



**UNIVERSITY TECHNOLOGY SYDNEY (UTS)**

**UTS BROADWAY BUILDING**

**ACCESS REVIEW**

**Morris-Goding Accessibility Consulting**

3<sup>rd</sup> January 2011

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## TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY.....	3
2.	INTRODUCTION .....	4
2.1.	General.....	4
2.2.	Objectives .....	4
2.3.	Statutory Requirements.....	4
3.	INGRESS & EGRESS .....	5
3.1.	Approach.....	5
3.2.	Main Entrance Wattle Street .....	5
3.3.	Secondary Entrance Wattle Street.....	5
3.4.	Secondary Entrance Jones Street .....	5
3.5.	Emergency Egress.....	5
4.	PATHS OF TRAVEL .....	7
4.1.	General.....	7
4.2.	Doors.....	7
4.3.	Lifts .....	7
4.4.	Ramp.....	8
4.5.	Internal Stairs .....	8
4.6.	Escalators .....	8
5.	AMENITIES AND FACILITIES .....	9
5.1.	Lecture Theatres.....	9
5.2.	Student Areas .....	9
5.3.	Specialist Laboratories, Teaching Areas and Faculty facilities.....	9
5.4.	Café.....	9
5.5.	Accessible Toilets .....	10
6.	MISCELLANEOUS .....	11
6.1.	Car Parking .....	11
6.2.	Lighting.....	11
6.3.	Signage.....	11
6.4.	Furniture and Fitments .....	11
6.5.	Controls.....	11

## **1. EXECUTIVE SUMMARY**

The Access Review Report is a key element in design development of the UTS Broadway Building as part of the University of Technology, Sydney and an appropriate response to the AS1428 series, Building Code of Australia (BCA), City of Sydney Access DCP, 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 reports recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

It is advised that the provisions of the DDA Access Code 2010 are due to be inserted into the BCA from 1 May 2011. The provisions of the DDA Access Code will from that date onwards thereby become mandatory for new building work. If it is anticipated that construction certificate for this project is to be granted on or after 1 May 2011, the immediate adoption of the recommendations in this report that have been made in accordance with the DDA Access Code is advised.

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

## **2. INTRODUCTION**

### **2.1. General**

UTS have engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed development located at Broadway, Sydney.

From the information provided, the development consists of 17 levels including 4 basement levels.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (Preliminary Design Issue, December 3, 2010),
- Provide a report that will analyse the provisions of disability design of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

### **2.2. Objectives**

The report considers user groups such as students, university staff and visitors. 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. Statutory Requirements**

The following standards are to be used to implement the Report:

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act (DDA Premises Standards)
- UTS Design Guidelines Access Policy
- City of Sydney Access DCP 2004

### **3. INGRESS & EGRESS**

#### **3.1. Approach**

The site is bound by The Great Western Highway, Wattle St and Jones St, at Broadway, Sydney. The proposed building is to be linked to an existing University of Technology building CB10 by link bridges and common floor levels.

Approach to the site is via a continuous accessible path of travel from the boundary streets.

Any proposed works to the entry areas needs to have gradients not steeper than 1:20 and cross falls no steeper than 1:40 in compliance with AS1428.1: 2009 and UTS Access Policy.

#### **3.2. Main Entrance Wattle Street**

The main entry into the proposed UTS Broadway Building is via the pedestrian footpath on the corner of Wattle St and The Great Western Highway. This entry is on Level 00. There are no gradients shown on the drawings.

The entry has a width of greater than 1800mm which is sufficient space for two people who are wheelchair users to pass in accordance with AS1428.1:2009 and the UTS Access Policy.

From the main entry there is a continuous path of travel to the passenger lifts compliant with AS1428.1:2009. The circulation areas in front of the passenger lifts are appropriate for a person in a wheelchair in accordance with AS1428.1:2009 and the DDA Premises Standards. The passenger lifts provide an accessible path of travel throughout all levels of the development.

#### **3.3. Secondary Entrance Wattle Street**

There is a secondary entrance accessible via the pedestrian footpath on Wattle St at the north western side of the building on Level 00. This entry has a width of greater than 1800mm which allows two people who are wheelchair users to pass in accordance with AS1428.1:2009 and the UTS Access Policy.

This entry does not provide an accessible path of travel in compliance with AS1428.1 - 2009 as there are stairs on the path of travel. It is noted the main entrance is within 50 metres, which is suitable under the DDA Premises Standards

*Recommendation:*

- (i) Ensure that this entry is only used as an alternative or additional entry and all users of the building are directed to the main entry whenever the building is open.

