



Accessibility Design Review - SSDA Report

University of Wollongong
Western Building
Wollongong, NSW 2522

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EXECUTIVE SUMMARY

The following report is a review of the Schematic Design documentation. It has been prepared as part of the Secretary's Environmental Assessment Requirements (SEARS), and forms part of the State Significant Development Application (SSDA).

It provides a summary of the compliance strategy of the proposed works highlighting the key principles of accessibility as well as the technical requirements of a building to ensure the public, staff and visitors, have equitable and dignified use.

The report is prepared in relation to the proposed new Western Building, at the University of Wollongong NSW 2522. The new Western Building will include specialist teaching spaces, academic and professional staff workplace, informal collaboration spaces as well as other support spaces.

We are satisfied that as the design progresses, with the resolution of some items, the proposed development is capable of complying with:- the spirit and intent of Disability Discrimination Act (DDA); the principals of universal accessibility; and the relevant technical requirements of the AS1428 series for access and mobility; the Access to Premises Standard (2010) and applicable associated documentation for the purposes of the development application process; and is also capable of complying with the deemed to satisfy provisions for the accessible parts of the BCA.

Listed below, are some key accessibility issues that are to be considered / maintained as the design progresses. Specific recommendations associated with these areas are located within the body of this report.

BCA Compliance (Mandatory minimum compliance with BCA – State legislation)

- Access is required to and within all areas normally used by occupants.
- Provision of accessible carparking bays is to be confirmed – to be provided in accordance with D3.5 of the BCA. Levels and grades of paths between the accessible carparking bays and the accessible entries is to be confirmed.
- Accessible entries are to be confirmed. At least 50% of all entries are to be accessible, and any inaccessible entry is to be no more than 50m from an accessible entry. Levels and grades of paths leading to the accessible entries are to be confirmed.
- Provide at least One (x1) accessible Edit Suite.
- Provide at least One (x1) accessible Academic Office on each of the Levels 1 to 3.
- Both the Small & Large Theatres require 3 designated wheelchair seating spaces in each theatre, as a minimum.
- Hearing augmentation will be required where inbuilt amplification is provided, or where an information counter is screened. Consider approach early in design.
- The lift is required to provide access between the "split" levels of the Ground Floor; otherwise an alternative, step-free accessible path of travel will need to be provided.
- Stairs are to be set back at intersections with corridors and walkways, so as not to protrude into the transverse path. Ensure stair flights are offset, to provide a continuous handrail without any vertical sections.
- Doors with Acoustic Seals - to Sound proof rooms etc. – are likely to require operating forces greater than 20N to open them; and therefore requires consideration with respect to hardware, including the possibility of push button operating doors. Refer Section 4.2 Performance Based Solutions below.
- Level 3 Studio Room doors require latch-side door clearance of 510mm or 530mm.
- As there is only one accessible sanitary facility per floor, left and right hand pan transfer should be provided on alternate levels.

DDA Compliance

(Additional recommendations to minimise risk of non-compliance under DDA – Federal legislation)

- An accessibility strategy to be developed to address the existing topographical influences throughout the external ground floor / public realm.
- An accessible sanitary facility and change facility should be incorporated within the dressing room area of the theatres.
- Consideration early in the design is required regarding the emergency evacuation strategy of students, staff, and visitors who cannot use stairs.
- Comms Points should be provided at wheelchair refuge spaces in fire-isolated stairs, that are linked to the FIP.
- Develop a wayfinding strategy for early in design – beneficial for all users.

1. INTRODUCTION

The University of Wollongong have engaged the services of McKenzie Group Consulting as Accessibility and DDA consultants to conduct a review of the project documentation to ensure that functional and compliant accessibility has been applied to the design. As members of the Access Consultants Association of Australia (ACAA), McKenzie Group Consulting use expert accessibility knowledge to ensure the project complies with the spirit and intent of the Disability Discrimination Act (DDA), within the project scope.

1.1. Purpose of Report

This report is a review of the Schematic Design documentation. It has been prepared as part of the Secretary's Environmental Assessment Requirements (SEARS), and forms part of the State Significant Development Application (SSDA).

