

SUITE 404, 44 HAMPDEN ROAD
ARTARMON NSW 2064
T: 61 2 9412 2322
F: 61 2 9412 2433

sydney@philipchun.com

Ref: AN14-203106 20140731_LTR_LP

31 July 2014

Lyons
Level 3, 246 Bourke Street
MELBOURNE VIC

Attention: James Wilson

Dear James,

Re: Accessibility Statement
Project: University of Newcastle – NeW SPACE
Address: Hunter Street, Newcastle

Philip Chun Accessibility has undertaken a review of the documentation provided to date with respect to access to and throughout the proposed NeW SPACE building for the University of Newcastle located in Hunter Street Newcastle.

This report outlines the main issues relevant to the proposed building work with reference to the Building Code of Australia 2014 (BCA), Disability (Access to Premises - Buildings) Amendment Standards 2010 (No.1), Disability Discrimination Act 1992 (*Cth*)(DDA), and relevant Australian Standards as applicable to this project.

1.0 INTRODUCTION

In order to meet the Building Code of Australia 2014 and the Disability Discrimination Act 1992 (*Cth*), the following main issues must be addressed to ensure appropriate access for people with all abilities. We note that the overall intent of the current design indicates that all areas regarding access for people with disabilities have been addressed and a high level of access is achieved.

The following development documentation prepared by Lyons + EJE Architecture was reviewed as part of our assessment:

Document No.	Title	Revision
SD-DA-000	3D Visualisation	1
DA-100	Context Plan	1
DA-101	Site Plan - Proposed	-
SD-DA-200	Floor Plans – Ground, Level 1, 2 & 3	2
SD-DA-201	Floor Plans –Levels 4, 5, 6 & 7	2
SD-DA-200	Floor Plans –Levels 8, 9 & Roof	2

SERVICES

ACCESSIBILITY
BUILDING CODE CONSULTANCY
FIRE AND LIFE SAFETY
ESSENTIAL SERVICES

OFFICES

MELBOURNE
SYDNEY
BRISBANE
CANBERRA
PERTH

PHILIP CHUN ACCESS PTY LTD
ABN 93 637 927 957
www.philipchun.com

Document No.	Title	Revision
SD-DA-250	Elevations – North & West	1
SD-DA-251	Elevations – South & East	1
SD-DA-252	Elevations – Laneway North & South	1
SD-DA-253	Sections A & B	1
SD-DA-254	Section C & Hunter Street Elevation	1
SD-A120	University House Basement and Ground Floor, Existing	1
SD-A121	University House 1 st Floor Existing	1
SD-A122	University House 2 nd Floor Existing	1
SD-A123	University House 3 rd Floor Existing	1

2.0 DISABILITY DISCRIMINATION ACT 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The Act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

In contrast to building regulations, the DDA is not prescriptive and previously, there was a lack of uniformity between the building regulations in each State and Territory and the DDA. Since the DDA, it became evident that compliance with the Building Code of Australia (BCA) was insufficient to meet the objectives of the DDA. However subsection 31(1) of the DDA permits the development of Disability Standards, leading to the implementation of the *Disability (Access to Premises - Buildings) Standards 2010* (Premises Standards) and *Disability Standards for Accessible Public Transport 2002* (DSAPT). It is unlawful to contravene the Disability Standards, however if the Disability Standards are met, those responsible for the building cannot be subject to a successful complaint for the matters covered by the Standards.

The implementation of the Premises Standards, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities. The Premises Standards will assist in the creation of a more sustainable built environment which is responsive to the changing circumstances of the wider Australian community.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of the interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

3.0 PROJECT DESCRIPTION

The site is located within the cultural precinct of the Newcastle central business district. It is surrounded by essentially heritage buildings and offers potential for links from Civic Park through to the Honeysuckle precinct and harbor. The site is located on the corner of Hunter and Auckland Streets and is currently vacant.

The project offers a new building over nine levels. Spaces for both academic staff and students to meet and gather on both the formal and informal level are provided. Central spaces are provided for social interaction / gathering with a variety of teaching spaces to the perimeter of the building.



The building offers links to Christie Park and external areas have been provided as a part of the development. A link to the existing University House is also to be provided.

It is understood that the primary classification for the proposed building pursuant to the BCA is Class 9b.

