universal design



17 - 18 May 2021 Victoria Pavilion, Melbourne Showgrounds

TITLE:

Lake Mac Holiday Parks Accessible cabins

PRESENTED BY:

Garry Ellem

Hosted by



Organised by



Accessible vs Inclusive vs Universal



- Accessible tourism anyone that needs better access
- Inclusive tourism making accessible tourism mainstream
- Universal design taking inclusive tourism to the next level and designing for all

Practical example - playground





Practical example - improvement



universal design

CONFERENCE

Playground – Universal Design





Accessible Cabins





The Journey

- Why
- Designing
- Constraints
- Expertise
- All aboard bring the team along for the journey



Spot the problem - cabins











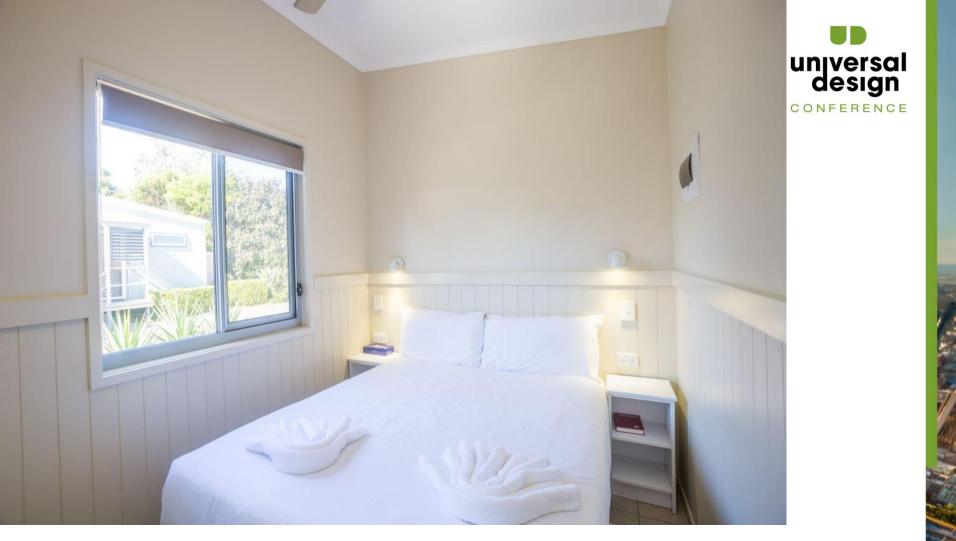


















Design



- Access for all
- Minimise impact on the environment
- Inclusion and making it the new standard throughout the park



Design & Environmental

CONFERENCE

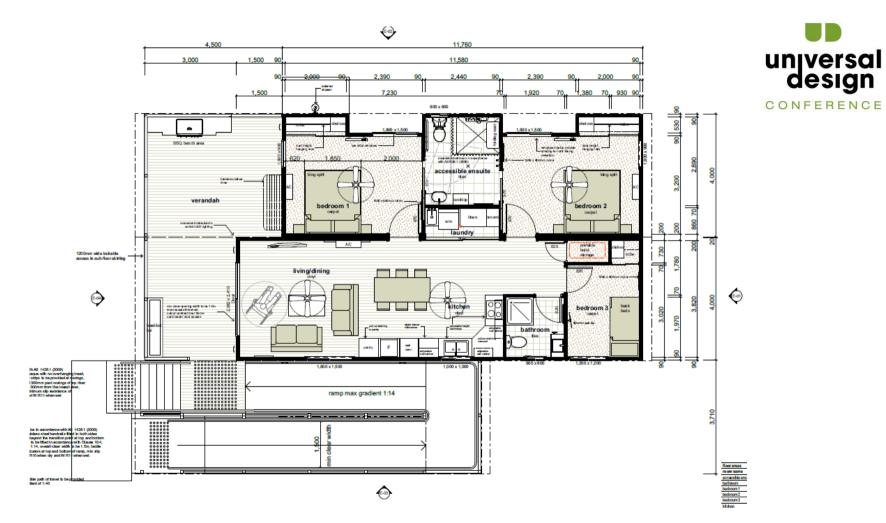
Location	Item	Responsible
Entrance	Carparking concrete car parking space. Carport with 3000mm internal vertical clearance. Based on car parking for adaptable housing 3800mm wide 6000mm long. No bollard and shared zone required. Kerb ramp required to link to ramp and pathway in accordance with As 1428.1	GE
Entrance	Ramped access – 1:14 with rest points and space in accordance with AS 1428.1	Design
Entrance	Ramped access –1500mm to cater for wider wheelchairs	Design
Entrance	Covered ramp (consider also a carport or shade sails over car parking spot)	Design
Entrance	Stairs to deck as well (line up with rest point for ramp) in accordance with AS1428.1	Design
Entrance	LED lighting and sensor lighting along ramp and for entry door	Design
Entrance	Ramp and stairs antislip	Design
Entrance	Landscaping – appealing but not over hanging/obstructing paths, access or views. Need to consider plants that contribute to pedestrian safety, no spikey plants, leaves and seeds that drop and avoid excess mulch.	GE
Deck	Large deck for seating for 6 minimum with circulation space for wheelchair/walker	Design
Deck	Bench seating option with under seat storage.	Design
Deck	Lighting – LED	Design
Deck	BBQ – consider option for on deck small bbq being built in/outdoor kitchen with stone benchtop tying back into internal kitchen bench. Able to be used by wheel chair height and adequate leg clearance	Design
Deck	Non slip - long life materials	Design
Deck	Clothesline access/drying area for towels/swimmers etc	Design
Deck	Hand rails – stainless cable or similar less obtrusive and longer lasting then timberlook	Design
Front door	Door entrance way – zero lip/change to floor height to transition from deck to door way to internal	Design
Front door	Double opening for extra width (double door glass bidlers/stackers (NBS bidling glass door minimum clear opening of 1000mm). Ensure contrast solid strip across door, colour contrast on frame to define entry, door hardware at accessible height (as an option for people with limited hand grip) and easy to open with one hand and not heavy.	Design
Front door	Door access - swipe/proximity cards instead of key	Design