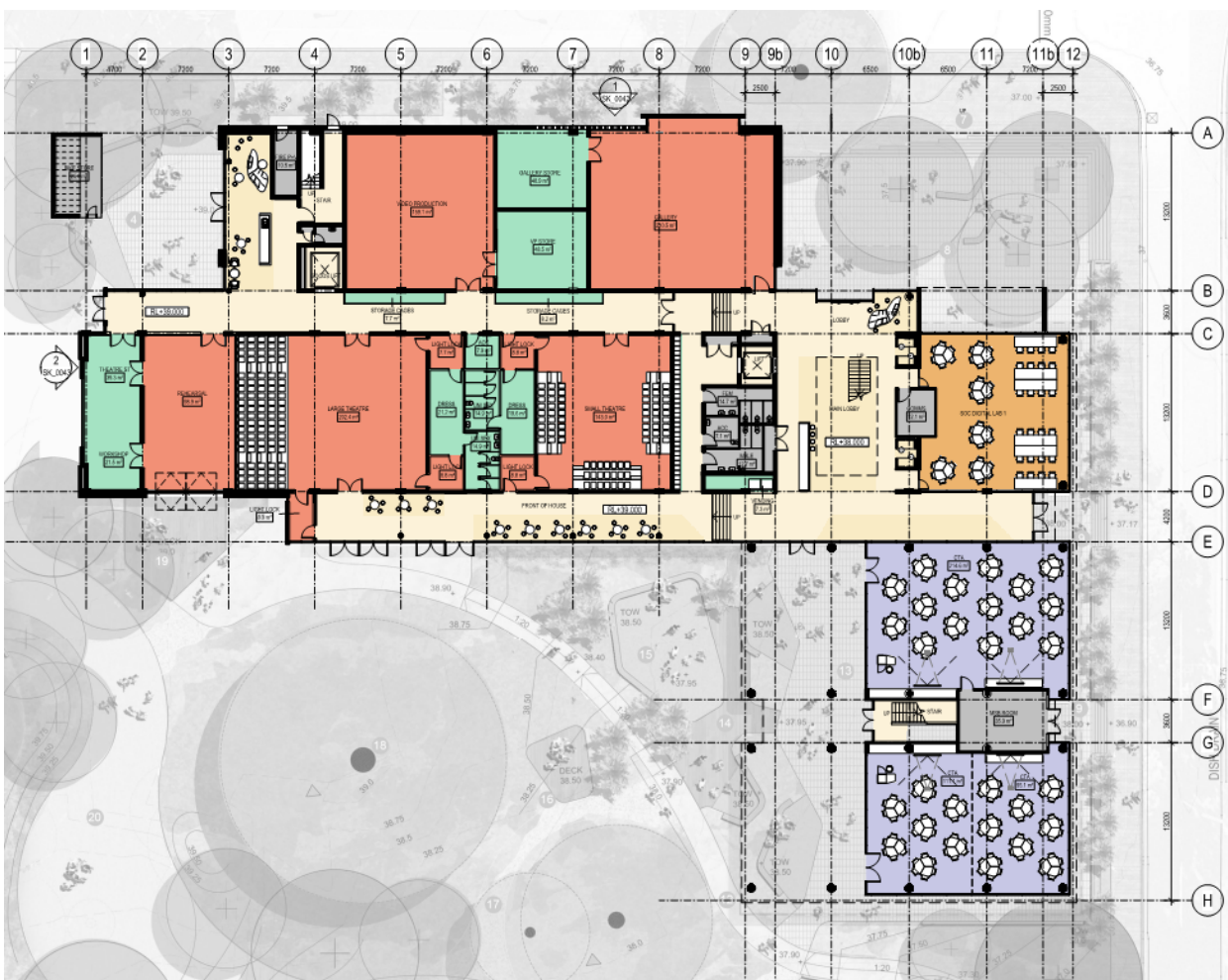
The report is prepared in relation to the proposed new Western Building, at the University of Wollongong NSW 2522.

This report provides a compliance overview of the project with respect to achieving compliance with the Building Code of Australia (BCA) and the Disability Discrimination Act (and Disability Standards) (DDA), within the project scope. Detailed Design documentation and compliance assessment will be undertaken as the design develops.

1.2. Project Description

The new Western Building will be a landmark development for the University of Wollongong (UoW) campus. It will be located adjacent the campus Ring Road at the western end of the campus. The proposed project will accommodate the diverse functions of The Arts English and Media (TAEM) School and the Health and Society (HAS) School and the School of Geography and Sustainable Communities (SGSC) into a collaborative and engaging hub that will support the ambitions of next generation research and learning. Functions accommodated include specialist teaching spaces, academic and professional staff workplace, informal collaboration spaces as well as other support spaces. The proposed building will be approximately 9,088m² gross floor area (excluding plant), across four levels plus a plant level.

The sites location has its main frontage to the Ring Road to the east, and an ancillary frontage to a carpark circulation road to the north. To the south and west is currently bushland which will be partially developed as external recreational areas.



2. LEGISLATIVE REQUIREMENTS

The legislative requirements for this project comprise both Federal and State legislation.

Federal

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional and equitable accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equality and dignity of people with disabilities, their companions, family and care givers.

The DDA utilises statutory instruments known as Disability Standards to provide detailed requirements. The Disability Standards are: Disability (Access to Premises – Buildings) Standards 2010. These Disability Standards draw extensively on technical provisions in the AS 1428 series details technical requirements related to design for access and mobility.

State

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 and subsequent BCA. In particular adherence to the Access to Premises Standard (2010) (APS); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. This means that compliance with the relevant sections of the BCA, ensures compliance with the relevant 'Premises' component of the DDA. However, compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act if the elements of equality, dignity and functionality remain compromised within an environment. The building owner/occupier should therefore ensure that their policies, practices and procedures promote equality in all employment, education and services provided, within their built environment.

2.1. Referenced Legislation and Standards

The review of the project has been undertaken against the following legislation:

- Disability Discrimination Act (DDA) 1992.
- Disability (Access to Premises – Buildings) Standards 2010 (DAPS 2010).
- Building Code of Australia (BCA) and BCA referenced standards including:
 - AS1428.1 2009 Part 1: General Requirements for access – new building work.
 - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
 - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – TGSi.
 - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
 - AS1735.12 1999 Lift facilities for people with disabilities.

3. DOCUMENTATION

The report has been prepared based on a review of Architectural Schematic Design Drawings for SSDA; prepared by Hassell Studio; dated 29th September 2017 - as listed in Appendix A.

4. EXEMPTIONS AND PERFORMANCE BASED SOLUTIONS

4.1. Exemptions

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required duties to be carried out in the space or if the area poses as a health or safety risk for people with a disability. These areas may include:

- Plant Rooms,
 - Rooms housing Electrical Distribution Boards,
 - Store Rooms,
 - Cleaner’s Rooms,
- and, the like.

4.2. Performance Based Solutions

During the desktop review of the Preliminary Schematic Design documents, the following has been currently identified as departures from the Deemed to Satisfy Provisions of the BCA, for which it is likely that Performance based solutions would be required.

1. Doors with Acoustic Seals - to Sound proof rooms etc. – are likely to have operating forces greater than 20N. Accessible doors under the deemed to satisfy provision of the BCA are required to have operating forces of no more than 20N.

The above will require further discussion with designers, the client, and other consultants, to ensure consensus of approach and resolution.

As the project progresses, additional departures could become apparent that may also require resolution as Performance Based Solution Report Items.

