 and drawings DA-07, DA-11 and DA-30 Issue 30 (please see attached supplied drawings below relevant to this report)

The development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas, toilets, lifts, and linkages between the grandstand and parade ring comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report's 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 and accessible sanitary facilities, can be readily achieved.

It is advised that the provisions of the DDA Access Code 2010 are due to be inserted into the BCA from 1 May 2011. The provisions of the DDA Access Code will from that date onwards become mandatory for new building work. If it is anticipated that construction certificate for this project is to be granted on or after 1 May 2011, the immediate adoption of the recommendations in this report that have been made in accordance with the DDA Access Code is advised.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

The main recommendation that has risen from the access review includes:

- (i) Ensure the accessible WC found on level 2 is approached from within the chairman lounge area corridor, rather than from the BOH (DDA issue).

## **2. INTRODUCTION**

### **2.1. General**

Australian Jockey Club has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed grand stand and parade ring found within the Royal Randwick Racecourse.

The requirements of the investigation are to:

- Review supplied drawings (DA-04, DA.06 to 15, DA23 and DA-25 to DA-27) of the proposed buildings.
- Review updated supplied 75W drawings (DA-07, DA-11 and DA-30) Issue 30 dated 24<sup>th</sup> October 2011.
- Provide a report that will analyse the provisions of disability design, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

### **2.2. Background**

The proposed grandstand consists of 3 subdivided areas called the Paddock Stand, link building and Queen Elizabeth II Stand, spanning over 6 floors. These areas provide several public and members bar areas, betting areas, function rooms, chairman's/committee rooms, raked spectator seating and male and female and wheelchair accessible amenities.

From the information provided the Queen Elizabeth II stand will be refurbished with new construction proposed for other areas.

The proposed parade ring has been designed next to the proposed grandstand with a raked spectators seating area for the purpose of viewing horses within the Parade Ring. The Parade Ring also provides an Owners Pavilion. In addition the parade ring has a horse tunnel with a direct access underneath the grandstand directly to the race track.

It must be noted that entire public entertainment areas may need to accommodate a large proportion of people in wheelchairs due to the nature of use, and as such design requirements should cater for AS1428.2 where possible.

### **2.3. Objectives**

The Report considers user groups, who include staff and members of the public. 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 dexterity impairments

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 and ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community.

A proposed accessibility plan has been designed taking into account principles of the DDA. It is considered the proposal provides appropriate access for people with disabilities.

#### **2.4. Statutory Requirements**

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

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - Enhanced Access (where relevant)
- AS 1428.4 - (Tactile Ground Surface Indicators)
- AS1735.12 – (Lifts)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act

### **3. INGRESS & EGRESS**

#### **3.1. Grandstand Entrance**

A means of wheelchair access has been made available, from the Memorial Boulevard to the ground floor grandstand, operable link area, bar area and betting arena.

From the information gathered, the compliant bi-fold and pivoting entry doors (1220mm open clear width) provided at these main entrances will remain open during operational hours. This will ensure a continuous wheelchair accessible path of travel is achieved from the Memorial Boulevard to all ground floor areas within the grandstand.

The current drawings convey a level path of travel across the entire ground floor area. This will ensure wheelchair users have the ability to turn 180° or be able to pass each other when travelling in the opposite direction, compliant with DDA Premises Standards and AS1428.2.

A continuous accessible path of travel has been provided to all upper floors from the ground floor via a passenger lift found near the 2 escalators, the ground floor operable link area. The path of travel from the Memorial Boulevard to either lift is appropriate for wheelchair users, compliant with the equity principles of the DDA and the BCA part D3.3.

The circulation spaces in front of all lifts will ensure ample manoeuvrability for wheelchair users, compliant with AS1428.1.

#### **3.2. Parade Ring**

A means of barrier free wheelchair access has been provided around the perimeter of the Parade Ring and Owners Pavilion from the Memorial Boulevard. This continuous accessible path of travel will ensure wheelchair users have the ability to turn 180 or be able to pass each other when travelling in the opposite direction.

#### **3.3. Emergency Egress**

Although there are fire stairs towards the west and east ends of the grandstand, the main paths of travel into both the grandstand and parade ring will be the most appropriate means of accessible emergency egress.

