

Access Impact Statement

Introduction

URBNSURF Sydney (**Facility**) will be a world-class sport, recreation, leisure, tourism and event facility orientated around a Wavegarden surfing lagoon. The Facility will be located within Pod B of the P5 Carpark, which is situated in the parklands of Sydney Olympic Park. The P5 Carpark is used for major event car parking, but is largely underutilized given that it is the most distant car parking to the various stadiums and venues in Sydney Olympic Park. The Facility will provide for a higher and better use of land than is currently the case.

This Access Impact Statement (**AIS**) is provided to address the Secretary's Environmental Assessment Requirements (**SEARs**) for the proposal to develop the Facility. It is a key element in the design development for the Facility and an appropriate response to, respectively the:

- Australian Standards (AS1428 series)
- Building Code of Australia (**BCA**);
- *Disability Discrimination Act 1992 (Cth)* (**DDA**); and
- in a more site-specific context, the Access Guidelines published by the Sydney Olympic Park Authority.

The AIS has been developed to provide a review of the strategies that may maximise reasonable provision of access for people with disabilities. The brief to the project architects, MJA Studio, required the Facility to be **accessible and inclusive**. As such, the architectural plans prepared have been developed to comply with relevant guidelines regarding ingress, egress, paths of travel, circulation areas, common and staff areas, car parking and toilet amenities.

The function of the Facility needs to be versatile, adapting as users and their requirements change throughout the day, the week, and between seasons, keeping in mind that the Facility must also cater to a broad demographic range of users that currently enjoy participating in surf sports (and those not yet introduced to the sport).

By designing the Facility to be accessible, the Facility will reduce barriers to (surfing) participation and will encourage and support all sectors of our community to actively participate in community and civic life. The proposed Facility is expected to appeal to a number of local and regional community organisations, including groups such as the Disabled Surfers Association and Surfers Healing Australia (childhood autism), One Wave (depression and mental illness).

Objectives

The Facility will cater for visitors, including individuals and organised groups (such as school groups), tourists, staff, and the general public. The architectural design attempts to deliver equality, independence, and functionality to people with disabilities, inclusive of:

- Persons with sensory impairment (hearing and vision)
- Persons with mobility impairments (ambulant and wheelchair)
- Persons with dexterity impairments

The AIS seeks to demonstrate the Facility's design compliance with the DDA. In doing so, it attempts to eliminate, as far as possible, discrimination against persons on the ground of disability and to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community.

Statutory Requirements:

- *Disability Discrimination Act 1992 (Cth)*
- DDA Access to Premises Standards (DDA Access Code)
- Building Code of Australia - Part D3
- AS 1428.1:2009 - (General Requirements for Access)
- AS 1428.2:1992 – (Enhanced Requirements for Access)
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators)
- AS 2890.6:2009 - (Car Parking)
- Sydney Olympic Park Authority (**SOPA**) - Access Guidelines

The SOPA Access Guidelines provides comprehensive guidance on accessibility requirements so that the Park may continue to enable people with mobility, vision, hearing or intellectual disabilities to use facilities independently, equitably and with dignity.

The SOPA Access Guidelines apply to:

- all building works and infrastructure within Sydney Olympic Park - provides guidance to architects, designers, venue and event operators, developers and others who are involved in the design, fit-out, planning and operations of venues or proposed developments within Sydney Olympic Park ensuring an accessible environment;
- temporary events - provides an understanding of the range of challenges that need to be addressed, to allow people with disabilities to be appropriately assisted to use the parklands independently, when introducing temporary events at the Park; and
- the Parklands within Sydney Olympic Park - how to allow people with disabilities to be appropriately assisted to use the parklands independently.

Functional Design Review

Ingress and Egress

Visitor access to the proposed Facility is from the entry plaza, which ties into the existing surrounding ground level of the carpark, and provides a datum level that continues throughout the rest of the site (at RL 9.0). This enables the vast majority of publicly accessible areas within the Facility to be accessed without any change of gradient, with obvious mobility benefits.

The main public entrance is through a colonnade and wide gated opening at the ticket office area, all being at grade. Given the facility will accommodate for groups and many attendees will bring their own surf boards (and stand-up paddle boards), swing gates will naturally all be wider access-ways providing 1,000mm minimum clear width, which will ensure appropriate access for people using wheelchairs and compliance with AS1428.1:2009.