5. ISSUES AND RECOMMENDATIONS

The following compliance assessment is set out in tabular format. The comment/issue identifies the issues followed by recommendations and whether relevant to BCA or DDA compliance. ‘BCA’ compliance means meeting minimum mandatory compliance of the BCA and the Premises Standard component of the DDA. Where ‘DDA’ compliance is shown against a recommendation, this indicates an area of residual DDA risk, ie outside BCA parameters and the Access to Premises Standards. The ‘DDA’ recommendations relate to best practice design for accessible environments. These recommendations, in conjunction with the owner/occupier’s policies, practices and procedures will maximize DDA compliance and meet the spirit and intent of the DDA.

5.1. General Building Access Requirements

Buildings and parts of buildings must be accessible in accordance with Table 3.1 of the BCA.

A continuous accessible path of travel is to be provided as follows:

| Part Of Building | Accessibility Requirements | BCA/ DDA |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Class 5 – Office / Administration; Class 9b – Public Realm / Classroom & Lecture Areas | <ul style="list-style-type: none"> ▪ To and within all areas normally used by the occupants. <p>Note, the classification of all parts of the building is to be confirmed by the PCA, but at this stage is presumed to include both :-</p> <p>Class 5 parts – Office / Administration; and Class 9b parts – Public Realm / Classroom & Lecture Areas.</p> | BCA |

5.2. External approaches, walkways, ramps, kerbs and steps

A continuous accessible path is to be provided to the new building:

- From the main points of a pedestrian entry at the allotment boundary, and
- From another accessible building connected by a pedestrian link
- From any required accessible carparking space on the allotment

| Comment/issue | Recommendation | BCA/ DDA |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <ul style="list-style-type: none"> ▪ Ensure external paths leading to accessible entries, and between the entries and the accessible carparking, are without steps, and are at compliant grades. | <p>Please provide confirmation of which entry doors are proposed to be accessible; where accessible carparking is to be located; and details of levels and grades of walkways, and any ramping, so that compliance can be ascertained.</p> | BCA |
| <ul style="list-style-type: none"> ▪ Ensure external paths are of adequate width to accommodate passing and turning spaces | <ul style="list-style-type: none"> ▪ Provide a minimum of 1500mm width to allow a pram and wheelchair to pass ▪ Consider a path width of 1800mm to allow two wheelchairs to pass, particularly to the public realm ▪ Minimum width must be measured clear of bollards or fixtures | BCA |
| <ul style="list-style-type: none"> ▪ Provide warning TGSIs and kerb ramps at Pedestrian Crossings in accordance with AS1428.4.1 | <ul style="list-style-type: none"> ▪ Warning TGSIs are to be provided, located 300mm from the hazard of the roadway ▪ Where bollards are provided, ensure they are positioned either side of the dedicated walkway, maintain a clear width of 1200mm ▪ Provide civil / landscape / external works drawings as the project progresses. | BCA |
| <ul style="list-style-type: none"> ▪ Pedestrian crossings and or drop-off areas should be designed inclusive of linemarking, kerb ramps and TGSIs in accordance with AS1428.1 & AS1428.4.1. | <ul style="list-style-type: none"> ▪ Limited detail provided at this stage of the design ▪ Further review as the design progresses to assess compliance of pedestrian crossings or drop-off zones including gradient, finishes, tactile indicators, colour and textural contrast of surfaces and required kerb ramps. | DDA |
| <ul style="list-style-type: none"> ▪ Where pedestrian walkways and vehicular routes are at grade, hazard warning required | <ul style="list-style-type: none"> ▪ Position hazard TGSIs in accordance with AS1428.4.1 | BCA |

| Comment/issue | Recommendation | BCA/ DDA |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <ul style="list-style-type: none"> ▪ Rest seating should be provided adjacent entrances, at taxi drop off points and along external pedestrian paths of travel | <ul style="list-style-type: none"> ▪ Locate rest seating near/adjacent the taxi drop off bay ▪ Provide a range of seating to accommodate all users i.e. some with backrest, some with armrests and at various seat heights etc. ▪ Any seating to be set back 500mm from the walkway. | DDA |
| <ul style="list-style-type: none"> ▪ Ensure obstacles abutting a path are readily identifiable and do not obstruct a user on the path | <ul style="list-style-type: none"> ▪ Ensure bollards, bike racks, rest seating and bins possess a 30% luminance contrast to the surroundings ▪ Ensure fixtures and furniture is recessed a minimum of 500mm from required minimum width of path | DDA |
| <ul style="list-style-type: none"> ▪ The public realm offers significant opportunities to enhance the existing scheme. There will be minimum BCA requirements in terms of access paths, gradient, stairs etc., however, many aspects of good design in external spaces, fall outside these minimum requirements. | <ul style="list-style-type: none"> ▪ The following are some design considerations for providing equitable access to the public realm; ▪ Surface treatments e.g.; grass, gravel, stone, pavers – be aware of abutment detail with other surfaces; both level difference and slip resistance differences. ▪ Careful design of drainage grates, surface falls and gradients generally ▪ Provision of rest seating opportunities along walkways, stair landings etc. ▪ Lighting designs that minimise glare. ▪ Luminance contrast of features such as; steps, seats, bollards, bins etc. ▪ Consistent/compliant use of TGSIs to create a predictable environment ▪ Landscape planting can offer tactile and olfactory clues to the environment to enhance different areas. | BCA/DDA |

Key External walkway criteria:

- Walkways to be provided with passing bays (1800 x 2000mm) every 20m.
- Walkway gradient to be 1:20 (max) with landings every 15m.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length.
- If gradient of walkway is less than 1:33 no landings are required.
- TGSIs required to warn of hazard along pedestrian and vehicular routes on grade

Key kerb and pedestrian crossing criteria:

- Kerb ramp to have gradient no steeper than 1:8, length no greater than 1520mm.
- Pathways from accessible parking across roadways to have designated line marking.

Stairs design criteria:

- Common use stairs require AS1428 series compliant handrails, tread features and TGSIs.

