



CAPITAL INSIGHT

UNSW TETB PROJECT

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

3rd December 2009

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	3
2.	INTRODUCTION	4
2.1.	General	4
2.2.	Objectives.....	4
2.3.	Access Requirements.....	4
3.	INGRESS & EGRESS	5
3.1.	University Mall Entry	5
3.2.	Tyree Building Entrances.....	5
3.3.	Emergency Egress	5
4.	PATHS OF TRAVEL	7
4.1.	General	7
4.2.	Doors	7
4.3.	Common Stair	7
4.4.	Passenger Lift.....	8
5.	AMENITIES & FACILITIES	9
5.1.	Accessible Toilets	9
5.2.	Horseshoe Theatre	9
5.3.	Café.....	10
6.	MISCELLANEOUS	11
6.1.	Signage	11
6.2.	Lighting	11

1. EXECUTIVE SUMMARY

The Access Review Report is a key element of the UNSW TETB 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 Project Application 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.

The main issue is:

- (i) Ensure all accessible WCs to have 2500mm (L) x 1600mm (W) internal dimensions. This will allow for a 1600mm x 2000mm circulation space around the pan, compliant with AS1428.1. The washbasin can encroach into the circulation space of the pan by no more than 100mm (max), compliant with AS1428.1 and BCA part D3.

2. INTRODUCTION

2.1. General

Capital Insight has engaged Morris-Goding Accessibility Consulting to provide a design review of the proposed TETB Project, to be located on the UNSW Kensington Campus.

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)
- UNSW 2020 DCP
- Randwick Council Parking DCP
- BCA - Building Code of Australia
- Draft DDA Premises Standards (Access Code)

3. INGRESS & EGRESS

3.1. University Mall Entry

There are two accessible paths of travel leading to the 2 main entry doors that face the Mall.

There are two ramps located on the eastern & western sides of the building. Both ramps have an apparent 1200mm clear width, compliant with AS1428.2. The gradient of the ramps is 1:21 with landings at 15 metres in accordance with AS1428.1. There is a stair that spans the entire width of building between the ramps.

There is a barrier free transition from the university mall to the 2 main entry doors of the building for a person with an accessibility issue.

3.2. Tyree Building Entrances

There are two entry doors located on the Western side of the building & one entry door located on the Eastern side of the building.

The circulation spaces in front of the three entry doors will allow a person (s) in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the front of the doors will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2

There are 2 automatic sliding doors on the Mall (ramp access). There is 1 hinged door on the eastern side of the building with ramp access. There is 1 automatic sliding door on the west of the building with ramped access. The circulation areas beyond the entry doors into the lobby do allow sufficient wheelchair manoeuvrability, compliant with AS1428.2.

The circulation areas in and around the lobby will allow a wheelchair user the ability to turn 180° in an equitable and dignified manner, compliant with AS1428.2 and the Draft Access Code. The circulation spaces around the lobby will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2 and the Draft Access Code.

There are continuous accessible paths of travel from the three entry doors to the passenger lifts for a person (s) in a wheelchair, compliant with AS1428.2.

3.3. Emergency Egress

The three building entrances are regarded as the most appropriate means of wheelchair egress in the event of an emergency situation.

There is 1 set of fire stairs located on the western side of the building. There is also a fire stairs located on the eastern side of the building. Access to the fire stairs is from inside the building.

The fire stairs service all floors from the lower ground floor to the fourth floor.

The fire exit doors appear to have 800mm clear widths (870mm door leaves), compliant with AS1428.1.

Recommendations:

- (i) Consider 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), compliant with AS1428.2.
- (ii) Consider emergency warning system (s) to be installed the emergency warning system (s) shall include audible alarms and visual flashing warning indicators in assisting people with sensory disabilities

4. PATHS OF TRAVEL

4.1. General

In general, the circulation areas within all floors (lower ground – fourth floor) are appropriate for persons in a wheelchair.

There is a continuous accessible path of travel between all floors for the students & staff (wheelchair or walking frames users) throughout via 1 passenger lift.

The pathway from lift to main lobby on each floor is 1850mm clear, suitable under AS1428.2.

The corridors in the building wings are 1400mm, The passageways around the central void are 1200mm, compliant with AS1428.1 fig 12.

There are accessible paths of travel from all areas of the Tyree building to the accessible toilets, offices café & theatre for a person with an accessibility issue (i.e wheelchair or walking frame).

Recommendation:

- (i) Consider the corridor ends (western side floors 1, 2 & 3) have a 1550mm width x 2070mm length to allow wheelchair user to turn 180 degrees in accordance with draft DDA Access Code.