Clear space on both sides of the ticketing counter provides appropriate circulation to enable people using a wheelchair to complete a 180 degree turn.

Recommendation

- (i) Ensure kerb ramps to entry forecourt are compliant with AS1428.1:2009 to allow for people using wheelchairs.

Paths of Travel

In general, there are accessible and continuous paths of travel throughout the Facility from entry to all the built form amenities, including the changerooms and the entry ramps into the surf lagoon (all maintained at RL9.0) compliant with AS1428.1:2009.

Informal resting nodes provide generous space (for laydown of surfboards) without impacting the primary internal path of travel adjacent to, and under, the awning of the built forms (maintaining a minimum 1,800mm clear width). This will allow two wheelchair users the ability to easily pass one another in accordance with AS1428.1:2009 and the DDA Access Code.

In some areas, such as the Cove Lounge area, placement of outdoor furniture may have a reduced 1,000mm minimum clear width, compliant with AS1428.1:2009. The drawings currently allow for surfaces to be maintained at RL9.0.

Recommendation:

- (i) Ensure all pedestrian paths of travel (including all ramps, stairways etc.), provide a suitably, hard surfaced area with slip-resistance, traversable by people with disabilities, compliant with AS/NZS 4568.

Stairways

There are two public stairways located at opposite ends of the first-floor food and beverage amenities. Additionally, one stairway is located for staff only access to the undercroft offices, workshop and main service yard.

Alternative accessible paths of travel, or equivalent areas, are provided to ensure appropriate access for people using wheelchairs. As the development is required to be accessible by DDA Access Code (Table D3.1), all stairs (except fire-isolated ramps) are required to be compliant with AS1428.1-2009.

Recommendations:

- (i) Ensure all stairways have appropriate handrails provided on both sides, compliant with AS1428.1-2009.
- (ii) Provide TGSI's at top and bottom of all stairways, compliant with the BCA (part D3.8) and AS1428.4.1:2009.

Ramps

There are various ramps located along the pedestrian paths of travel within the Facility, in particular, within the area noted as 'The Hill' up to the first-floor Alfresco Area. In general, the ramps have at least 1,500mm clear width with gradients between 1:20 and 1:30, compliant with AS1428.1:2009.

As the development is required to be accessible by DDA Access Code (Table D3.1), all ramps (except fire-isolated ramps) are required to be compliant with AS1428.1-2009.

Recommendations:

- (i) Ensure all ramps are suitably set back from traverse paths of travel to accommodate handrail extensions, compliant with AS1428.1:2009.
- (ii) Ensure all ramps have gradients no steeper than 1:14 with 1,200mm min. level landings provided at required intervals, compliant with AS1428.1:2009.
- (iii) Ensure all ramps (ie. gradients between 1:14-1:20) have handrails and kerb rails provided on both sides, compliant with AS1428.1-2009.
- (iv) Provide TGSIs at top and bottom of all ramps, compliant with the BCA part D3.8 and AS1428.4.1:2009

Ancillary Buildings and Facilities

All building openings and doorways in the Facility have generally been oversized to allow for guests to move around easily with surfboards and large watercraft. This design requirement has the added benefit of ensuring increased clearance for disabled access.

Ticketing

Behind the Guest Services/Ticketing Counter, a single hinged doorway to an office provides 850mm minimum clear width and appropriate circulation space, compliant with AS1428.1:2009.

Recommendation:

- (i) Ensure the ticketing office doorway provides 510mm latch side circulation space on external side, compliant with AS1428.1-2009.

Retail

Entry to the retail shop is permanently open during operational hours from the plaza with appropriate clear width, designed to be compliant with AS1428.1:2009. The retail space includes a service counter and small office, storage area and will include change-rooms.

Subject to placement of merchandise racks, there is sufficient clear width in the retail shop to enable appropriate access for public or staff members using wheelchairs.

Recommendations:

- (i) Ensure at least one accessible change room is provided in the retail shop, to ensure equity of access for people with disabilities under DDA Access Code.
- (ii) Ensure the accessible change room has 1,540mm x 2,070mm min. internal clear dimensions, with 850mm doorway and 510mm min. latch side door circulation space, compliant with AS1428.1:2009.
- (iii) Ensure accessible paths of travel within retail shop with 1,000mm min. clear width.

