

HUTCHINSON BUILDERS

PETER JOHNSON BUILDING

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v4

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Access Review

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of student accommodations within the UTS Peter Johnson Building and an appropriate response to the AS1428 series, UTS Design Guidelines and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximize reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas, toilets, lifts, student accommodations comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed development has demonstrated a reasonable degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, lifts, student accommodation and accessible sanitary facilities, can be readily achieved.

The recommendations in this report pertain to detail associated with the building fit out design and should be carried out during the design development/construction certificate stage.

2. INTRODUCTION

2.1. General

Hutchinson Builders has engaged Morris-Goding Accessibility Consulting, to provide an access design review of the new student accommodations/Peter Johnson building.

From the drawings provided the basement car parking and floors 1-7 will remain as is.

The new development will consist of a new ground floor entry foyer, back of house and proposals for new accessible entry points into the building. The development will also consist of additional 13 floors (floors 8-21) of student accommodation rooms and common use facilities.

The requirements of the investigation are to:

- (i) Review supplied drawings of the proposed development,
- (ii) Provide a report that will analyse the design of the development, and
- (iii) Recommend actions that will ensure the design complies with the Federal Disability Discrimination Act (DDA), Building Code of Australia (BCA) and Australian Standards 1428 and the UTS Design Guidelines – Section 24 Accessible Environments Policy.

2.2. Objectives

The Report considers user groups that would primarily include UTS students and their visitors. The project can achieve conformity with the equity, dignity and independence objectives of the DDA in order to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing & vision)
- People with mobility impairment (ambulant & wheelchair)
- People with dexterity impairment

2.3. Statutory Requirements

The statutory & regulatory guidelines to be encompassed in the Access Review include:

- Federal Disability Discrimination Act (DDA).
- Building Code of Australia Part D3
- Australian Standards 1428 series.
- AS 1735 part 12 - Lift facilities for people with disabilities.
- UTS Design Guidelines - Section 24 Accessible Environments Policy
- City of Sydney Access DCP 2004

3. INGRESS AND EGRESS

3.1. Primary Entry

The main entry into the building lobby area is via the use of dual hinged doors, found on the 2nd floor. Each door has 800mm clear width, compliant with AS1428.1.

The circulation space around the main entry will allow effective manoeuvrability for wheelchair users, compliant with AS1428.2. The path of travel from the main entry door to the lift lobby area is appropriate for wheelchair users, compliant with AS1428.2.

The primary entry doors shall have a minimum 850mm clear width (920mm door leafs) compliant with AS1428.2 and the UTS Design Guidelines - access criteria 24.4.1.7. This can be achieved.

3.2. Access Through to Student Lounge

There is an accessible entry from the Pedestrian Link between the café and lobby entry (2nd floor) to the student lounge area. This passage also leads to the administrative office space and the existing student lounge. The passage behind the secure fence is wheelchair accessible.

The gate will remain open during daytime hours. From the information provided this gate will be secured after hours only.

Currently the corridor has a 2000mm clear width, appropriate in assisting wheelchair users, compliant with the UTS Design Guidelines.

3.3. Harris Street Level 3 Entry

Wheelchair access has also been made available via the use of a ramp found along the east end of the building (level 3). The 1200mm wide dog leg ramp measures 1000mm between handrails, compliant with BCA and AS1428.1. The ramp has 1200mm long mid landings at 6m interval compliant with AS1428.2.

Handrails and tactile grounds surface indicators (TGSI) at stairs and ramps, need to be provided under BCA and the UTS Design Guidelines - access criteria section 24.4.1.4. This can be achieved.

Entry into the building is via the use of auto sliding doors. The doors appear to maintain width, compliant with AS1428.2. The circulation spaces around the auto sliding door will allow for appropriate manoeuvrability for wheelchair users. The path of travel from the main entry door to the lift lobby area is appropriate for wheelchair users, compliant with AS1428.2.

3.4. Emergency Egress

There are 3 accessible egress points as discussed above.

There are 3 main fire stairs within the building that provide egress from all upper floors to the ground floor. The ground floor main entry would be most suitable for accessible emergency egress.

4. PATHS OF TRAVEL

4.1. General

The paths of travel within the ground floor foyer area will allow for appropriate manoeuvrability for wheelchair users, compliant with AS1428.2 and the UTS Design Guidelines – access criteria section 24.4.1.2. The paths of travel will allow a wheelchair user to turn 180° in a dignified manner compliant with the UTS Design Guidelines. The paths of travel will also allow 2 wheelchair users ample space to pass each other when travelling in the opposite direction.

The lift lobbies on all newly proposed floors have ample circulation space allowing two wheelchair users to pass each other, compliant with the AS1428.2 and the UTS Design Guidelines – access criteria section 24.4.1.3.

The circulation space at corridor ends (on all floors 8-20) maintain a minimum 1550mm clear width and 2070mm in the direction of travel, allowing wheelchair users to turn 180 degrees, compliant with AS1428.1 and the UTS Design Guidelines 24.4.1.2.

