



SYDNEY UNIVERSITY

RD WATT BUILDING

ACCESS AUDIT REPORT

Morris-Goding Accessibility Consulting

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TABLE OF CONTENTS

1.	INTRODUCTION	3
1.1.	General.....	3
1.2.	Objectives	3
1.3.	Statutory/Guideline Requirements.....	3
2.1.	Disability (Access to Premises – Buildings) Standards 2010.....	4
2.2.	Disability Discrimination Act 1992.....	4
2.3.	Affected Part.....	4
2.4.	Affected Part Concession Outline.....	5
2.5.	Lift Concession.....	5
2.6.	Toilet Concession	5
2.7.	Disability Discrimination Act 1992.....	5
3.	INGRESS & EGRESS	7
3.1.	Definition	7
3.2.	Current Status.....	7
3.3.	Recommendation:	7
4.	PATHS OF TRAVEL	9
4.1.	Definition	9
4.2.	Status.....	9
4.3.	Recommendations:.....	9
5.	STAIR	10
5.1.	Definition	10
5.2.	Current Status.....	10
5.3.	Recommendations:.....	10
6.	COMMON USE FACILITIES	11
6.1.	Definition	11
6.2.	Current Status.....	11
6.3.	Recommendation:	11
7.	ACCESSIBLE SANITARY AMENITIES	13
7.1.	Definition	13
7.2.	Current Status.....	13
7.3.	Recommendations.....	13

1. INTRODUCTION

1.1. General

Sydney University has engaged Morris-Goding Access Consulting to undertake a disability access audit of the RD Watt Building.

The requirements of this report are to:

- ✓ Undertake a site investigation of all commercial levels
- ✓ Provide a report that will analyse the provisions of disability design, 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.

1.2. Objectives

The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✓ People with sensory impairment
- ✓ People with mobility impairments
- ✓ People with dexterity impairments

1.3. Statutory/Guideline Requirements

The statutory & regulatory guidelines to be encompassed include:

- ✓ Federal Disability Discrimination Act (DDA)
- ✓ Building Code of Australia part D3
- ✓ Australian Standards 1428 Series (part 1, part 2, part 4)
- ✓ Australian Lift Code (AS1735.12)
- ✓ Sydney University - CIS DDA and Access Standard 001 FINAL

2. INFORMATION ACCESSIBILITY REQUIREMENTS

2.1. Disability (Access to Premises – Buildings) Standards 2010

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

Compliance with the DDA Premises Standards can be triggered when an application for a construction certificate (CC) or complying development certificate (CDC) is lodged. For example, the erection of a building, alterations and additions to an existing building and an application for a change in building use where building works are proposed or required to meet fire safety standards.

Cosmetically refurbishing (e.g. repainting, tiling, new fixtures) is often classified as maintenance only and can be undertaken as Exempt Development. As such there is no requirement to upgrade these facilities to comply with AS1428.1-2009 and BCA. However, the interpretation of the PCA and a Council DA consent condition may require an upgrade.

2.2. Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities.

The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Under the BCA and DDA Premises Standards it is not compulsory to upgrade existing building elements (unless triggered under the affected part, SEPP CDC 500m2 rule or the new building works) when these elements provide insufficient accessible provisions for people with disabilities.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

2.3. Affected Part

When new building works (e.g. make goods to commercial tenancy, provision of new toilets) is being undertaken in an existing building that requires a building approval (CC

or CDC), the requirements for upgrading access are limited to the area of new works and the affected part.

The affected part is defined as the principal pedestrian entrance and the continuous accessible path of travel from the principal pedestrian entrance to the new building works, which needs to be compliant with AS1428.1-2009.

Depending on the location of the new building works in the existing building, the affected part could include the main entry, entry foyer, lift lobbies, passenger lifts, corridors and doorways. The affected part should be reviewed on a case by case basis. The affected part does not include other items such as sanitary facilities and car parking.

2.4. Affected Part Concession Outline

Under part 4.3 of the DDA Premises Standards, lessees or any other persons (building certifier, building developer and building manager) are not required to upgrade the affected part, if an application for approval of building work is made by one of the lessees for work on the area of the building that they lease. This concession does not apply if the building is leased to only one person.

2.5. Lift Concession

Under part 4.4 of the DDA Premises Standards, existing passenger lifts (when triggered under a building approval) require a lift floor that is not less than 1100mm by 1400mm.

2.6. Toilet Concession

Under part 4.5 of the DDA Premises Standards, existing accessible toilet facilities (when triggered under a building approval) must at least comply with the AS1428.1-2001 access requirements.

New buildings works over 500m² under a CDC application triggers the requirement of accessible WC's and ambulant cubicle facility in both the male and female toilets on that floor.

In accordance with AS1428.1-2001 the toilet facility need to have a minimum 1600mm width x 2000mm unobstructed circulation area around the toilet pan with the washbasin to sit outside this area can encroach by 100mm (max).

2.7. Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities.

The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Under the BCA and DDA Premises Standards it is not compulsory to upgrade existing building elements (unless triggered under the affected part, SEPP CDC 500m² rule or the

new building works) when these elements provide insufficient accessible provisions for people with disabilities.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA.