*Recommendation:*

- (i) Ensure the emergency alarm systems have provision for visual and audio warnings and signals.

## **4. PATHS OF TRAVEL**

### **4.1. General**

In general, the link between the parade ring and grandstand will have paths of travel with crossfall that would be appropriate for wheelchair users, compliant with the BCA and the DDA Premises Standards.

Generally all external circulation space will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, or to turn 180° compliant with AS1428.2 and the DDA.

### **4.2. Grandstand Building**

In general, the main paths of travel throughout the grandstand on all floors are accessible and continuous throughout for wheelchair users to all common use area (toilets, lifts, bars function rooms and raked seating etc), in accordance with AS1428.1.

As mentioned, a continuous wheelchair accessible path of travel has been established on all floors above the ground floor via the use of either 2 passenger lifts. In general the circulation space around the lift lobbies will allow for appropriate manoeuvrability for wheelchair users, compliant with BCA and AS1428.1.

In addition, there is an additional passenger lift found towards the west escalators of the grand stand, which lead to the ground floor entry from all above ground floors. Typically, the circulation space found around the lift lobbies will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, or to turn 180° compliant with AS1428.2 and the DDA.

In general, wheelchair access is made available from all areas on all floors to each of the passenger lifts, compliant with AS1428.1 and the independent principle of the DDA.

*Recommendation:*

- (i) Ensure floor systems used are slip resistant in accordance with AS4586 and HB197 (pendulum tests required).

### **4.3. Parade Ring**

As previously mentioned, the main paths of travel surrounding the parade ring is accessible and continuous throughout for wheelchair users, compliant with AS1428.1.  
Access

In general, the path of travel to the alfresco dining is also made possible with appropriate level and clear widths of pathways in excess of 2.0m in width. These clear widths are suitable to allow two wheelchair users to easily pass one another and turn 180 degrees in accordance with AS1428.2 and the draft DDA Premises Standards.

Currently, drawings convey a clear path of travel to the amenities found towards the west ends of the parade ring from the parade ring. Detail comments concerning this amenity and the paths of travel to them will be made at a later stage.

From the information provided, the primary entry into the sanitary facilities is fitted with a gate (compliant 950mm clear opening). Although the door has a non-appropriate latch side clearance, no changes will be made as the gate will be (managed) opened and closed before and after the operating hours of the Racecourse.

Currently there is tiered seating surrounding the Parade Ring. Access to these seating areas is possible only via stairs only. However, the drawings show 2 viewing platform appropriate for wheelchair users, in compliance with AS1428.1.

*Recommendations:*

- (i) Ensure floor systems used are slip resistant in accordance with AS4586 and HB197.
- (ii) Ensure the ramp has a gradient fall no steeper than 1:14, compliant with AS1428.1.

#### **4.4. Owners Pavilion**

From the information provided, the Owners Pavilion is exclusive for VIP members only. This 2 storey building appears to have a barrier free level entry threshold, appropriate for wheelchair users. The circulation spaces on both floors have ample clear widths in allowing two wheelchair users the ability to easily pass one another and turn 180 degrees in accordance with AS1428.2 and the DDA Premises Standards.

A continuous wheelchair accessible path of travel has been established between floors via the use of a passenger lift. In general the circulation space in front of the lift will allow for appropriate manoeuvrability for wheelchair users, compliant with BCA and AS1428.1.

*Recommendation:*

- (i) Ensure floor systems used are slip resistant in accordance with AS4586 and HB197.

#### **4.5. Stairs**

There are a number of stairs found within the grandstand and Parade Ring raked seating areas.

*Recommendations:*

- (i) Ensure stairs have tactile ground surface indicators at all stairs compliant with AS1428.4.
- (ii) Ensure handrails are provided to all stairs compliant with AS1428.1.
- (iii) Ensure stairs have step nosings in accordance with AS1428.1.

#### **4.6. Doors**

There are a number of pivoting doors leading to the common use toilets corridors, lift lobbies, external terraces and smoke areas. Currently, the circulation spaces around these doors appear appropriate for wheelchair users, compliant with AS1428.1.

