



UNSW

WALLACE WURTH REDEVELOPMENT

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v3

10th June 2010

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element of the UNSW Wallace Wurth Redevelopment Project 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 provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas and toilets 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 a reasonable degree of accessibility. The drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, and accessible sanitary facilities, can be readily achieved.

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

2. INTRODUCTION

2.1. General

Bovis Lend Lease has engaged Morris-Goding Accessibility Consulting to provide an access design review of the proposed expansion of the Wallace Wurth building, to be located on the UNSW Kensington Campus.

This new building will house the Faculty of Medicine, covering the lower ground, ground and upper 6 levels.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development
- Provide a report that will analyse the provisions of disability design, and
- Recommend solutions that will ensure the design complies with the intent of the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Report considers user groups, who include residence, 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.

2.3. Access 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 (Passenger lifts)
- UNSW DCP
- Randwick Council Parking DCP 3.1
- BCA - Building Code of Australia
- Draft DDA Premises Standards (Access Code)

3. INGRESS & EGRESS

3.1. Main Entrance

There are 3 entrances into the building; 1 western entry and 2 southern entrances. The western entry and south-western entry can be accessed from High Street. The 3rd entry can be accessed via ramp system from Botany Street. These entrances are suitable under DDA Premises Standards.

The main entry doors have suitable clear widths, compliant with AS1428.2. The foyers will allow a person (s) in a wheelchair to turn 180° in an equitable and dignified manner. The circulation spaces within the foyer will also allow two people in wheelchairs the ability to pass each other when travelling in the opposite direction, compliant with AS1428.2.

There are suitable accessible path of travel from the foyer areas to the passenger lifts. The circulation spaces in front of the passenger lifts is appropriate for all wheelchair users.

Recommendation:

- (i) The ramp will need handrails on both sides in accordance with AS1428.1 with 1200mm width between handrails. The ramp should have mid landings of 1500mm long.

3.2. Emergency Egress

The main entry is seen as the most appropriate accessible egress in the event of an emergency situation.

The emergency egress stairs are evenly spread throughout the building. The emergency fire stair doors leading out onto the ground floor have 800mm clear width.

There is dual egress doors located on the southern end of the building. The egress doors have 800mm clear widths.

Recommendations:

- (i) Consideration is needed for all fire stair doors to have 850mm clear widths (920mm door leaf). This will allow some level of fire safety protection for a person in a wheelchair (best practice).
- (ii) If applicable emergency alarm systems should include audible and visual warnings indicators in assisting people with sensory disabilities.

4. PATHS OF TRAVEL

4.1. General

In general, the circulation areas within all floors (lower, ground & floors 1-6) are appropriate for persons in a wheelchair.

There is a continuous accessible path of travel between all floors for students & staff throughout via the use of passenger lifts.

The main arterial corridors have ample clear widths, which will allow wheelchair users the ability to turn 180° in an equitable and dignified manner. The main arterial corridors will also allow two wheelchair users, the ability to pass each other when travelling in the opposite direction.

The circulation spaces within each office/classroom have appropriate wheelchair circulation spaces, which will also allow equitable and dignified manoeuvrability throughout.

4.2. Doors

All internal common use doors have 850mm clear widths in accordance with AS1428.2.

Recommendations:

- (i) Certain doors within office and science areas need at least 1200mm clearance in front of doors.
- (ii) Corridor door on level 2 leading to Meso Admin needs at least 470mm latch side clearance

4.3. Common Stairs

There are three common stairs located in the southern and central areas within the building. The southern stair travels between ground and level 1. The 2 central stairs (in conjunction with each other) travel between ground and sixth floor.

Recommendations:

- (i) Ensure there are handrails provided on both sides of the stair, compliant with AS1428.1.
- (ii) Provide tactile ground surface indicators (TGSIs) at the start/finish of the stair, compliant with AS1428.4.

4.4. Passenger Lifts

There are 3 passenger lifts located centrally within the building, which service all floors (lower ground floor to the sixth floor).

The passenger lifts appear to have internal dimensions that will satisfy the requirements of the draft DDA Access Code & AS1735.12.

There is an accessible path of travel from all areas (lower ground floor to the sixth floor) to the passenger lifts for a person (s) in a wheelchair.

The passenger lifts are placed in an area, which are easily accessible by all persons in a wheelchair.

The lift lobbies on all floors (lower ground floor to the sixth floor) will allow a person in a wheelchair the ability to enter and exit the passenger lifts in an equitable and dignified manner.

Recommendation:

- (i) Ensure that components in the lift car (control panels, audio/visual indicators, handrails and light levels) comply with AS1735.12.

5. AMENITIES & FACILITIES

5.1. Accessible Toilets

There are male, female and adjacent unisex accessible toilets on every floor of the building, adjacent the lift lobby. This is suitable under the equity principles of the DDA.

The accessible toilets have internal dimensions in accordance with AS1428.2 and the DDA Premises Standards. The paths of leading to the accessible toilets have suitable clear width in accordance with AS1428.2 and DDA Premises Standards.

5.2. Signage

Recommendation:

- (i) Signage to comply with BCA part D3.6 and AS1428.1.

5.3. Lighting

Recommendation:

- (i) Consider that maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs, 250 lux for counters, in accordance with AS1428.2.