The major paths of travel at lift lobbies on all floors and access to level 8 common lounge and meals has minimum 1800mm wide pathways that will allow 2 wheelchair users to pass each other.

There is a continuous accessible path of travel to the roof terrace via passenger lifts.

4.2. Doors

Currently all single or dual common use doors (corridor doors, 8th floor terraces, laundry, music room and data room and ground floor staff/office doors) have internal door widths of 720mm, which require modification.

All common doors used by residents and/or visitors are to have internal clear widths of 800mm (870mm door leafs), compliant with all AS1428.1. This can be achieved.

In general most doors leading into the study rooms on floors (8-20) have 850mm clear widths compliant with AS1428.2.

The doors to garbage room, ground floor staff offices and tea point need minimum latch side circulation area of 470mm compliant with AS1428.1. This can be achieved.

4.3. Lifts

There are 3 lifts in the building, provide a continuing accessible link to and from the ground floor to all levels of the building.

The passenger lifts have internal dimensions 2400mm x 2150mm, compliant with AS1428.1, AS1735.12 and the UTS Design Guidelines – access criteria section 24.4.1.8.

All lifts have a clear frontal approach with appropriate circulation areas. The lift lobbies on all levels have circulation areas that comply with the UTS Design Guidelines and the DDA Premises Standards.

5. STUDENT ACCOMMODATION

5.1. General

From the information provided there are 439 student accommodation units (720 beds), which have a balance of single occupancy units and rooms with shared facilities from floors 8 to 20. The drawings have showed a total of 32 accessible student single accommodation units. The total amount of units exceeds the minimum amount of 25 units required according to BCA table D3.2.

In line with the UTS Design Guidelines (section 24.4.1.7), the building main entry door has 850mm clear width (920mm door leaf) compliant with AS1428.2. All student accommodation units have entry doors with 800mm clear opening width (870mm door leaf) compliant with the UTS Design Guidelines.

5.2. Accessible Unit Design

Currently, the entry doors to the accessible units have an appropriate 850mm clear width. The latch side circulation space beside the entry door measure 550mm in width, compliant with AS1428.2.

The layout of all accessible sole occupancy units have been designed to provide flexibility of use within and around the circulation areas of bedroom to assist wheelchair users.

There is a 1540mm circulation space at the end of the bed compliant with AS1428.2. The circulation areas on both sides of the bed can allow the bed to be moved to allow the required 1200mm clearance for left hand and right hand transfers. This can be achieved.

The internal dimensions with the accessible bathrooms comply with the UTS Design Guidelines and AS1428.1. There is suitable circulation area of pan, basin and shower in accordance with AS1428.1.

The circulation space in front of the kitchen area appears to have a 1550mm circulation space compliant with AS1428.2 and the UTS Design Guidelines.

5.3. Visitable Housing

In line with the UTS Design Guidelines for visitable housing, access to the main entry door to all student accommodation units is achieved. The main entry doors into all student accommodation units appear to have 800mm clear width compliant with the UTS Design Guidelines.

All 720 rooms/units have access via passenger lift to the accessible toilets on ground floor and 8th floor as well as floors 10, 12, 14, 16, 18, 20.

This is a suitable alternative solution to the visitable units described under AS4299.

6. AMENITIES & FACILITIES

6.1. Accessible Toilets

There is a level 2 unisex staff accessible WC compliant that is accessed from the staff room. This unisex accessible WC has 2800mm x 2300mm internal dimensions compliant with AS1428.2 and the UTS Design Guidelines.

There are 2 unisex accessible WC near the storeroom on the 8th floor. This is suitable as there are common lounge and meals room on this floor. Each of the accessible WCs has 3200mm x 1900mm internal dimension compliant with AS1428.2. Both doors are 800mm in width, compliant with AS1428.1.

There is a unisex accessible WC found within the common study room on floors 10, 12, 14, 16, 18, 20. The accessible unisex WC + shower have internal dimensions compliant with BCA and AS1428.1. The shower area complies with AS1428.1.

The clear width of accessible WC door needs 850mm clear width (920mm door leaf), compliant with AS1428.2. This can be achieved.

6.2. Common Facilities

In general access to and from all common use facilities (terraces, BBQ area, lounge/meals room, theatre, common kitchen areas and gaming rooms have adequate passage (minimum 1000mm) and circulation space to assist wheelchair users, compliant with AS1428.1 and the UTS Design Guidelines.

The 8th floor laundry machines/laundry sink and ground floor tea point (currently 1200mm) can be accessed by wheelchair users. There is a garbage room/chute on all floors accessible by wheelchair users.

In line with the UTS Design Guidelines, a minimum 1300mm clearance in front of the 8th floor laundry machines/laundry sink, ground floor tea point and garbage rooms are required. This can be achieved.

The roof terrace is accessible from the passenger lifts. The roof terrace has appropriate circulation areas under AS1428.2 and UTS Design Guidelines.

6.3. Car Parking

An accessible car bay is required under BCA part D3. The width of accessible car bay needs 3.2 metres. This is achievable.