Currently, these doors appear to have a 1500mm open clear width, compliant with the BCA and DDA Premises Standards.

*Recommendations:*

- (i) Due to the size of the pivoting doors, ensure the choice of door hinges used would allow door to have a light operational force, to assist wheelchair users.  
  
Alternatively the door can be reduced in size to 850mm open clear width (920mm door leafs). These doors will still satisfy compliance with AS1428.2 and the DDA Premises Standards.
- (ii) Ensure door components comply with AS1428.1.
- (iii) Ensure step thresholds are at a minimum to assist wheelchair users, compliant with AS1428.1.

#### **4.7. Lifts**

As mentioned, all lifts provide a continuous wheelchair accessible path of travel from all upper ground floors to the ground floor.

In general, all passenger lift appears to have a minimum 1700mm x 1400mm internal dimension compliant with AS1428.2 and AS1735.12.

In addition, a vertical wheelchair platform lift has been provided. This lift provides an accessible link between the upper and lower levels of the Members lobby foyer area, compliant with DDA.

*Recommendations:*

- (i) Ensure the new passenger lift cars have internal components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12. and BCA E3.6
- (ii) Ensure all lift lobbies have suitable call buttons and arrival signals in accordance with AS1735.12 and E3.6.
- (iii) Ensure the vertical wheelchair platform lift is compliant with AS1735.16.

## 5. AMENITIES & FACILITIES

### 5.1. Grandstand Accessible Toilet

There is an accessible WC near the bank of public male and female toilets located on the 2<sup>nd</sup> floor near the western end passenger lifts. Access to this accessible WC is viewed as being wheelchair accessible, compliant with the BCA and DDA Premises Standards.

In general, an accessible WC has been provided near all male and female bank of toilets located towards the east and west ends of the grandstand on all remaining floors levels (3-6). Access to all of the accessible WC is viewed as being wheelchair accessible from all areas, compliant with the AS1428.1.

Currently it would appear that all accessible WC have a 2500mm x 1900mm internal dimension which exceeds minimum compliance with BCA Part D3 and AS1428.1.

The corridor outside the accessible toilets appears to have ample circulation space (1550mm depth) which will allow a wheelchair user the ability to turn 180°, compliant with AS1428.2.

#### *Recommendations:*

- (i) Based on current 75W grandstand drawings DA-11 the south end accessible WC entry doors have a minimum clear open width of 850mm (920mm door leaf) compliant with AS1428.2 and BCA. It is presumed that all other accessible WC on all other floor will achieve the some open clear width as the ground floor accessible WC door (to be reviewed at a later stage).
- (ii) Based on current 75W grandstand drawings DA-11 the south end accessible WC, a minimum 2000mm x 1600mm un-obstruction circulation space is achieved around the toilet pan compliant with AS1428.1. It is presumed that all other accessible WC on all other floor will achieve the some clear circulation spaces, (to be reviewed at a later stage).

A minimum 2300mmn x 1900mm unobstructed circulation space around the toilet pan would be required should the client wish to comply with the DDA Premises Standards. In both instances the basin should not encroach into this area (may encroach max 100mm only).

### 5.2. Parade Ring Accessible Toilet

From drawing DA-30, there are 4 banks of male and female toilets found towards the west of the Parade ring. Within each bank of toilets an accessible WC has also been provided. Currently the 4 unisex accessible WCs have a 2970mm x 1920mm internal dimension that would allow and appropriate 2000mm x 1600mm unobstructed circulation space around the toilet pan, compliant with AS1428.1.

From the information provided, there are banks of male and female toilets found on the 1<sup>st</sup> floor of the Owners Pavilion. Although, access to each of the accessible WC is wheelchair accessible, the use of these accessible WC is exclusive for function room users only.

Currently no drawings show any details of the male, female or accessible toilets.