Rentals, Lifeguard and First Aid

Entry to the equipment rental area is via a rolling doorway near the first aid facility via clear width openings (to accommodate for surfboards) compliant with AS1428.1:2009.

The clear space on both sides of the counter provides appropriate circulation area (at least 1,540mm x 2,070mm) to enable a person using a wheelchair the ability to complete a 180 degree turn, compliant with AS1428.1:2009.

There is an accessible path of travel to, and within, the Lifeguard reception area (via an automatic sliding door) and appropriate paths of travel to the First Aid room and control room, compliant with AS1428.1:2009.

Recommendation:

- (i) Ensure appropriate passing/circulation areas are compliant with AS1428.1:2009

Locker Area, Toilets and Changerooms

The locker area is in the main change room building. Entry will have appropriate clear width and circulation space, compliant with AS1428.1:2009. An accessible path of travel (min. 1,500mm clear width) will be provide to, and within, locker areas, with appropriate passing/circulation areas, compliant with AS1428.1:2009

The male and female change rooms (including toilets, showers and change areas) are located either side of the common-use locker area. Entry is via suitable width openings with an accessible path of travel from the locker area.

Additional male and female toilets are provided at:

- A unisex staff toilet provided adjoining the office/admin area; and
- The first-floor enclosed bar.

In addition, two unisex ambulant toilets are located at the front of the locker area. Entry is via suitable width single hinged openings with an accessible path of travel from the locker area.

Entry to the accessible facilities have appropriate clear width and circulation spaces, compliant with AS1428.1:2009. Whilst not specifically shown, the plans will allow for ambulant combined toilet/shower.

There are additional unisex ambulant toilets located at:

- Adjacent to the lifeguard;
- Within the entry plaza; and
- The first-floor enclosed bar.

Recommendations:

- (i) Ensure the ambulant toilets combine shower facilities with appropriate signage which designates it as a unisex toilet/shower facility, as required by DDA Access Code and AS1428.1:2009.

- (ii) Consider the necessity for a unisex accessible combined toilet/shower facility in administration building to satisfy the DDA Access Code (Table F2.4).
- (iii) The accessible toilet/shower facilities must comply with AS1428.1:2009 (fig.50) circulation requirements (ie. overall internal dimensions of 2,700mm min. length x 2,400mm min. width).
- (iv) Ensure an accessible path of travel to these accessible toilet facilities from the adjacent food/beverage service area, compliant with AS1428.1:2009.
- (v) The accessible toilet facilities must comply with AS1428.1:2009 (fig.43) circulation requirements (ie. 2,300mm min. length x 1,900mm min. width around the WC pan, the basin may encroach by 100mm max.).
- (vi) As more than 2 accessible toilet facilities will be provided within the Facility, ensure an equivalent number of right and left hand configured facilities as required by DDA Access Code F2.4 (g).

Surf Academy Building

Accessed at grade through four large roller doors, this building is designed to be open, spacious and presents no accessibility issues (making it compliant with AS1428.1:2009).

Administration, Workshop and Storage Area

This area is in the back-of house staff and maintenance area (at RL5.0). Entry is down the staircase adjacent to the Surf Academy, or via the service lift. The entry has appropriate clear width and circulation space, compliant with AS1428.1:2009.

Drawn with no stock or furniture, there is an appropriate circulation area to enable a person using a wheelchair, the ability to complete a 180 degree turn, compliant with AS1428.1:2009.

Recommendations:

- (i) Ensure furniture and stock does not restrict appropriate circulation for any staff members using a wheelchair in line with DDA Access Code.

First Floor Alfresco and Enclosed Bar

This elevated space is largely a covered alfresco serviced by two staircases at each end, one lift adjacent to the northern staircase, and an alternative accessible graded path of travel to and from the ground floor, compliant with AS1428.1:2009.

In both the enclosed bar and alfresco area, there are approx. 1,500mm width aisles between the seated table areas and appropriate circulation area in the aisle (at least 1,540mm x 2,070mm) to enable a person using a wheelchair the ability to complete a 180 degree turn, compliant with AS1428.1:2009. The bar itself is opened at both ends to allow free movement. A dumb waiter has been allowed for to accommodate the transfer of meals and crockery between floors.