#### **3.4. Secondary Entrance Jones Street**

There 2 additional entries from Jones St on level 02/03. These entries have a width of greater than 1800mm which allow two people who are wheelchair users to pass in accordance with AS1428.1:2009 and the UTS Access Policy.

From both entries there is an internal accessible path of travel to the passenger lifts compliant with AS1428.1:2009.

#### **3.5. Emergency Egress**

There are 3 emergency egress stair wells leading from the upper levels down to street level and leading out from the lower basement car park levels.

The central stairway appears to have fire safety refuge on each level with sufficient space to allow a person to wait safely away from the main path of travel which is best practice emergency for people who are wheelchair users.

All emergency egress stair doors appear to have a clear width of 850mm compliant with AS1428.1:2009.

The width of the stairways appears to be 1200mm which allows sufficient space for handrails to be installed on both sides of the stairs in compliance with UTS Access Policy.

The main accessible egress points are via the 4 separate entries located on Level 00 and Level 02/03 compliant with the City of Sydney Access DCP.

*Recommendations:*

- (i) At least 1 lift should be operational in the event of an emergency (best practice).
- (ii) Should the provision of any emergency systems be installed within the building, the systems should include audible and visual warnings indicators in assisting people with sensory disabilities (best practice).

## **4. PATHS OF TRAVEL**

### **4.1. General**

The paths of travel within the main entry level, Level 00, have appropriate circulation areas for wheelchair manoeuvrability compliant with AS1428.1:2009 and the DDA Premises Standards.

In general, on all other levels the arterial circulation areas are at least 1200mm with main corridors at least 1800mm wide clearances compliant with the UTS Access Policy. The lift lobbies on all levels have ample circulation space to allow two wheelchair users to pass each other compliant with AS1428.1:2009 and the DDA Premises Standards.

The ends of the corridors on all floors have suitable width (at least 1550mm) to allow a wheelchair user to perform a 180° turn. There are appropriate passing bays suitable for wheelchair users to pass one another compliant with the City of Sydney Access DCP.

### **4.2. Doors**

All single swing doors appear to have a minimum 850mm clear width compliant with AS1428.1:2009 and the DDA Premises Standards.

All double swing doors are to have a minimum of 850mm clear width for the active leaf compliant with AS1428.1:2009 and the DDA Premises Standards.

In general, most doors have appropriate clearances and circulation at doorways compliant with the UTS Access Policy and the City of Sydney Access DCP. Modifications are required to ensure appropriate circulation at doors.

*Recommendations:*

- (i) Ensure the following doors have a minimum 510mm latch side clearance in order to comply with AS1428.1:2009, fig. 31:
  - Level 01, the two doors to the larger rooms on the western side of the stairs that have no latch side clearance.
  - Levels 04 - 12, the doors to the room located on the north western side of the small corridor from the main path of travel has no latch side clearance.
- (ii) Ensure all double doors have a clear width of 850mm for the active leaf compliant with AS1428.1:2009.

### **4.3. Lifts**

There is a bank of 3 lifts from Basement 4 to Level 02/03. From level 02/03 there are an additional 4 lifts to provide access all levels up to Level 12. On Level 04 there is an additional lift to access all upper levels including Level 13. The lifts provide an appropriate continuous accessible path of travel to and from the basement levels to the levels above compliant with the AS1428.1:2009, UTS Access Policy and City of Sydney Access DCP.

The passenger lifts appear to have an internal dimension of greater than 1400 by 1600mm which is appropriate according to the DDA Premises Standards and UTS Access Policy.

The external circulation spaces outside the lift car doors comply with AS1428.1: 2009.

*Recommendation:*

- (i) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

**4.4. Ramp**

There is a ramp between the two lecture theatres on Level 00. This ramp provides an accessible path of travel to the front area of both lecture theatres in compliance with AS1428.1:2009, DDA Premises Standards and UTS Access Policy.

*Recommendations:*

- (i) The ramp needs a 1:14 gradient with 1200mm long landings at intervals of 9 metres in order to comply with AS1428.1:2009.
- (ii) Ensure there are handrails on both sides all ramps with 1200mm clearance between handrails with 180° returns at ends or fully to end post or side wall compliant with AS1428.1:2009 and the UTS Access Policy.

**4.5. Internal Stairs**

There is a stairway located at the Wattle St entry, between the proposed building and the existing CB10 on Level 00. These stairs provide access to Level 01.

*Recommendations:*

- (i) Ensure there are handrails on both sides of all internal stairs and within tiered GSB Seminar/Lecture Spaces (ground floor and 1st floor) compliant with AS1428.1:2009 and the UTS Access Policy. Ensure 1200mm clearance between handrails with 180° returns at ends or fully to end post or side wall compliant with the UTS Access Policy.
- (ii) Ensure there are tactile ground surface indicators (TGSI) at top and bottom of all internal stairs and steps within GSB Seminar/Lecture Spaces in accordance with AS1428.4.