The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

3. INGRESS & EGRESS

3.1. Definition

The main entry needs to be wheelchair accessible as per the BCA Part D3.6.

3.2. Current Status

The location of the main entry doors are located near the Science Rd footpath. Access is provided via 2 sets of stairs leading up to a landing area in front of the entry doors. The stairs do not have handrails installed as required by AS1428.1-2009.

The stairs does not have tactile ground surface indicators (TGSI) installed near the start and finish of each set of stairs as required by AS1428.4.1.

The above mentioned stairs also do not have nosing strips installed as required by AS1428.1-2009.

There are two pathways at either sides of the second set of stairs. One pathway leads to Agriculture lane, which has stair incorporated. The other pathway is from the Science Rd footpath. However, there is no wheelchair access provided from either pathway.

There is a laneway (Agriculture Lane) that leads to a rear entrance. This path of travel to the rear entry is approximately 80m away from the main entry doors. The laneway has a 1:14 gradient (approx). This path of travel is not appropriate for wheelchair users, non-compliant with the BCA, DDA and AS1428.1-2009.

The rear entry door has an 800mm (870mm door leaf), non - compliant with AS1428.1-2009. There is also an approximate 80mm step up to within from the rear entry door.

From the information provided there is to be a level path of travel from the rear entry door to a proposed new building adjacent to the RD Watt building.

The main entrance has 2 x 700mm open clear width hinged doors, non-compliant with AS1428.1-2009.

3.3. Recommendation:

Remedial Works	Statutory Clause
<p>Install handrails on both sides of entry stair in accordance with AS1428.1.</p> <p>Ensure the stair has a “continuous” indicative colour contrasting strip installed on each step tread.</p>	<p>BCA part D3.2 / AS1428.1 - 2009</p>

<p>An Alternative Solution report needs to be undertaken on using the rear access to the building as the main accessible entry point.</p> <p>Ensure hinged entry door to have 850mm clear width (920mm door leaf) with appropriate (in/out) latch side clearances ie 510mm latch side clearance (door opens away from the user) and 530mm latch side clearance (door opens towards the user) over a surface depth of 1450mm.</p>	<p>BCA, DDA Access Code 2010 & AS1428.1</p>
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4. PATHS OF TRAVEL

4.1. Definition

Paths of travel are required to be continuous and accessible.

4.2. Status

At the present there is no wheelchair access provided to allow for wheelchair access between floors only stair connection

In general, the main paths of travel throughout each of the 5 level designated floors of the building have circulation areas that would be compliant with AS1428.1. The majority of corridors on all floors are sufficiently wide enough for suitable wheelchair users ie 2m clear widths. The minor corridors at either sides of the main stair / corridor have 1300mm clear widths leading to offices, refer to section on doors.

In general the majority of common use doors have 850mm open clear width (920mm door leaf) with appropriate in/out latch side clearances, compliant with AS1428.1-2009.

Most common use hinged doors have lever action handles with returns at a height of 1000mm FFL. Most internal doors do have a 30% colour contrast against the background surface (ie doors different colour), compliant with AS1428.1-2009.

There are some doors that have poor latch side clearances and will need to be modified as per the requirements of AS1428.1-2009.

4.3. Recommendations:

Remedial Works	Statutory Clause
A passenger lift is required to access all floors (DA drawings currently show a passenger lift to be provided)	DDA
Ensure the slip resistance of flooring systems used within areas required to be accessible	AS4586:2013/HB198 & AS1428.1 - 2009 Clause 7.1.
Where possible, all common use hinged door to have 850mm clear width (920mm door leaf) whilst maintaining an appropriate (in/out) latch side clearances ie 510mm latch side clearance (door opens away from the user) and 530mm latch side clearance (door opens towards the user) over a surface depth of 1450mm.	AS1428.1 – 2009
Management plan to be used to designate accessible rooms to students/staff in wheelchairs, where room doors cannot achieve compliance with above	DP1

5. STAIR

5.1. Definition

A means of vertical access between levels as per the requirements of AS1428.1 – 2009

5.2. Current Status

There is a central stair which travels between level 1 and level 5. This stair has handrails partially installed on both sides (900mm FFL), non-compliant with AS1428.1-2009.

The handrails that are installed are a bulky heritage timber, which do not achieve the 270 degree arc as required by AS1428.1-2009.

The stairs have appropriate nosing strips, with a 30% colour contrast to the background surface (ie carpet), compliant with AS1428.1-2009. However, this stair does not have TGSi installed near the top/bottom as required by AS1428.4.1.