4.0 ACCESS PROVISION

This review has been undertaken to ensure the development will be accessible by the public and employees, enabling safe, equitable and independent movement for all.

Part D3 of the BCA 2014 and Premises Standards prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with Table D3.1.

The primary classification of the building is Class 9b with other areas as shown in the following table.

Level	Proposed Use	Building Classification
Ground Floor	Teaching space, plant rooms	Class 9b
Ground Floor	Café, Retail	Class 6
Level 1	Teaching space , library	Class 9b
Level 2	Teaching space	Class 9b
Level 3	Teaching space , offices	Class 9b
Level 3	Offices	Class 5
Level 4	Teaching space , offices	Class 9b
Level 4	Offices	Class 5
Level 5	Teaching space , offices	Class 9b
Level 5	Offices	Class 5
Level 6	Teaching space , offices	Class 9b
Level 6	Offices	Class 5
Level 7	Teaching space , offices	Class 9b
Level 8	Teaching space , offices	Class 9b
Level 8	Offices	Class 5
Level 9	Plant Room	Class 9b
Level 10	Plant Room	Class 9b

The following table outlines the general building access requirements for this project:

**BCA 2014 / PREMISES STANDARDS –
Table D3.1 Requirements for Access For People With A Disability**

Class of building	Access requirements
Class 5	To and within all areas normally used by the occupants
Class 6	To and within all areas normally used by the occupants
Class 9a	To and within all areas normally used by the occupants
Class 9b	
<i>Schools and early childhood centres</i>	To and within all areas normally used by the occupants

Class of building	Access requirements
An <i>assembly building</i> not being a <i>school</i> or an <i>early childhood centre</i>	To wheelchair seating spaces provided in accordance with clause D3.9 To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces

The drawings indicate that access for people with disabilities throughout the building is generally provided to the degree necessary to achieve compliance with BCA. Lift access is provided throughout the building to maximize accessibility.

4.1 Parking Provisions

Accessible carparking, designed and constructed in accordance with AS 2890.6 (2009), is required to be provided for new buildings. However, an accessible carparking space need not be designated where the total number of carparking spaces available does not exceed 5.

Five carparking spaces are provided on the site. Therefore, there is no requirement for the provision of accessible carparking in this instance.

It is our understanding that kerbside accessible carparking is to be provided in Auckland Street as a best practice measure for access for people with disabilities.

4.2 External Access to the Site

External access to the building is required to be provided to the principal pedestrian entrance of the building as per AS 1428.1 (2009) from:

- the main points of pedestrian entry at the allotment boundary
- any accessible car parking spaces
- any adjacent and associated accessible buildings on the site.

The design of the development addresses access for people with disabilities to the building from the aforementioned areas. The provision of ramps and walkways within external areas maximizes the accessibility of the site.

4.3 Building Entrances

There are multiple entrances to the building at the ground floor level. A combination of doorways is provided including revolving doors, swinging doors and automatic opening doors. This combination offers compliance with the BCA in respect to entrances.

Accessible entrances are provided at all key entrances to the building. The use of automatic opening doors maximizes access to the building for people with disabilities.

4.4 Internal Paths of Travel

Accessways complying with AS 1428.1 (2009) must be provided to and throughout areas of buildings required to be made accessible, including:

- Minimum corridor widths of not less than 1000mm.
- Passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available.
- Turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals.

Sufficient circulation space has generally been provided to internal paths of travel within the development. With continued design development, a high level of accessibility is achievable.

4.5 Accessible Sanitary Facilities

Unisex accessible sanitary facilities and cubicles for people with ambulant disabilities have been provided at all levels of the building in a central location offering compliance in terms of provision.

The dimensions and layout of the accessible sanitary facilities shown on the current documentation are generally sufficient to offer compliance.

4.6 Vertical Circulation

Five lifts offer access between levels of the building. In addition, stairs and escalators are provided.

The provision of multiple lifts within the building maximizes accessibility for the users.

5.0 CONCLUSION

Philip Chun Access have undertaken a review of the documentation provided to date with respect to access for people with disabilities to and within the proposed NeW SPACE building for the University of Newcastle.

We confirm that the main issues regarding access for people with disabilities have been addressed in the current design and that further design development has the potential to maximize accessibility.