Recommendations:

- (i) Ensure building floor finishes have a suitable, hard surface with appropriate slip resistance, traversable by people with disabilities compliant with AS/NZS 4568.

- (ii) As a minimum, lifts shall comply with AS 1735 (Parts 1,4,7,8,11,12,14,15,16, and 17) and also BCA (Part E3, Lift installations).

Ground Floor Café and Kitchen

The ground floor café is connected to the entry plaza at grade. It provides for patrons that do not wish to pay an entry fee, but wish to visit and enjoy the designated amenity. Entry and access has been designed to be compliant with AS1428.1:2009.

Staff access to kitchen areas, although not shown on the drawings, is likely to be via a hinged single doorway providing appropriate clear width and circulation space, compliant with AS1428.1:2009. The cool room, freezer room, office and store are accessed by single hinged doors. Although the areas are not likely to receive high traffic, circulation in this area and adjoining rooms is limited and may not be entirely compliant with AS1428.1:2009.

A service counter opening exists at both the entry plaza and facing the lagoon, providing circulation space for queue lines compliant with AS1428.1:2009.

Recommendations:

- (i) Ensure building floor finishes have a suitable, hard surface with appropriate slip resistance, traversable by people with disabilities compliant with AS/NZS 4568.
- (ii) Consider increasing the circulation space between the cool room, freezer, office and store to ensure it is wholly compliant with AS1428.1:2009.

Surf Lagoon

URBNSURF Sydney aims to provide a broad range of activities to suit a variety of user groups, including people with disabilities. Activities and nodes of activation are generally designed to cater for three broad categories: for children, families and teenagers.

There are strict 'duty of care' regulations for this type of Facility and potential users must be able to meet certain physical criteria for their own health and safety. The DDA Access Code (Part D3.4) exemptions recognises this, and clearly states that access is not required to areas that would pose a health or safety risk for people with a disability.

Access to the surf lagoon will be regulated by time based ticket sales and will be under supervision of full time lifeguards.

The surf lagoon is the centre piece attraction that creates a powerful throwing wave up to 2.0M in height that challenges the most adept of surfers. Users of the surf lagoon may differ in age, height, weight, overall health, swimming ability, physical mobility, strength, stamina, dexterity etc. As situations vary, it is reasonable the management outline the regulations entry into the surf lagoon assess guests on an individual basis.

Whilst surfing in the lagoon (on an unsupervised basis) may not be fully accessible to people with disabilities, a path of travel will be provided to suitable adjacent viewing areas to enable equitable participation and proximity to the experience, in line with DDA Access Code. Access around the lagoon occurs via a continuous, flat, promenade of varying widths (minimum 2,800mm allowing two wheelchairs to freely pass each other) with designated viewing nodes at the surfing "take off point".

A combination of handrails and kerbs to the lagoon edges will ensure safe and compliant mobility around the perimeter of the water body.

A significant feature of the operation of the surf lagoon is that anyone wishing to “have a go” (including persons with limited mobility) will be afforded the opportunity for appropriately supervised surfing sessions, lessons and programmes. Entry into the surf lagoon can be made via four ramps approx. 6m in length descending from RL9 to the standing water level of RL8.5 at no greater than 1:15 gradients, compliant with AS1428.1:2009. Beyond the standing water line, gradients increase with significant variations, not in compliance with AS1428.1:2009.

Apart from the designated ramps, the surf lagoon is surrounded by a purpose built 1,200mm deep launder, designed to dissipate wave energy. Access to this launder area will be restricted. The walkways on the retaining walls surrounding the perimeter of the lagoon are proposed to have a 1,200mm high handrail. Multiple points of ramped lagoon access will enable all guests the opportunity to enter and exit the water safely.