Key ramp design criteria:

- Maximum gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp.
- Ramp required to have unobstructed width of 1000mm
- Ramps to be provided with landings at bottom and top of ramp.
- Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length.
- Ramps require AS1428 series compliant handrails and TGSIs.
- Ramps to be set back 900mm at property boundaries or 400mm at internal corners.
- Vertical rise not to exceed 3.6m

Kerb ramps – max rise 190mm; max 1:8 gradient

Threshold ramps – max rise 35mm; 1:8 max gradient; within 20mm of door leaf

Step ramps – max rise 190mm; 1:10 max gradient

5.3. Car Parking

| Comment/issue | Recommendation | BCA/ DDA |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <p>In accordance with Table D3.5 of the BCA, accessible carparking is required to be provided as follows:-</p> <ul style="list-style-type: none"> ▪ Class 5 parts: 1 space per 100 ▪ Class 9b parts: 1 space per 50 | <ul style="list-style-type: none"> ▪ Details of accessible carparking spaces have not been provided at this stage. <p>A review of carparking is to be undertaken as the project progresses and further details are provided.</p> | BCA |
| <ul style="list-style-type: none"> ▪ Confirm existing conditions and vertical clearances to the carpark. ▪ The approach from the accessible carparking bays to the main entrances are to be accessible | <ul style="list-style-type: none"> ▪ In accordance with the current requirements of AS1428.1, the vertical clearance along the vehicular path to a carpark must achieve a minimum of 2200mm and 2500mm above the PWD space and shared zone. <p>At this stage it is assumed that all carparking will be uncovered, and therefore have no clearance issues.</p> | BCA |
| <ul style="list-style-type: none"> ▪ The approach from the accessible carparking bays to the main entrances are to be accessible | <p>A review of paths between the carparking and the entrances is to be undertaken as the project progresses and further details are provided.</p> | BCA |

Key Car parking and transport design criteria:

- Accessible spaces are to be designed in accordance with AS2890.6-2009.
- Dimensions of angled accessible parking bays 2400 x 5400mm with adjacent 2400mm x 5400mm shared area and bollard in shared area.
- Dimensions of parallel parking bays 3200mm x 7800mm.
- Provide direct kerb ramp access from adjacent to the accessible parking space to pathway.
- Accessible bays to be located near entrances.
- Provide a designated area for accessible drop off from private vehicles, taxis and community vehicles with kerb ramp access to the pathway.
- Height of vehicular path of travel to accessible parking space to be 2200mm and height above accessible parking space to be 2500mm

5.4. Entrances

Access for persons with a disability is to be provided to and within all areas normally used by the occupants.

Access must be provided via the main principal entrance and:

- Not less than 50% of all pedestrian entrances including the principal entrance, and
- In buildings with a floor area >500m², a non-accessible entrance must not be located more than 50m from an accessible entrance.

| Comment/issue | Recommendation | BCA/ DDA |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <ul style="list-style-type: none"> ▪ All entry doors are to comply | <ul style="list-style-type: none"> ▪ All entry doors must achieve a minimum clear door opening width of 850mm (920mm leaf door required) <p>Please provide confirmation as to which entry doors are proposed to be accessible, and confirm door widths and operation.</p> <p>A non-accessible entrance can be no more than 50m from an accessible entry.</p> <p>As the project progresses please provide door schedule for assessment.</p> | BCA |
| <ul style="list-style-type: none"> ▪ 50% of all entrances are to be accessible; and, ▪ A non-accessible entrance must not be located more than 50m from an accessible entrance. | <p>Please provide confirmation as to which entry doors are proposed to be accessible, and confirm all levels, level changes and any ramping on walkways to the accessible entrances. All accessible entries are to have flush step free access.</p> <p>Further review to be undertaken as the project progresses, and further details are provided.</p> | BCA |
| <ul style="list-style-type: none"> ▪ All doors to have light operation forces | <ul style="list-style-type: none"> ▪ Ensure doors have light operational forces (less than 20 N). Consider use of bearing hinges or other enhanced hardware to achieve requirement. | BCA |

| Comment/issue | Recommendation | BCA/ DDA |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <ul style="list-style-type: none"> ▪ Glazing decals | <ul style="list-style-type: none"> ▪ All glazed doors must be marked with contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm. <p>Further review to be undertaken, as the project progresses, and further details are provided.</p> | BCA |
| <ul style="list-style-type: none"> ▪ Door contrast | <ul style="list-style-type: none"> ▪ 30% minimum luminance contrast is required between 2 of the door face, door architrave and wall. <p>Further review to be undertaken as the project progresses, and further details are provided.</p> | BCA |

Key entrance criteria:

- Main entry must be accessible.
- Entry requires single door leaf width clearance of 850mm (920mm door size).
- Circulation space of 1450mm required either side of entry.
- All glazed doors must be marked with contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm.

5.5. Access to All Areas / Rooms normally used by occupants

Access is required to all areas normally used by occupants. All rooms and areas should be designed with the following features:

- Suitable circulation spaces to enable turning into adjacent doorways and workstation areas;
- Rooms with internal compliant door circulation spaces clear of fixed joinery and large immovable furniture;
- Turning areas within rooms clear of fixed joinery and large immovable furniture.