If you have any queries in regard to the above, please do not hesitate to contact the undersigned.

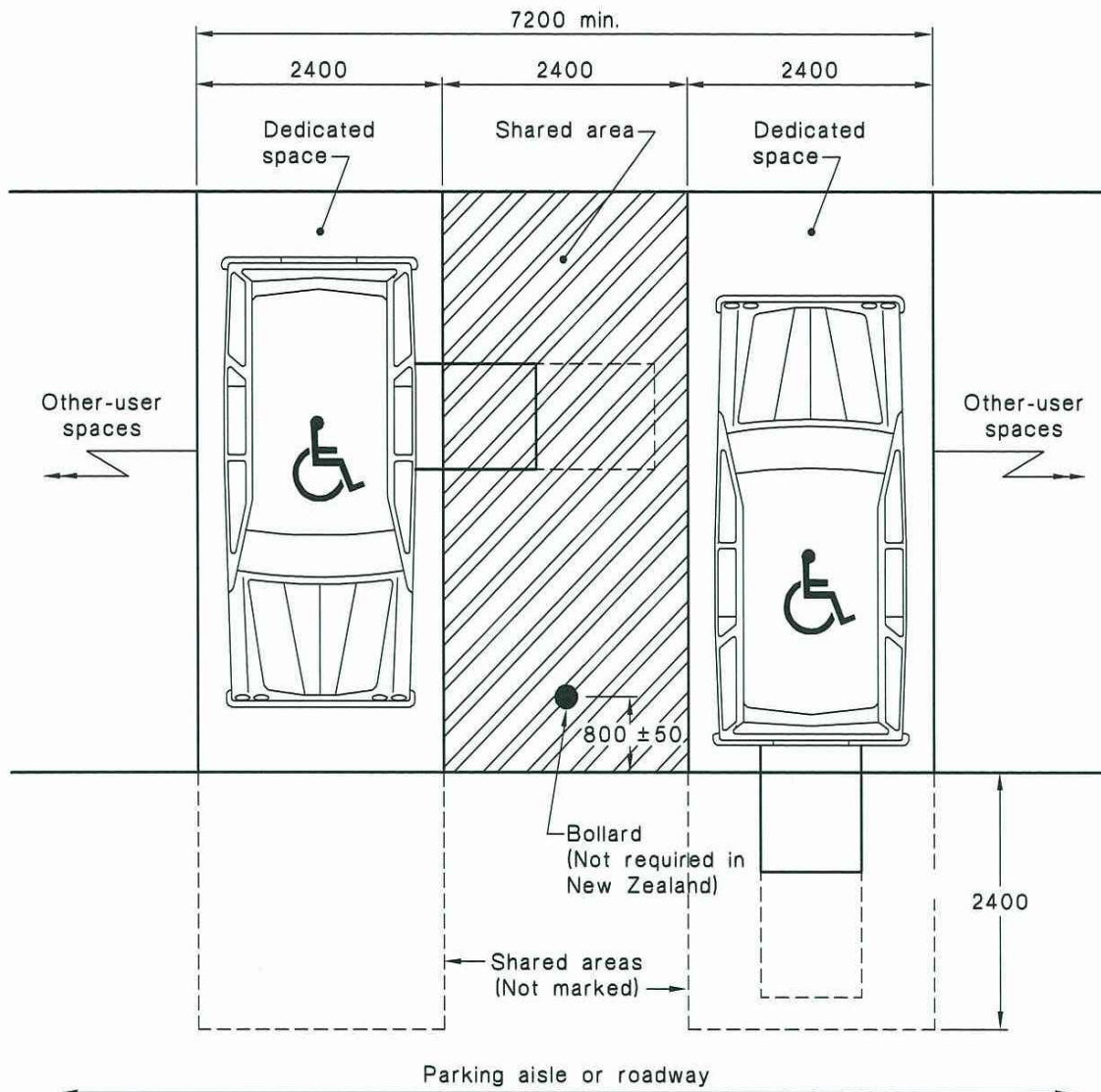
Yours sincerely,



Lindsay Perry
Senior Access Consultant
PHILIP CHUN ACCESS

ACAA Accreditation No. 136

6.0 RELEVANT FIGURES



DIMENSIONS IN MILLIMETRES

Figure 1



APPENDIX A