

MACQUARIE UNIVERSITY

AUSTRALIAN HEARING HUB

ACCESS REVIEW – PROJECT APPLICATION

Morris-Goding Accessibility Consulting

FINAL

4th May 2010

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the Australian Hearing Hub located at Macquarie University 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 reports recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Project 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.

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

The main recommendations that have arisen from the access review include:

- (i) Ensure there is an accessible path of travel from site boundary to the entry doors of the Hearing Hub, for a person in a wheelchair, compliant with AS1428.1 & the Ryde DCP 2006 9.2, Clause 3.
- (ii) Provide 3% (11) of total car bays to be designated as accessible car bays, compliant with Ryde DCP 2006 9.2 Clause 16.1& Table 1.

2. INTRODUCTION

2.1. General

Macquarie University has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed Hearing Hub located at Macquarie University.

The development consists of 2 levels of carparking with 6 levels of offices above.

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 of the development, and,
- Recommend solutions that will ensure the design complies with the Federal Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Access Review Report considers user groups, who include staff and visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with mobility impairments
3. 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 accommodated)
- AS 1428.4 - (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- Draft DDA Premises Standards
- Ryde DCP 2006 clause 9.2

3. INGRESS & EGRESS

3.1. Main Entrance

Entry into the Australian Hearing Hub is located on the western side of the building at level 3.

The level 3 main entry sliding doors appear to have 2000mm clear open width compliant with AS1428.2 & the Ryde DCP 2006 9.2, Clause 10.

Access to the level 3 entry foyer area 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 & Ryde DCP 2006 9.2.

From either sides of the foyer there are also single hinged door that leads to the passenger lifts including both north and south building blocks.

There is a suitable path of travel from the foyer single hinged doors to the passenger lifts and the level 3 office entry doors. The circulation spaces in front of the passenger lifts is appropriate for all wheelchair users.

Recommendation:

- (i) Ensure there is an accessible path of travel from the site boundary to the entry doors of the Hearing Hub for a person in a wheelchair, compliant with AS1428.1 & the Ryde DCP 2006-9.2, Clause 3.

3.2. Emergency Egress

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

There are 6 sets of emergency egress stairs, which are evenly spread throughout the buildings.

The emergency fire stairs lead out onto level 3 and the main entry sliding doors.

All single hinged fire stairs appear to have 800mm clear widths, (870mm door leafs), compliant with AS1428.1 fig 12.

Recommendations:

- (i) Consideration is needed for all fire stair doors to have 850mm clear widths (920mm door leaf). Consider the use of increased fire stair landing size to cater for fire refuge
- (ii) Consider at least 1 passenger lifts is operable in event of emergency
- (iii) Emergency alarm systems should include audible and visual warnings indicators in assisting people with sensory disabilities, compliant with Ryde DCP 2006 9.2 Clause 28 & Clause 29.

4. PATH OF TRAVEL

4.1. General

In general, the circulation areas within all levels 1-8 are appropriate for persons in a wheelchair.

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

The lift lobbies on all levels 1-8 have ample clear widths of 2500mm (min); which will allow wheelchair users the ability to turn 180° in an equitable and dignified manner. The lift lobbies on all levels will also allow two wheelchairs users, the ability to pass each other when travelling in the opposite direction. This is suitable under the draft DDA Premises Standards and City of Ryde DCP.

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

4.2. Doors

All internal common use doors appear to have 850mm clear widths (920mm door leaf) with 470mm latch side clearances, compliant with AS1428.1. However some doors (near columns) appear to have poor latch side clearances.

There is an auditorium located on levels 4 & 5. There is one single hinged entry door located on level 4 and another on level 5. Both entry doors have 850mm clear widths (920mm door leafs), compliant with AS1428.2 & the Ryde DCP 2006 9.2, Clause 10.

Recommendation:

- (i) Ensure all internal common use doors to have 850mm clear widths (920mm door leaf), which will allow for larger wheelchairs & 510mm latch side clearances, compliant with AS1428.2 & the Ryde DCP 2006 9.2, Clause 10.

4.3. Common Use Stair

There is a common use stair located in the southern building at grid points F-01, which travels between levels 3-8.

Recommendations:

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

4.4. Passenger Lifts

There are 3 passenger lift shafts (grid points D-10/02/03) located centrally within the building, which service all levels 1-8.