	242	
	Audible fire alarms - flashing for hearing impairment	Design/66
Sources room	Accessible energency exits - ensure adequate path of travel	Design Sistemal, 66
	Accessible emergency exits - ensure adequite path of travel for emergency egress with wheektair or walker.	assembly points
Conge area	Adequately lit - LED	Design
sounge area	Circulation space needed to access tv/dvd, lounges, coffee table	Design
Science area	Leather loanges for appearance and durability	Design/Sil
courge area	Wall mounted to and shelf to remove entertainment unit and free up space	Design
Goinge area	Natural light and ventilation - windows and curtains operatable/ accessible height from wheel chair - unobstructed view from lower paint	Design
Sounde area	Powerpoints to include with charging parts	Design
Sounce area	Remote controls for TV and air conditioning	44
Drine area	Natural light & ventilation	Design
Dring area	Circulation space around diring table for access needs	Design/SE
Duing laws	Solid timber table and not glass table for ease of cleaning and longevity. Rounded edges on table.	Design/66
Daing 2003	Sufficient space for table that can care for of pomenial guestion the cable. I.e. 4 ben't cable to have minimum of 4 percent table, 6 ben't cable to bare minimum of 6 percini table Wheiddair: space at one end of the table AS1428.3.36.1.1	Despyld
Ktullen	Reachage – mone/querts or similar. Explore Saubility of adjustable height and whether this would require lighter material instead of bore/quarts	Desgoylidi
Kitchen	Low line kitches - limited/log upper cabinets	Design
Kitden	Microwave stored on shelf in lower bench/boossible height. Simple use function	Design/Sil
Kitchen	Stowetop to be cool touch flat/glass curface	Design
Kitden	Didwasher - 1 xdrawer style with face matching cabinetry	Design
Kitchen	Underlands space (or removable cabinerry for wheel chair access. Maybe retractable supboard doors that can open and then slide down the side of the cabinetry	Design
Koden	Calanty - utilizer to house latitud (direg) ware within advect that utilize blancks, do dire advect and advects a standard. Provision of open shelves to allow ease of acces. Pull out optioand drawm(bay succer/u?	Decign
	Potential for pull our drawer becide hotplates Fridge – bottom mount - appropriate size and height for	
Koolen	Fridge - bottom mount - appropriate size and height for	Design/66/32W
Kitchen	usability with D style handles Bench heights – to reflect cross functional purpose of cabins? Not required if adjustable height	Design
Kitchen	Sink – 1.5 bowl with flick mixer (larger handle mixer)	Design
Kitchen	Consideration of a stove lungili stove built in with side opening	Design
	door). Could convection microwave do came job?	
Kitchen	Window and blind able to be operated by a wheekhair user	Design
Khdien	Rangehood – abie to be operated by a wheelchair user (venotely associble via switch or pop-up/downdraft rangehood)	Design
Ktohen	Lighting -LED throughout with sufficient lighting over benches.	Design
Kitchen	Circulation space	Design
Kitchen	Consider European laundry (washing machine/dryer dingle unit installed off kitchen behind cavity dider/concertina	Design
10.000	Partry/load storage space - pull out	Design
Ktuben	Partrytood torage quale – pull out Powerpoint near bench to include built in USB charging and located at accessible heights	Design
	Cordiess appliances where possible og kettle	66
KELDen	Condiecs appliances where possible eg kettle Pull out bins / consider bin station (vecycling, garbage and areen wattel	GA Design/GA
witches.	Pull out heat proof tray for microwave/over	Design
Ktden	Pull out heat proof tray for motowave/over Pull out chopping board space (NB chopping board has to be able to be removed and cleaned)	Design
Hallways	1200mm corridor width	Design/LW
Storage	Cupboard space for broom, mop, iron, inoning board -could be fitted in with European loundry	Design