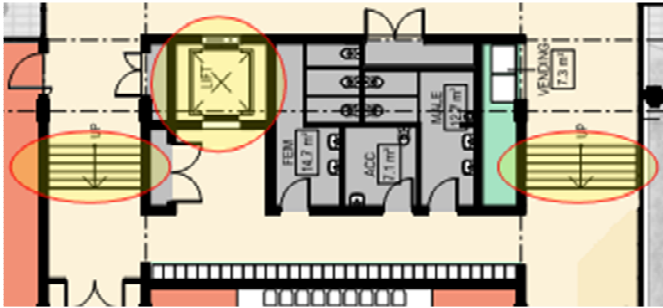
| Comment/issue | Recommendation | BCA/ DDA |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <p>Public paths of travel to and within all areas & rooms shall be designed to comply as follows:</p> <ul style="list-style-type: none"> ▪ Ensure a minimum unobstructed clear width of 1000 mm to & within all rooms or spaces. ▪ Provide door circulation spaces at all doors into accessible rooms - as per AS1428.1-2009. ▪ Provide turning spaces of minimum 1500mm x 1500mm (corner may be truncated) where users are required to make a 90° turn. ▪ Provide turning spaces within all accessible rooms: minimum width 1540 mm x 2070 mm length. | <ul style="list-style-type: none"> ▪ <u>Accessible Offices</u> At least One (x1) Office on each of the upper 3 floors (Levels 1 to 3), should be made accessible; and located so that it can be flexibly allocated for the use of each department, as and when required; or alternatively provide an individual accessible office within each department's precinct on each level. ▪ <u>Accessible Edit Suite</u> At least One (x1) Edit Suite should be made accessible. <p>Ensure Accessible Rooms as above, are sufficient in size to allow for the following:</p> <ul style="list-style-type: none"> - Door circulation space; - Wheelchair turning spaces:- for 90 degree turn minimum 1500mm x 1500mm; and for 180 degree turn minimum 1540mm x 2070 mm. <p>As a DDA recommendation, consider providing the following within Accessible Rooms:</p> <ul style="list-style-type: none"> - Under bench knee/toe clearance - Adjustable desks / benches <p>Further ongoing review is to be undertaken as the project progresses.</p> | <p>BCA BCA</p> |

Key internal rooms & areas criteria:

- All doors require 850mm clearance width (920mm doors) incl. active leaf of double doors.
- Latch side clearance of 510mm to inward opening doors; 530mm to outward opening doors.
- Circulation space of 1450mm required either side of doors that are approached from the front. Circulation space of 1240mm required in front of inward opening doors approached from latch side.
- Turning spaces at directional changes of: at 90° - 1500mm x 1500mm (corner can be truncated); at 180°- 1540mm x 2070mm.
- Turning spaces at corridor terminations or within rooms to be 1540mm width x 2070mm length.
- Door Circulation & Turning Spaces are to be clear of all fixed joinery and large immovable furniture.

5.6. Lifts/Escalators

An accessible path of travel is required to all areas normally used by occupants.

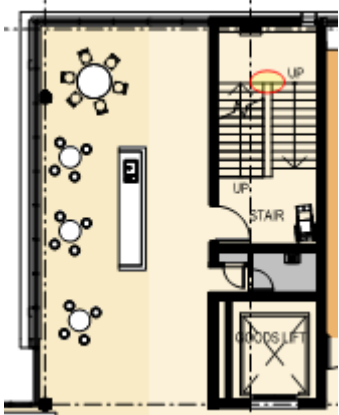
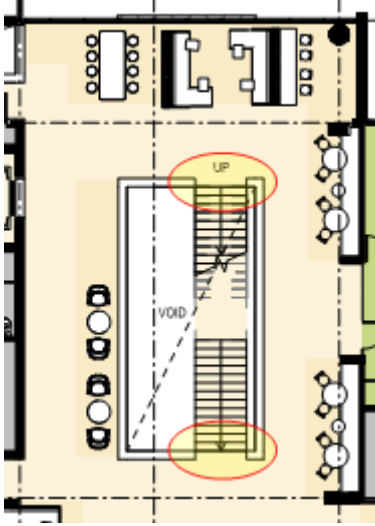
| Comment/issue | Recommendation | BCA/ DDA |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <ul style="list-style-type: none"> Any new lift travelling >12m requires a minimum compartment size of 1400mm wide x 2000mm depth (requires 2000mm depth where stretcher use indicated and travelling >12m). Fitout must comply with AS1735.12 - 1999 | <ul style="list-style-type: none"> All passenger lifts are to comply <p>Further review to be undertaken, as the project progresses, and further details are provided.</p> | BCA BCA |
| <ul style="list-style-type: none"> An accessible path of travel is required to all areas normally used by occupants. | <p><u>Access Between Levels</u></p>  <p>The lift must provide access between the "split" levels of the Ground Floor, as there is no alternative, step-free accessible path of travel.</p> | BCA |


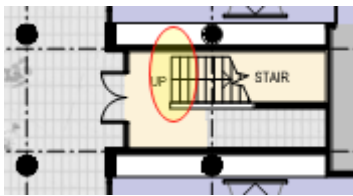

Key lift design criteria:

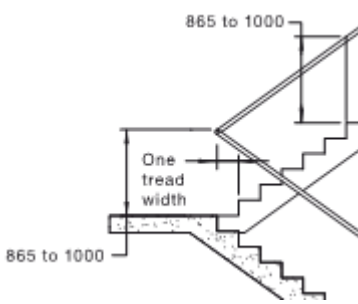
- Lift dimensions to be 1400mm x 1600mm (>12m travel).
- Lift doorway opening clearance to be 900mm
- Fitout out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner.

5.7. Internal stairs

An accessible path of travel is required to all areas normally used by occupants. All stairs (excluding fire-isolated stairs) must be provided with handrails both sides, nosing strips and TGSIs.