The remaining lift is considered a goods lift.

The lift shafts should allow for passenger lift cars, which have 1400mm (W) x 1700mm (L) internal dimensions. This will satisfy the requirements of AS1428.2, AS1735.12 & the Ryde DCP 2006 9.2 Clause 28.

There is an accessible path of travel from all levels (levels 1-8) 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 passenger lifts are suitably located adjacent the common use stair.

The lift lobbies on all levels 1-8 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 passenger lift cars have 1400mm (W) x 1700mm (L) internal dimensions, compliant with AS1428.2, AS1735.12 & the Ryde DCP 2006 9.2 Clause 28.
- (ii) Ensure that components in the lift car (control panels, audio/visual indicators, handrails and light levels) comply with AS1735.12.

4.5. Auditorium

There is an accessible path of travel from all areas of the building to the entry doors of the auditorium for a person in a wheelchair, compliant with AS1428.1 & the Ryde DCP 2006 9.2, Clause 3.

There are approximately 94 seats and two accessible seats located on level 4. There are also 56 seats with 2 more accessible seats located on level 5. This equates to 2.66% exceeding the minimum amount required of 2% under the draft DDA Premises Standards, Table D3.9 & the BCA, Table D3.2.

The circulation spaces at the top/bottom of the seating areas will allow a person (s) in a wheelchair to turn 180° in an equitable and dignified manner. The circulation spaces will allow two people in wheelchairs the ability to pass each other when travelling in the opposite direction, compliant with AS1428.2.

Recommendation:

- (i) In line with the Draft DDA Access Code Clause D3.7, a hearing augmentation system is required

5. AMENITIES & FACILITIES

5.1. Accessible Toilets

There is a unisex accessible toilet located adjacent to the male/female toilets on each level (3-8) of the building. The accessible toilets have 1800mm (W) x 2500mm (L) internal dimension, compliant with AS1428.1.

There is another unisex accessible toilet with a shower located near each accessible toilet located on levels 3-8. The combined toilet/showers have 2300mm (W) x 2800mm (L), compliant with AS1428.2 & the Ryde DCP 2006 9.2 Clause 17 and draft DDA Premises Standards.

There is an accessible path of travel to each accessible toilet and combined toilet/shower (levels 3-8) from all areas of the building.

Recommendations:

- (i) In line with Council DCP, clause 17, accessible toilet pans shall be positioned to allow for a right or left hand transfer on each subsequent floor
- (ii) Provide ambulant cubicles in each male and female bank of toilets

5.2. Amenities

There is an apparent break out located on level 6 at grid points E-5 and café area on level 3.

There are accessible path of travel from all areas of the building to the amenities for a person (s) in a wheelchair, compliant with AS1428.2 & the Ryde DCP 2006 9.2, Clause 3.

It appears that the two sets of dual hinged entry doors to the café have 800mm clear widths, (870mm door leafs), compliant with AS1428.1 fig 12.

Recommendations:

- (i) Ensure the two sets of dual hinged entry doors to the café to have 850mm clear widths (920mm door leaf), which will allow for larger wheelchairs & 470mm latch side clearances, compliant with AS1428.2 & the Ryde DCP 2006 9.2, Clause 10.
- (ii) Ensure the entry threshold is level at the level 6 breakout area to assist wheelchair users compliant with AS1428.1.

6. MISCELLANEOUS

6.1. Accessible Car Parking

There are two levels of car parking available within the building on levels 1 & 2.

There are 172 carspaces on level 1 & 165 car spaces on level 2. There are 6 accessible carparking bays located on level 2 near the passenger lifts.

The accessible car bays have a 2400mm (W) x 5500mm (min) internal dimension with adjacent shared bays in accordance with AS2890.6. This is suitable in lieu of the 3.66m width accessible car bays required under Council DCP.

The accessible car bays are located across near the passenger lift lobby.

Recommendation:

- (i) Provide 3% (11) of total car bays to be designated as accessible car bays, compliant with Ryde DCP 2006 9.2 Clause 16.1& Table 1.

6.2. Lighting

Recommendation:

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1680 and AS1428.2

6.3. Signage

Recommendations:

- (i) Signage to comply with draft DDA Premises Standards.