*Recommendations:*

- (i) Ensure the accessible WC entry doors have a minimum clear open width of 800mm (870mm door leaf) compliant with AS1428.1 and BCA. Should the client wish to comply with the DDA Premises standards, ensure the door has a minimum 850mm clear open width (920mm door leaf), compliant with AS1428.2.
- (ii) A minimum 2000mm x 1600mm un-obstruction circulation space would be required around the toilet pan compliant with AS1428.1. A minimum 2300mm x 1900mm unobstructed circulation space around the toilet pan would be required should the client wish to comply with the DDA Premises Standards. In both instances the basin should not encroach into this area (may encroach max 100mm).

### **5.3. Raked Seating**

The Architectural drawings show raked movable and fixed seating within the Grandstand and Parade Ring. Currently, the number of seating is not known. However, review of the seating areas will be looked, at the next stage of the development.

*Recommendations:*

- (i) Provide a number of viewing points in accordance with BCA table D3.2. Should the client wish to comply with the DDA ensure the number of seats is provided in accordance with DDA Premises Standards table D3.9.
- (ii) Ensure a number of wheelchair spaces have been provided on all floors within each public and member viewing point compliant with AS1428.1 2009 figure 54(b).

## **6. MISCELLANEOUS**

### **6.1. Public Transport Linkages**

From the information provided, high frequency bus services and taxi stands are located at the site's frontage with Alison Road. Review of the plans indicated there are no changes of level or obstacles to convenient disabled access to and from bus and taxi drop-off areas.

*Recommendation:*

- (i) Ensure there is an appropriate path of travel to and from the main entrances to the nearest bus and taxi stands.

### **6.2. Lighting**

From the information provided, lighting design will occur as part of the detailed design phase.