**4.6. Escalators**

There are escalators linking Levels B3 to Level 04. Escalators are not considered an accessible path of travel for people with an ambulant disability however they are used by people with vision impairment and are required to have features compliant with AS1428.4.1.

*Recommendation:*

- (i) Ensure all escalators have tactile ground surface indicators (TGSI) on the top and bottom landings in accordance with AS1428.4.1:2009.

## **5. AMENITIES AND FACILITIES**

### **5.1. Lecture Theatres**

There are 4 lecture theatres within the UTS Broadway building located on BI and Level 00. No wheelchair seating spaces have been indicated at this stage of the drawings.

*Recommendations:*

- (i) Ensure that one space is allocated for a wheelchair user for every 100 seats or part thereof. They are to be equitably located in compliance with AS1428.1: 2009, UTS Access Policy and DDA Access to Premises.
- (ii) Ensure the accessible seating area has 2450mm depth by min. 800mm wide in accordance with AS1428.1:2009. Consider removable chairs that can be replaced when the need arises.
- (iii) Hearing systems are to be provided where an inbuilt amplification system is installed to assist hearing-impaired people are to comply with AS1428.1 compliant with the UTS Access Policy.

### **5.2. Student Areas**

There are informal lounges, breakout spaces and informal learning areas located on Levels B1 to Level 12. These areas are located on an accessible path of travel in compliance with AS1428.1:2009 and UTS Access Policy. There are no details of the areas provided on the drawings.

*Recommendation:*

- (i) Ensure that furniture and fitments provided are suitable for everyone including people with a disability in accordance with UTS Access Policy.

### **5.3. Specialist Laboratories, Teaching Areas and Faculty facilities**

There is no detail provided on the drawings of the design detail of these areas. There is an accessible path of travel via corridors with a width of 1800mm or greater for compliance with AS1428.1: 2009.

*Recommendations:*

- (i) Ensure door entries have a clear opening of 850mm and internal and external door circulation spaces compliant with AS1428.1:2009
- (ii) Provide furniture and fitments that are suitable for everybody including people with a disability in accordance with UTS Access Policy.

### **5.4. Café**

There is a café located adjacent to the Jones St entries on Level 02/03. There are no details of the café provided on these drawings.

The internal dimensions of the café are appropriate to provide circulation areas suitable for a person in a wheelchair to turn 180° and for two wheelchair users to pass one another in accordance with the DDA Premises Standards and the UTS Access Policy.

*Recommendation:*

- (i) Ensure the entries are located on an accessible path of travel and a minimum door width of 850mm for compliance with AS1429.1: 2009 and UTS Access Policy.

### **5.5. Accessible Toilets**

The only bank of toilet facilities indicated on these drawings is located on Level B1. There are no details provided on the layout of these facilities.

It is assumed that additional required toilet facilities are provided within the existing building and are able to be accessed via accessible walkway links between the two buildings.

#### *Recommendations:*

- (i) At least one accessible toilet is to be provided where ever there is a bank of gender specific toilets with dimensions and layout compliant with AS1428.1:2009
- (ii) An ambulant user cubicle it to be provided in both gender specific toilets compliant with AS1428.1 :2009

## **6. MISCELLANEOUS**

### **6.1. Car Parking**

There is a basement car parking on Levels B2, B3 and B4 with a total of approximately 114 car spaces. There are no spaces designated as accessible for people with a disability on the drawings.

There are 2 spaces on each level located in the north-eastern corner of the car park with sufficient dimensions to create 2 accessible car spaces of 2.4metres in width with an adjacent 2.4metres shared zone in accordance with AS2890.6. These spaces are located on an accessible path of travel to lift which provides access to the upper levels of the building.

*Recommendation:*

- (i) At least two accessible car spaces are to be provided in accordance with BCA and UTS Access policy.

### **6.2. Lighting**

In accordance with the UTS Access Policy, lighting levels are to comply with AS1428.2 and will be analysed during the design development stage.

In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1680.

### **6.3. Signage**

Way finding and identification Signage to comply with AS1428.1 requirements compliant with the UTS Access Policy and the DDA Premises Standards and will be analysed during the design development stage.

### **6.4. Furniture and Fitments**

All furniture and fitments are to comply with AS1428.2 and the UTS Access Policy to ensure equitable access to facilities. Where drinking fountains, vending machines, ATMs and telephones are provided, compliance with AS1428.2 is required and will be analysed during the design development stage.

### **6.5. Controls**

All controls along the accessible path of travel are to comply with AS1428.1 and UTS Access Policy.

These issues will be analysed during the design development stage.