| Comment/issue | Recommendation | BCA/ DDA |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <ul style="list-style-type: none"> All general circulation stairs are to be designed to comply with AS1428.1-2009 i.e. clear width not less than 1m, handrails both sides, TGSIs and nosings. | <ul style="list-style-type: none"> All stairs are to comply with Clauses 11 & 12 of AS1428.1-2009. <p>Ensure stair flights are offset to provide a continuous handrail without any vertical sections – as per Clause 11.2(c) and Fig 28 (a)+(b) of AS1428.1-2009.</p> <p><i>All Levels – Grid 4, A-B</i></p>  | BCA |
| General circulation stairs cont'd | <p>Where stairways are at the intersection of corridors, the stair shall be set back in accordance with Clause 11.1, Figure 26(B), AS1428.1-2009 so as not to protrude into the transverse path; with allowance made for handrail extensions & turndowns.</p> <p><i>All Levels – Grid 9-10, C-D</i></p>  | BCA |

| Comment/issue | Recommendation | BCA/ DDA |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <p>General circulation stairs cont'd</p> | <p>Where stairways are at the intersection of corridors, the stair shall be set back in accordance with Clause 11.1, Figure 26(B), AS1428.1-2009 so as not to protrude into the transverse path; with allowance made for handrail extensions & turndowns.</p> <p><u>Ground Level – External Stairs Facing Ring Rd</u></p>  <p><u>Ground Level – Grid 10b, F</u></p>  <p><u>Level 1 – Grid 11, F</u></p>  | <p>BCA</p> |
| <ul style="list-style-type: none"> Fire-isolated stairs (FISs) are exempt from full compliance, but require the following:- | <ul style="list-style-type: none"> Fire-isolated stairs (FIS) shall be designed to include a single (circular) handrail compliant to Clause 11 (f) & (g) and Clause 12 of AS1428.1 to all stair flights, as a minimum. | <p>BCA</p> |

| Comment/issue | Recommendation | BCA/ DDA |
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| <ul style="list-style-type: none"> Fire-isolated stairs (FISs) – other DDA recommendations:- | <ul style="list-style-type: none"> If FISs are to be encouraged for general circulation use, the stairs should be upgraded to full compliance with AS1428.1-2009 features. See other key recommendations in 5.15 Emergency Evacuation, below. <p>Provide a continuous handrail between flights without vertical steps in the handrail. Stagger flights by one going (as per fig 28 (a) & (b) of AS1428.1).</p>  | DDA |

Key stair design criteria:

- Stairs to be set back 900mm at property boundaries or sufficient space to accommodate required handrails internal corners.
- Circular or spiral stairs are generally unsafe due to their inconsistent tread width.
- Common use stairs require AS1428 series compliant handrails, tread features and TGSIs.
- Tactile ground surface indicators (TGSIs) shall be installed for the full width of the path of travel
- TGSIs shall be located at both the top and bottom of the stairs
- Fire-isolated stairs required a single handrail compliant to Clause 12 of AS1428.1 and stair nosings as a minimum.

5.8. Internal Ramps

An accessible path of travel is required to all areas normally used by occupants. All ramps along a continuous accessible path of travel must be provided with handrails both sides, kerb rails, landings and TGSIs as required.

| Comment/issue | Recommendation | BCA/ DDA |
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| <ul style="list-style-type: none"> All general circulation ramps are to be designed to comply with Clause 10 of AS1428.1-2009 i.e. clear width not less than 1m, handrails both sides, TGSIs, compliant landing sizes and gradient | <ul style="list-style-type: none"> All new ramps are to comply with AS1428.1-2009. <p>We note that in the current design there are no internal ramps planned – only walkways.</p> | BCA |

Key ramp design criteria:

- Maximum gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp.
- Ramp required to have unobstructed width of 1000mm
- Ramps to be provided with landings at bottom and top of ramp.
- Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length.
- Ramps require AS1428 series compliant handrails and TGSIs.
- Ramps to be set back 900mm at property boundaries or 400mm at internal corners.

5.9. Tactile Ground Surface Indicators (TGSIs) and hazard identification

| Comment/issue | Recommendation | BCA/ DDA |
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| <ul style="list-style-type: none"> ▪ TGSIs are required to be installed in accordance with AS1428.4.1, to the top and bottom of every stair, ramp and escalator and to external areas such as where the pedestrian walkway is at grade with the roadway, kerb ramps. | Further review to be undertaken, as the project progresses, and further details are provided. | BCA |
| <ul style="list-style-type: none"> ▪ Hazards with <2000mm head clearance will require to be identified | Further review to be undertaken, as the project progresses, and further details are provided. | BCA |
| <ul style="list-style-type: none"> ▪ All glazed doors, sidelights and glazing that could be mistaken for a door or opening must be marked with contrast marking. | <ul style="list-style-type: none"> ▪ Provide contrast marking no less than 75mm wide for full width of glazing at 910-1000mm height. <p>Further review to be undertaken, as the project progresses, and further details are provided.</p> | BCA |

Key TGSIs and hazard identification criteria:

- Standard warning TGSIs size is 600-800mm for full width of path of travel
- TGSIs to be set back 300mm +/- 10mm from hazard
- TGSIs to have min 30% luminance contrast for integrated TGSIs and 45% for discrete TGSIs
- Contrast marking to achieve minimum 30% luminance contrast against floor or surfaces within 2m

5.10. Internal Walkways

An accessible path of travel is required to all areas normally used by occupants. Internal walkways should be designed with the following features:

- Suitable circulation spaces to enable turning into adjacent doorways and workstation areas,
- Adequate passing spaces, and
- Turning areas at corridor or room terminators

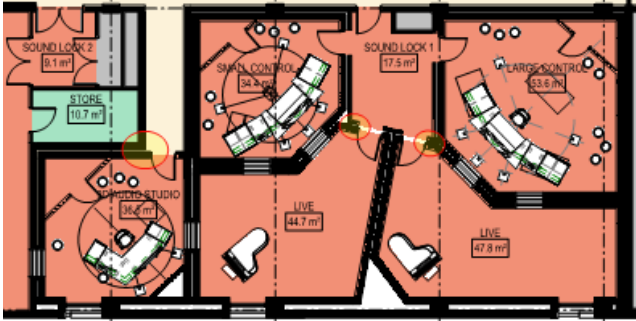
| Comment/issue | Recommendation | BCA/ DDA |
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| <p>Public paths of travel and internal corridors throughout shall be designed to comply as follows:</p> <ul style="list-style-type: none"> ▪ Ensure a minimum unobstructed clear width of 1000 mm along all corridors to rooms or spaces. ▪ Provide turning spaces of 1500x1500 (corner may be truncated) where a user is required to make a directional turn. ▪ Provide turning space within 2000 mm at the ends of corridors, where it is not continuous to offer turning space: minimum width 1540 mm x 2070 mm length. ▪ Passing bays (1800mm wide x 2000mm length) are required every 20m where no direct line of sight is provided | <ul style="list-style-type: none"> ▪ Ongoing review ▪ In general, the corridors have been indicated in most areas with a width of at least 1540mm - which accommodates turning spaces and corridor terminations as required. Passing bays can be accommodated at wider corridors or at the intersections of corridors, as required. <p>Further ongoing review is to be undertaken as the project progresses.</p> | <p>BCA/ DDA BCA</p> |

