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DA Access Report

Westmead Millennium Institute

This Access Australia (AA) Access Report relates to instructions received to date from Capital Insight Pty Ltd and BVN Architects – together with documents, discussions and correspondence to date.

AA access reports take a comprehensive and holistic approach, and consider access to and within public areas, buildings and facilities. Access provisions are to comply with the BCA, Australian Standards, including AS1428.1, AS1428.2, AS1428.4, AS1735.12, AS4299 and AS2890.1 as applicable.

AA reports and recommendations also relate to the ABCB (Australian Building Codes Board) 2010 DDA Access to Premises Standard (APS) and scheduled changes to the BCA effective 1 May 2011. The intent of the APS is to harmonise BCA access provisions with the complaints based DDA.

AA recommended APS and access Standards are AS1428.1 – 2009, AS1428.4.1 – 2009 and AS2890.6 – 2009.

DDA complaints can be lodged in relation to existing and or proposed buildings and services. Accordingly AA provides a risk management approach, and recommends access modifications / retrofit to existing premises in conjunction with accessible new works and services.

Scope

The Westmead Millennium Institute & Research Hub (WMI) is a proposed new eight (8) level research building, plus plant room, on the Westmead medical campus in western Sydney.

The main south pedestrian entry is from Hawkesbury Rd with lower ground east car park access from Service Way and western exit via Hospital Road.

This AA Access Report reviews the DA documents as part of a Part 3A application for this project. AA access reports provide an holistic assessment of buildings and environments – including entries, parking, amenities, lifts, stairs and paths of travel.

1 Lower Ground – Level 00

Lower ground provides 50 parking spaces within an on ground car park at the northern frontage. Accessible parking spaces are not provided.

The BCA requires 1 accessible space per 50 cars in retail Class 6 buildings up to 1,000 spaces and 1:100 above 1,000 spaces. Access to lower ground research areas is via a door to entry and central corridor.

Lower ground south includes laboratory and related facilities including 2 passenger lifts, 2 goods lifts, amenities and plant areas.

Amenities include male and female change rooms, toilets and non-complying accessible toilet. Accessible showers and cubicles in gender specific toilets to assist persons with ambulant disabilities (PAD cubicles) – are not provided.

Issue	Recommendation
1.1 Accessible parking	Provide minimum of 1 accessible space adjacent to the building entry Accessible parking spaces to be 2.4m wide with 2.4m wide shared zone between accessible parking spaces, complying with AS2890.6 - 2009 Install ground and vertical ISA signage to each accessible parking space

Issue	Recommendation
1.2 Entries & doors	Provide accessible entry complying with AS1428.1 – 2009 Doors to entries, laboratories, offices and related public / staff areas to provide minimum 850 clear opening with AS1428.1 – 2009 complying nib space and door furniture
1.3 Lifts	Passenger lifts to comply with the APS and AS1735.12, including minimum 1400 x 1600 car size, Braille and tactile signage and audio announcements
1.4 Amenities	Provide unisex accessible toilet and shower with accessible path of travel, FF&E and circulation space, complying with AS1428.1 – 2009 Provide one cubicle in male and female toilets to assist persons with an ambulant disability, complying with AS1428.1 – 2009

2 Mezzanine – Level 00M

Mezzanine level comprises plant room areas only.

3 Upper Ground – Level 01

Pedestrian access is from the Hawkesbury Rd southern frontage to upper ground level, 1.4m± above street level.

Street level entry is via two ramps with mid landing to Upper Ground level and lift lobby. Stair access is not provided. Persons with ambulant disabilities benefit from a choice of ramp or stairs.

WMI areas include reception, waiting areas, conference rooms, laboratories, offices, café and courtyard.

Amenities include male and female toilets with one PAD cubicle in each gender specific toilet, and adjacent accessible toilet. Amenities are adjacent to the central lobby and 2 passenger lift, with non-complying nib space at entry door.

Issue	Recommendation
3.1 Entries & doors	Refer recommendation 1.2
3.2 Ramps & stairs	Ramps to comply with AS1428.1 – 2009 including minimum 1m clear width, handrails both sides and tactile indicators Provide alternative public stair access from street level to Upper Ground level complying with AS1428.1 – 2009
3.3 Lifts	Refer recommendation 1.3
3.4 Reception & Café	Provide minimum 1m wide 850±20 section of reception, with hearing augmentation, and café counter with wheelchair circulation space under and adjacent, complying with AS1428.2 – 1992

Issue	Recommendation
3.5 Conference rooms	Install hearing augmentation in auditoriums, meeting rooms etc with a PA system, to a minimum of 80% of the floor area
3.6 Waiting area & courtyard	Provide an equitable range of seats and tables with backs and arm rests
3.7 Amenities	Modify entry door to provide AS1428.1 – 2009 complying nib space Provide unisex accessible toilet with accessible path of travel, FF&E and circulation space, complying with AS1428.1 – 2009 Provide one cubicle in male and female toilets to assist persons with an ambulant disability, complying with AS1428.1 – 2009

4 Research Levels 02 to 06

WMI areas include waiting areas, meeting rooms, conference rooms, laboratories, offices and amenities.

Atrium stairs connect upper levels.

Amenities on typical floors include male and female toilets with no PAD cubicles, and adjacent accessible toilet.

Amenities are adjacent to the central lobby and 2 passenger lift, with non-complying nib space at entry door.

Issue	Recommendation
4.1 Entries & doors	Refer recommendation 1.2
4.2 Stairs	Stairs between floors to comply with AS1428.1 – 2009 including closed risers, nosings, handrails both sides and tactile indicators
4.3 Lifts	Refer recommendation 1.3
4.4 Meeting & conference rooms	Refer recommendation 3.5
4.5 Waiting areas	Refer recommendation 3.6
4.6 Amenities	Refer recommendation 3.7

Access Compliance

Based on information provided to date, AA considers the current planning and design meets applicable access codes and legislation – subject to compliance with this AA Access Report and complying documentation and construction.

AA Access Reports provide assessments and recommendations during design and documentation, regarding access to and within the built environment.

Access Compliance requires regular access inspections during construction, to review, assess and report on access compliance and non-compliance during construction. Access Certification and Sign-off can be provided on satisfactory resolution and completion of all access issues.