Recommendations:

- (i) Ensure a continuous accessible path of travel to viewing areas, compliant with AS1428.1:2009.
- (ii) Prepare a detailed Operations Management Plan/Services Guide to advise guests of the health and safety requirements of the Facility and to minimise risk from potential DDA complaints.
- (iii) Ensure ramp access (currently 1:15 gradient) is compliant with AS1428.1:2009.
- (iv) Ensure accessible water entry/exit to surf lagoon for people with disabilities, compliant with DDA Access Code. For a zero-depth entry, this requires a hard-surfaced, slip resistant surface, typically with a single handrail from top entry to bottom level area, compliant with AS1428.1:2009.

External Areas and Special Events Lawn

There is a special events lawn located at the eastern boundary of the Facility.

There are continuous paths of travel to this common-use area maintained at grade at RL9.0. A perimeter pathway around the special events lawn will enable appropriate viewing and circulation areas for people using wheelchairs during events and performances.

Car Parking

Designated car parking capacity for the Facility is 159 car spaces, including four accessible car spaces. Accessible car parking bays and an extensive drop-off car parking zone have been located nearest the main entry, which itself has been located adjacent to the existing busport and possible future light rail link, to facilitate easier movement for people with disabilities.

The proposed number of accessible car spaces represents approximately 2.5% of the total car parking spaces provided, which satisfies the requirements of DDA Access Code (Table D3.5) for this type of development.

The accessible car parking spaces are located in close proximity to the main entrance, connected via an accessible path of travel, compliant with AS1428.1:2009. The accessible car parking spaces have

approximate dimensions of 2,400mm width x 5,400mm length, with an appropriate 2,400mm width shared area, compliant with AS2890.6:2009.

The staff/maintenance car park is located in the back of house area of the Facility with access from Hill Road to the Holker Busway. It provides in total seven car parking spaces for staff and visitors to the administration building.

Recommendations:

- (i) Ensure accessible car spaces and shared zone circulation/unloading areas have a firm plane surface with gradient no greater than 1:40 (1:33 if bitumen seal) and slip resistant surface, compliant with AS2890.6:2009.
- (ii) Ensure an accessible path of travel, compliant with AS1428.1:2009 from the proposed drop- zones and coach parking to the entry plaza.
- (iii) Consider the provision of at least one accessible car parking space, for potential visitors/staff with a disability to satisfy 1% accessible car parking requirement for this type of development in accordance with the DDA Access Code (Table D3.5).
- (iv) Ensure accessible car spaces and shared zone circulation/unloading area has a firm plane slip resistant surface with gradient no greater than 1:40 (1:33 if bitumen seal), compliant with AS2890.6:2009.

Hearing Augmentation

Recommendations:

- (i) In accordance with the DDA Access Code, where inbuilt amplification systems are installed within the development (other than one used only for emergency warnings), hearing augmentation systems to assist people who are deaf or hearing impaired must be installed in all ticket, rental, food and beverage counters and patron use meeting rooms.
- (ii) Consideration is to be given to providing hearing augmentation systems (for induction loops) to at least 80% of floor area of the above areas, compliant with DDA Access to Premises Standards.
- (iii) In the event of an emergency, any scoreboard or video screen capable of displaying public announcements is also to be used to supplement the public address system.

Signage

Recommendations:

- (i) In developing the overall signage strategy for the Facility, regard is to be made to inclusion of general design considerations to assist people with disabilities (i.e. best practice).
- (ii) Provide suitable directional and identification signage for required accessible features, including accessible entrances, accessible toilets/showers, ambulant toilet cubicles, hearing augmentation systems, and accessible car-parking spaces.
- (iii) Provide appropriate signage in accordance with BCA (Part D3.6).

Conclusion

The Facility will cater to a wide range of guests and must therefore be cognisant of the varying degrees of mobility that the different user groups will display.

Mindful of this, and aware of the SOPA accessibility requirements, the Facility design has attempted from the outset to facilitate equitable, logical, safe and universally accessible paths of travel throughout the Facility for both guests and staff alike.

Given a high proportion of users are expected to be arriving with their own surfboards and moving through the exterior areas with surfboards, the spacious design of the Facility, which has been designed at grade, naturally lends itself to being highly accessible.

The recommendations made within this AIS and relevant statutory requirements (including the SOPA Access Guidelines -

http://www.sopa.nsw.gov.au/media/pdfs/publications/guidelines_for_accessibility/access_guidelines_july_2015_4th_edition) will be used to inform the future stages of design, construction and operation of the Facility.