Key internal walkway and surface criteria:

- Walkways to be provided with passing bays (1800 x 2000mm) every 20m.
- Minimum width of internal walkway 1000mm.
- Path of travel in front of doorways or those accessed from a frontal approach required to be 1450mm width (minimum).
- Path of travel in front of doorways accessed from the latch side to be 1240mm minimum width.
- Landing spaces at directional changes of: at 90° - 1500mm x 1500mm (corner can be truncated); at 180°- 1540mm x 2070mm.
- Turning space at corridor terminations to be 1540mm width x 2070mm length.

5.11. Internal Doorways

An accessible path of travel is required to all areas normally used by occupants. Future detailed design should provide compliant door circulation space to all doors where appropriate.

| Comment/issue | Recommendation | BCA/ DDA |
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| <ul style="list-style-type: none"> The unobstructed clear width of doors must achieve a minimum of 850mm (920mm leaf required). All doors require door circulation spaces, as per AS1428.1-2009. | <ul style="list-style-type: none"> All doors along an accessible path of travel must have compliant door circulation and clear opening width of 850mm. <p>The following areas have been identified as requiring resolution:-</p> <p><u>Level 3 – Studio Rooms</u></p>  <p>Provide latch-side door clearance of 510mm min, or 530mm min. - as per fig 31 (d) & 31(h) of AS1428.1-2009; as applicable.</p> | BCA |
| <ul style="list-style-type: none"> All doors to have light operation forces | <ul style="list-style-type: none"> Ensure doors have light operational forces (less than 20 N). Consider use of bearing hinges or other enhanced hardware to achieve requirement. <p>Doors with Acoustic Seals - to Sound proof rooms etc. – are likely to require operating forces greater than 20N to open them; and therefore requires consideration with respect to hardware, including the possibility of push button operating doors, &/or resolution as part of a Performance Based Solution.</p> | BCA Performance Solution |
| <ul style="list-style-type: none"> Ensure a level transition is provided to and within terraced / deck areas. | <ul style="list-style-type: none"> Thresholds are to be flush and step-free; otherwise thresholds ramps are to be installed, in accordance with AS1428.1-2009. | BCA |
| <ul style="list-style-type: none"> Airlocks require clear circulation spaces between doors. | <ul style="list-style-type: none"> Provide 1450mm clear circulation in airlock | BCA |
| <ul style="list-style-type: none"> 30% minimum luminance contrast is required between 2 of the door face, door architrave and wall. | <ul style="list-style-type: none"> Provide details as design progresses. | BCA |
| <ul style="list-style-type: none"> All door handles and related hardware for hinged doors and sliding doors shall be designed in accordance with clause 13.5 AS1428.1-2009. | <ul style="list-style-type: none"> To ensure that the hand of a person who cannot grip, will not slip from the handle during the operation of the latch provide a 20mm return on door handles. | BCA |

Key internal doorway criteria:

- All doors require 850mm clearance width (920mm doors) incl. active leaf of double doors.
- Latch side clearance of 510mm to inward opening doors; 530mm to outward opening doors.
- Circulation space of 1450mm required either side of doors that are approached from the front. Circulation space of 1240mm required in front of inward opening doors approached from latch side.
- All glazed doors must be marked with contrast marking no less than 75mm wide for full width of doors at 910-1000mm height.

5.12. Sanitary Facilities

Accessible sanitary facilities must be provided on each level where other sanitary facilities are also provided; and if the storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. The accessible facilities should be located adjacent/opposite the gender facilities.

Where one or more pans are provided, an ambulant toilet within each of the male and female facilities is to be provided.

| Comment/issue | Recommendation | BCA/ DDA |
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| <ul style="list-style-type: none"> ▪ Limited details provided at this stage of the design regarding provision of sanitary facilities. ▪ Design to comply with Clause 15 of AS1428.1-2009 | <ul style="list-style-type: none"> ▪ For an accessible toilet pan and basin, ensure that the minimum room dimension is 1900mm x 2630mm. ▪ For a combined accessible shower, toilet and basin, ensure that the minimum room dimension is 2300mm x 2630mm. ▪ Further review to be undertaken, as the project progresses, and further details are provided. | BCA |
| <ul style="list-style-type: none"> ▪ Where two or more accessible sanitary facilities are installed there shall be an even distribution of mirror imaged layouts to provide left hand and right hand transfer. | <ul style="list-style-type: none"> ▪ Ensure equal distribution between left hand and right hand pan transfers. <p>With only one accessible facility per floor, the pan handing should alternate between levels.</p> | BCA |
| | <ul style="list-style-type: none"> ▪ It is recommended that an accessible sanitary facility and change facility should be incorporated within the dressing room area of the theatres, which does not require performers to cross past public front of house areas. ▪ Further review to be undertaken, as the project progresses, and further details are provided. | DDA |

Key sanitary facility criteria:

- Accessible sanitary facilities to be in same location as gender facilities and located on all levels of a multi-level building.
- Minimum room dimension with WC and basin: 1900mm x 2630mm or 2330mm x 2200mm.
- Provide AS1428 series compliant fixtures inclusive of shelf, clothes hooks, full length mirror
- A sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females
- Baby change tables are not permitted to encroach on fixture circulation spaces and are to be installed in accordance with Clause 15.2.8.2