5.3. Recommendations:

Remedial Works	Statutory Clause
Provide handrails on both sides of the central stair.	AS1428.1-2009 Clause 11.
Ensure the handrails at the top of the stair extends 300mm (horizontal) past the step tread then turns 180 degrees downwards or returns fully to post/wall. Ensure the handrail at the base of the stair extends one tread width (at same angle) plus 300mm (horizontal) from last riser, then turns 180 degrees downwards or returns fully to post/wall.	AS1428.1-2009 Clause 11
Provide TGSi at the top/bottom. TGSi to start 300mm from the top & bottom of the stair over a depth of 600mm. TGSi to have an appropriate luminance contrast to the background surface as follows: <ul style="list-style-type: none"> - Integrated TGSi's (i.e. tiles) require 30% min. luminance contrast - Discrete TGSi's (i.e. buttons) require 45% min. luminance contrast - Composite TGSi's with 2 materials/colours requires 60% min. luminance contrast 	AS1428.4.1 and the Sydney University - Access Standard 001 FINAL Clause 5.2

6. COMMON USE FACILITIES

6.1. Definition

All common use facilities, for the use of staff members must also accommodate the needs for staff members in wheelchairs.

6.2. Current Status

Currently there is a tea room, faculty visitors & admin (level 2), common room (level 3) and lockers/kitchenette (level 4).

There is a continuous accessible path of travel within each floor to each of the common use facilities mentioned above, compliant with AS1428.1-2009.

The circulation spaces within all common use facilities will allow appropriate wheelchair turning spaces, compliant with AS1428.1-2009.

From the site inspection although the circulation area are appropriate for patrons and staff in wheelchairs there is no continuous accessible path of travel to and from all floors to the 6th floor (access only via stair only). However, the plans show a new passenger lift, which address wheelchair access with each floor, compliant with the BCA, DDA AS1735.12 & AS1428.1-2009.

The plans indicate lecture rooms on levels 1, 3. However, there are no wheelchair spaces shown on the plans within the lecture rooms as required by the compliant with the DDA Access Code 2010, AS1428.1-2009 and the Sydney Uni Access Standards.

6.3. Recommendation:

Remedial Works	Statutory Clause
The tea room shall be modified so there is a 1550 diameter in front of the kitchen sink. The 1550mm diameter will also allow a person in a wheelchair to entry and exit the tea room in an equitable and dignified manner.	AS1428.2 & DDA
All lecture theatres and other teaching spaces with audio-visual facilities are to be provided with hearing augmentation. The University utilises an infra – red system. Persons using the system need to be notified and if required to either Student Services or their Staff Accessibility Manager to obtain a receiver.	Sydney University - Access Standard 001 FINAL Clause 5.15
Provide locations for wheelchair users and their carer in each lecture space	BCA, the DDA Access Code 2010 and the Sydney University

	- Access Standard 001 FINAL Clause 5.6 Table 5.1.
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7. ACCESSIBLE SANITARY AMENITIES

7.1. Definition

All accessible toilets shall comply with the minimum circulation areas as described in AS1428.1.

Ambulant cubicles are required to comply with AS1428.1

7.2. Current Status

Currently there are no accessible WC's located within the RD Watt building, only a male/female WC located on level 1 near the central stair.

However, there is a proposal on the plans for an accessible unisex toilet on the ground floor and level 4 opposite the passenger lift. The accessible WC (on plans) both have a pan and washbasin inside.

The entry doors to both accessible WC cannot be determined from the plans provided.

The accessible WC have internal dimensions of level 1 – 2400mm x 2360mm and level 4 – 2385mm x 2350mm, compliant with the DDA Access Code 2010 Clause 4.5.

The toilet pans are centred 450mm from the side, compliant with AS1428.1-2009.

The male and female toilets on ground floor do not have ambulant cubicles.

7.3. Recommendations

Remedial Works	Statutory Clause
Ensure one unisex accessible toilet in each building (ie GF) is to be provided with an auto sliding or swing door (850mm open clear width). Any other accessible WC to have 850mm clear width (920mm door leaf) with appropriate (in/out) latch side clearances.	CIS DDA and Sydney University - Access Standard 001 FINAL Clause 5.4 & AS1428.1-2009 Clause 13.2.
Consideration is needed for both accessible WC have a minimum internal measurements of 2400mm x 2400mm or 1900mm x 2800mm (ADVISORY).	AS1428.1-2009 Clause 15.2.8
Ensure fixtures with are designed and installed as per the requirements of AS1428.1-2009	AS1428.1-2009 Clause 15.
Ensure all accessible toilets are to be provided with a Duress alarm button to CIS Security Control Room and strobe light: refer to University Security design Standard. It is too be noted that the Sydney University Access	CIS DDA and Sydney University - Access Standard 001 FINAL

Standard does not state the location of the duress button within the accessible WC. However, a duress button located 600mm FFL and 50mm from toilet roll holder is within arm's reach of a person on or near the toilet pan.	Clause 5.4 - C
Ensure all accessible toilets are to be provided with a shelf for a bag or A4 size notebook.	CIS DDA and Sydney University - Access Standard 001 FINAL Clause 5.4
Ensure all accessible WC washbasins to have a sensor or flick mixer tap.	CIS DDA and Sydney University - Access Standard 001 FINAL Clause 5.4 - A
Ensure all accessible WC to have Automatic electric hand dryer installed within arm's reach when directly in front of the wash basin.	CIS DDA and Sydney University - Access Standard 001 FINAL Clause 5.4 – B & AS1428.1-2009
Provide ambulant cubicles within each bank of male and female toilets in accordance with AS1428.1.	BCA Part F2