Location		Responsible
	Natural light and ventilation	Design
Main bedroom	Windows and curtains/blinds accessible for wheelchair. Views to consider range of guests.	Design
Main bedroom	Bed height appropriate for access requirements	Design/JLW
Main bedroom	Circulation space to access and egress from bed 2000mm at one side of the bed.	Design/JLW
Main bedroom	Closet space - suitable for 2 pax - 2 week stay.	Design
	Hanging space at accessible height for wheelchair access	
Main bedroom	TV – wall mounted with remote control	Design
Main bedroom	LED lighting Bedside lamp with touch	Design
	mechanism or Clipsal p2000 series switches throughout for ease of use.	
Main bedroom	Access to light switches from bed	Design
Main bedroom	Consider ceiling fan with remote control	Design
Main bedroom	Bedsides powerpoint to include usb charging	Design
Main bedroom	Wire baskets or open shelves for ease of use	Design
	and identification	-
Main bedroom	Inclusion of block out blinds – could these be motorised with remote controls or is cost prohibitive? Roller blind – day blind and block out blind	Design/GE
Main bedroom	Space for portable mechanical hoist to	Design
	operate	
Main bedroom	Clearance under the bed for the use of the hoist	Design
Main	King splits and movable bedsides for	Design
bedroom/duple	additional functionality	
x style cabin		
2 nd bedroom	Consider copy of master bedroom so the cabin has two rooms that can be used as masters or 2 nd bedroom where both are accessible and have space (both would then also need TV's)	Design
2 nd bedroom	King splits and movable bedsides for additional functionality of cabins 2 nd bedroom. Bed heights. Powerpoints – usb charging	Design/JLW/GE
2 nd bedroom	Window & blind heights and operation -	Design
2 nd bedroom	consider wheel chair needs Wire baskets or open shelves for ease of use	Design
2 ^m bedroom	and identification	Design
2 nd bedroom	Inclusion of block out blinds – could these be	Design
	motorised with remote controls or is cost	
	prohibitive? Roller blind – day blind and block	
	out blind	
2 nd bedroom	Clearance under the bed for the use of the hoist	Design
2 nd bedroom	Circulation space to cater for portable mechanical hoist	Design/JLW
2 nd bedroom	Closet space suitable for 2 pax – 2 week stay Hanging space at accessible height for wheelchair access	Design
2 nd bedroom	LED lighting	Design
2 nd bedroom	Consider ceiling fan with remote control	Design
3 rd bedroom?	Bunk bed? – movable bedside	Design
3 rd bedroom?	Ventilation and natural lighting	Design
3 rd bedroom?	Windows and blinds operational from wheel	Design
	all all a	-

3rd bedroom? Consider ceiling fan with remote control Design

	Locatio	Item	Respon sible
	n Dethuse	Dimension and lowert of	sible
	Bathroo	Dimension and layout of bathroom to comply	
	m	with AS 1428.1	
	Bathroo	Shower – no step, grab	Desian
	m	rails, adjustable shower	Design
	m	head accessible from	
		wheelchair height. Flick	
		mixer taps	
	Bathroo	Cistern & pan in	Design
		accordance with AS	Design
	m	1428.1	
	Bathroo	Basin height and under	Design
	m	bench access for	Design
		wheelchairs in line with	
		AS 1428.1 Flick mixer	
	Bathroo	Vanity with Benchtops –	Design
	m	stone/guartz or similar	
	Bathroo	Windows – operation	Design
	m	possible from wheelchair	U
E		height	
	Bathroo	Ventilation – connection	Design
	m	to lightswitch	
	Bathroo	Skylight for clearer day	Design
	m	time use	
	Bathroo	Grab rails for shower,	Design
	m	toilet	
	Bathroo	Towel rails and hooks at	Design
	m	heights to suit various	
		customer needs	
	Bathroo	Provision for storage	Design
	m	space for portable	
		hoist??	
	Bathroo	Provision for heat lamp	Design
	m	within central light	



Constraints



universal design

Constraints





Constraints





Call on the experts



- Ageing & disability panel
- Industry experts
- Look far and wide do your own research

Get the team on the train for the journey

- Team members are vital to have on-board
 - Training is good
 - Experience and Empathy are better



universal design





Embed the inclusiveness



- Cannot be in isolation
- Wear it proudly own it
- Make it business as usual look for ways that universal design can be utilised in other areas BBQs, footpaths



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Wrap up



- Since September \$200k additional revenue for the parks for four cabins
- Creating inclusive parks has also boosted revenue in other accessible cabins in the parks by 40%
- Additional market segment we hadn't even considered
- Universal design means the cabins can be used by an extremely broad market