4.2. Doors

The majority of internal doors have 1000mm clear widths, compliant with AS1428.2. Some internal doors have 800mm clear widths (870mm door leaf), compliant with AS1428.1. The following recommendations should be carried out during design development stage.

Recommendation:

- (i) Ensure all doors to have 850mm clear widths (920mm door leaf), which will allow for larger wheelchairs, compliant with AS1428.2.
- (ii) Ensure all doors to have 470mm latch side clearances, compliant with AS1428.2. Consideration is needed for all doors have 510mm latch side clearances, compliant with AS1428.2.

4.3. Common Stair

There is a common stair located in the ground floor lobby between the quiet & noisy learning areas. This stair services lower ground floor to ground floor. A separate stair links levels 1, 2, 3 on the eastern side of the central void.

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 Lift

There is 1 passenger lift located on the western side of the building, which service all floors (lower ground floor to the fourth floor).

The passenger lift has apparent internal dimensions that will satisfy draft DDA Access Code.

There is an accessible path of travel from all areas (lower ground floor to the fourth floor) to the passenger lifts for a person (s) with or without a mobility aid (wheelchair).

The passenger lifts are placed in an area, which are easily accessible by all persons with a mobility issue (i.e. wheelchair users).

The lift lobbies on all floors (lower ground floor to the fourth floor) will allow a person (s) with or without a mobility aid (wheelchair) the ability to enter and exit the passenger lifts in an equitable and dignified manner. The lift lobby landing clearances over all floors range between 1850-2600mm, which is suitable under draft DDA Access Code.

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 is a bank of male/female WC located on the lower ground floor. There is an accessible WC adjacent, which has a 1600mm (W) x 2000mm (L) internal dimension (approx), non-compliant with AS1428.1. The accessible WC's appear to have 800mm clear width (870mm door leaf), compliant with AS1428.1.

The circulation area in front of the lower ground floor WC will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The circulation areas beyond the accessible WC entry door will allow sufficient wheelchair manoeuvrability, compliant with AS1428.1.

There is a WC & cyclist facilities located on the ground floor adjacent to the café. From the information provided, there is an accessible toilet on ground floor.

There are two sets of WC facilities (male & female) located on floors 1, 2 & 3. There is an accessible WC located on each floor (1, 2 & 3) adjacent to the eastern WC facilities. Each accessible WC's has 2000mm (W) x 2500mm (L) internal dimensions, compliant with AS1428.1. The accessible WCs appear to have 800mm clear width sliding doors with no latch side clearances (external/internal).

There are accessible paths of travel leading to the accessible WC from all areas of the building. The following recommendations can be achieved during design development stage.

Recommendations:

- (i) At a minimum, ensure all accessible WCs to have 2500mm (L) x 1600mm (W) internal dimensions. This will allow for a 1600mm x 2000mm circulation space around the pan, compliant with AS1428.1. The washbasin can encroach into the circulation space of the pan by no more than 100mm (max), compliant with AS1428.1 and BCA part D3.
- (ii) Consideration is needed for accessible WCs to comply with AS1428.2 and draft DDA Access Code. Ensure there is 2300mm x 1900mm circulation space around the pan. The washbasin is to sit outside the circulation space of the pan.

5.2. Horseshoe Theatre

There is a horseshoe theatre located on the lower ground floor.

There are 86 seats (approx) in each of the three horseshoe theatres (total 258). The horseshoe theatres have a set of entry doors (800mm clear width), compliant with AS1428.1.

The circulation spaces in front of the stage/lectern/podium will allow a person (s) in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel around the front of the stage will allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2

Recommendations:

- (i) Ensure entry doors to have an 850mm clear width (920mm door leaf, compliant with AS1428.2.
- (ii) Ensure there is at least one wheelchair seating space provided in each horseshoe theatre, compliant with the BCA Table 3.2. Consideration is needed for three wheelchair spaces to be provided in each horseshoe theatre & group design room, compliant with The DDA Access Code Table D3.9.
- (iii) If an amplification system is installed in the auditorium then a hearing augmentation system shall be installed, compliant with the BCA and the DDA Part D3.7.

5.3. Café

There is a café located on the ground floor adjacent to the WC and cyclist facilities. The café is open planned.

There is an accessible path of travel from all areas of the Tyree building (lower ground floor to the fourth floor) to the café for a person in a wheelchair.

The paths of travel leading to the café will allow a person in a wheelchair to turn 180° in an equitable and dignified manner. The paths of travel will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions, compliant with AS1428.2

6. MISCELLANEOUS

6.1. Signage

Recommendation:

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

6.2. Lighting

Recommendation:

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