*Recommendation:*

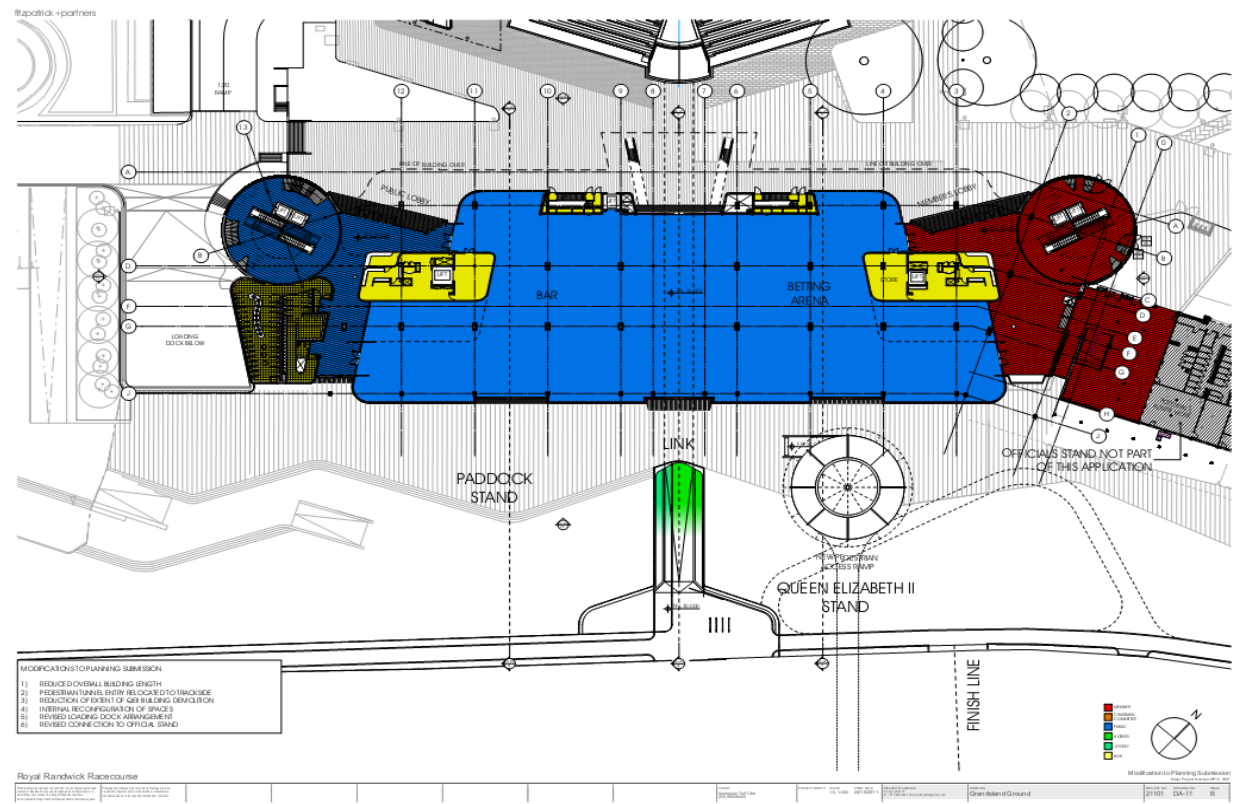
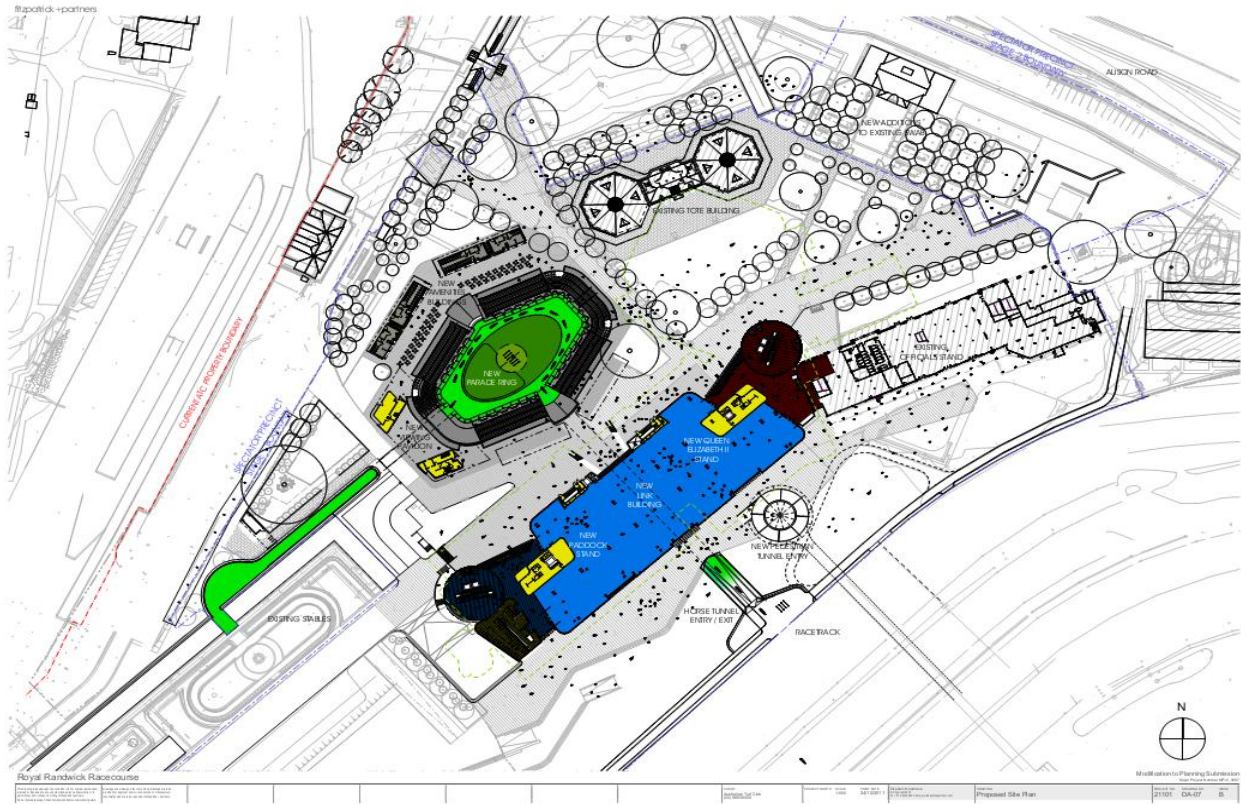
- (i) Levels of illumination are required to comply with AS1680.

### **6.3. Signage**

From the information provided, signage design will occur as part of the detail design phase.

*Recommendation:*

- (i) Signage shall comply with the BCA clause D3.6 (signage specifications)



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