

LEND LEASE

**FASS BUILDING
UNIVERSITY OF SYDNEY**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

19 May 2016

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the FASS Building, University of Sydney 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 report's 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 amenity and facility, can be readily achieved.

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

2. INTRODUCTION

2.1. General

Lend Lease has engaged Morris-Goding Accessibility Consulting, to provide an accessibility design review of the proposed FASS educational building located at University of Sydney NSW.

The requirements of the investigation are to:

- Ø Review supplied DA drawings of the proposed development.
- Ø Provide a report that will analyse the provisions of disability design of the development, and
- Ø 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 and lecturers. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- X People with sensory impairment (hearing and vision)
- X People with mobility impairments (ambulant and wheelchair)
- X 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:

- Ø AS 1428.1:2009 (General Requirements for Access-New Building Work)
- Ø AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- Ø BCA – Building Code of Australia 2015
- Ø DDA Access to Premises Standards 2010
- Ø University of Sydney Access Guidelines

3. INGRESS & EGRESS

3.1. Main Entrance Level 2

There is direct access to the level 2 main entrance. The entry has expansive circulation areas and clearances in accordance with AS1428.1 and DDA Premises Standards. The entry door is automatic sliding, which is a good solution for persons with mobility impairments.

There is direct access from the entry door to the lobby and passenger lifts. The lobby area has suitable circulation areas to allow passing of wheelchairs in accordance with DDA Premises Standards.

Recommendation:

- (i) Ensure there is an unobstructed accessible path of travel from pedestrian footpath to the main entry doors.

3.2. Entry Terrace Level 1

There is direct access from the terrace/courtyard area to the level 1 entry door. The entry has automatic sliding doors that have appropriate circulation areas doors in accordance with AS1428.1.

There is direct access from the entry door to the lobby and passenger lifts. The lobby area has suitable circulation areas to allow passing of wheelchairs in accordance with DDA Premises Standards.

There is an adjacent external stair adjacent the level 1 entry that connects with the level 2 entry area. It is noted that equitable access is gained via the level 1 passenger lifts that also access the level 2 areas.

3.3. Emergency Egress

There is wheelchair access from level 2 to the outdoor areas via the main entry and door from the student study/lounge. There is level access from the level 1 entry door.

Recommendation:

- (i) All fire doors on upper floors are to have 850mm clear widths.

4. PATHS OF TRAVEL

4.1. General

There are 2 passenger lift that provide appropriate continuous paths of travel from the entrance level 2 to all upper floors and lower level 1 floor.

The paths of travel throughout all floors have appropriate areas that will allow 2 wheelchair users to pass each other in accordance with DDA Premises Standards. The ends of corridors on all floors allow minimum of 2070mm x 1540mm, suitable for a person in a wheelchair to perform 180° turns in accordance with DDA Premises Standards.

Recommendation:

- (i) Ensure common area floor surfaces are suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS1428.1:2009 and HB197/AS4856 (wet pendulum method).

4.2. Doors

The doors to rooms such as consult, lecture, tutorial, office and meeting rooms can achieve the necessary 850mm clear width and clearances in accordance with AS1428.1.

4.3. Passenger Lifts

As mentioned, there are 2 passenger lift that provide appropriate continuous paths of travel from the entrance level 2 to all upper floors and lower level 1 floor.

The 2 passenger lifts can achieve internal dimensions that will comply with AS1735.12 and the DDA Premises Standards.

Recommendation:

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

4.4. Stairs

There are 2 main pedestrian stairs. The atrium has an internal stair that commences from level 2 to level 6. There is an external stair that connects level 1 to level 2.

Recommendation:

- (i) Stair to have handrails on both sides, nosings in accordance with AS1428.1 and TGS1 in accordance with AS1428.4.1.

4.5. Lecture Theatre

The level 2 lecture theatre has level access into the entry doors from level 2. There are 4 wheelchair seating spaces designated at the top and bottom rows of seating that provides an appropriate variety of seating in accordance with the DDA Premises Standards.

A ramp has been provided to access the front of the theatre. Further investigation during design development stage with regards compliant access.

Recommendations:

- (i) The level 2 entry vestibule requires 1450mm clearance between door swings in accordance with AS142.1.

- (ii) Investigation is required as to the best means of access to the front of theatre that complies with DDA Premises Standards

4.6. Seminar Room

The faculty seminar room on level 6 has appropriate accessible paths of travel leading to and within the room in accordance with AS1428.1 and DDA Premises Standards.

5. SANITARY FACILITIES

5.1. Accessible Toilets

There is an accessible toilet located adjacent each bank of male and female toilets on all floors (levels 1 to level 6).

The accessible toilets have internal dimensions as required under AS1428.1 and DDA Premises Standards. The pan has a circulation area of 2300mm x 1900mm with the basin that sits outside this area in accordance with AS1428.1. This is suitable under University of Sydney Access Guidelines.

The accessible toilets predominantly have right handed pans throughout the floors, which will require modification.

Recommendations:

- (i) The accessible toilets will require a balance of left and right handed pans throughout the floors in accordance with DDA Premises Standards.
- (ii) The level 2 accessible toilet should have an automatic door to be in line with the University of Sydney Access Guidelines
- (iii) Accessible toilets to have fixtures and fitting that comply with AS1428.1.

5.2. Ambulant Cubicles

The drawings show that ambulant cubicles have been provided in each bank of male and female toilets on levels 1-5.

The ambulant cubicles have suitable width and door that swings outward in accordance with AS1428.1.

Recommendation:

- (i) Ensure ambulant cubicle fixtures and fittings are designed in accordance with AS1428.1
- (ii) Provide an ambulant cubicle in the male and female toilets on level 6.

6. MISCELLANEOUS

6.1. Hearing Augmentation

Recommendation:

- (i) The lecture theatre and other rooms that have in built amplification system will also require hearing augmentation system.

6.2. Signage

Recommendation:

- (i) Wayfinding and identification signage is required in accordance with BCA and DDA Premises Standards.