5.13. Signage

Mandatory Braille and tactile signage must be provided to sanitary facilities (except SOUs), spaces with hearing augmentation, for required exit signage and directional signage to alternative accessible entrances, paths of travel or alternative sanitary facilities.

| Comment/issue | Recommendation | BCA/ DDA |
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| <ul style="list-style-type: none"> ▪ A wayfinding strategy should be developed for the precinct | <ul style="list-style-type: none"> ▪ Further review of a wayfinding package to be undertaken if and when available. | DDA |
| <ul style="list-style-type: none"> ▪ Mandatory Signage is required. | <ul style="list-style-type: none"> ▪ Braille and tactile signage in accordance with specification D3.6 is required in the following locations:- <ul style="list-style-type: none"> ○ Unisex and ambulant sanitary Facilities ○ Identify each door required by BCA Clause E4.5 to be provided with an exit sign, stating 'EXIT' and 'Level' number. ○ To identify rooms / spaces containing hearing augmentation. ○ Directional signage to direct persons from non-accessible entrances to the nearest accessible entrances. | BCA |

Key Signage design criteria:

- Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the facility.
- Ensure accessible way finding signage is:
 - Located at appropriate viewing heights.
 - Perpendicular to the path of travel or beside identifiable features (e.g. door faces).
 - Of suitable colour contrast (luminance contrast min 30%).
 - Of compliant notation inclusive of use of the international symbol of access.
- Signage to accessible sanitary facilities requires identification with the international symbol of access, raised tactile and Braille signage and letters RH or LH to indicate side of transfer to the WC pan.
- Signage required to areas with required hearing augmentation provided.

5.14. Hearing Augmentation


Hearing Augmentation Listening Systems are an essential assistive device for people who use hearing aids and are mandatory at screened reception counters, lifts and areas with public announcement systems.

| Comment/issue | Recommendation | BCA/ DDA |
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| Hearing Augmentation will be required, if in-built amplification is available within the Buildings/rooms Consider provision of hearing augmentation early in design | As the design progresses confirm requirements for hearing augmentation. Rooms and spaces with in-built amplification systems are to be confirmed. Details of the systems to be used and the signage to be provided are to be developed as the project progresses. | BCA |

Key Hearing augmentation criteria:

- Hearing Augmentation systems must be provided where inbuilt amplification is provided in rooms (e.g. auditoriums, conference rooms or meeting rooms)
- Hearing Augmentation systems must be provided where inbuilt amplification is provided to ticket offices, tellers booths, reception areas or the like where the public is screened from the service provider.
- Hearing augmentation systems can be permanent or portable. The nature of the built environment will dictate the desired outcome.

5.15. Emergency Evacuation

| Comment/issue | Recommendation | BCA/ DDA |
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| <ul style="list-style-type: none"> Consider implementation of an emergency evacuation plan for people with disabilities. | <ul style="list-style-type: none"> The emergency evacuation strategy for the development should address the operational solution of evacuating occupants that cannot use fire stairs. It is noted that refuge areas are being provided within the fire-isolated stair well.  <p>Note that spaces need to be set back from the main egress thoroughfare.</p> <p>It is recommended that Comms Points be provided at refuge spaces, which are linked to the FIP.</p> <p>A circulation space should also be provided for a wheel chair to make a 180 degree turn - 1540mm x 2070mm minimum.</p> <p>Further discussion and review is to be undertaken as the design develops.</p> | <p>DDA</p> |

Key emergency evacuation criteria:

- Consideration of individuals with disabilities is required as part of emergency evacuation planning. The types of accessible emergency evacuation include “protect in place” i.e. 1 hour rated rooms on non-fire affected levels; smoke isolated lift lobbies with managed lift access; horizontal evacuation movement to other building areas; or provision of fire refuges within fire stairs or identified zones.
- If areas of refuge are provided, spaces of 1300mm x 800mm are required per individual. The space needs to be set back from the main egress thoroughfare. It is recommended that Comms Points be provided at refuge spaces, which are linked to the FIP. A circulation space should be provided for a wheel chair to make a 180 degree turn - 1540mm x 2070mm minimum.
- Fire evacuation plans should include provision of management plans to assist individuals with disabilities or access requirements. Individuals with accessible requirements should be provided with a “fire buddy” to escort them to pre-determined areas of refuge.
- Fire engineering reports should detail accessible evacuation within a sub section of the plan.
- The current best practice is detailed in the 'AS 3745 - 2010 Planning for emergencies in facilities' and should be used as a guideline to assist in the implementation of the Emergency Plan.

5.16. Additional Site Specific Components

| Comment/issue | Recommendation | BCA/ DDA |
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| Provision of wheelchair spaces is required within the Auditorium in accordance with D3.9 of the BCA | <ul style="list-style-type: none"> ▪ Based on 75 and 108 fixed seats respectively; both the Small & Large Theatres require a minimum of 3 designated wheelchair seating spaces each. Grouping and location is to be: <ul style="list-style-type: none"> - not less than 1 single space, and - not less than 1 group of 2 spaces, and - not more than 5 spaces in any other group. | BCA |
| The public realm offers significant opportunities to enhance the existing scheme. There will be minimum BCA requirements in terms of access paths, gradient, stairs etc., however, many aspects of good design in external spaces, fall outside these minimum requirements. | The following are some design considerations for providing equitable access to the public realm: <ul style="list-style-type: none"> ▪ Surface treatments e.g.; grass, gravel, stone, pavers – be aware of abutment detail with other surfaces; both level difference and slip resistance differences. ▪ Careful design of drainage grates, surface falls and gradients generally ▪ Provision of rest seating opportunities along walkways, stair landings etc. ▪ Lighting designs that minimise glare. ▪ Luminance contrast of features such as; steps, seats, bollards, bins etc. ▪ Consistent/compliant use of TGSIs to create a predictable environment ▪ Landscape planting can offer tactile and olfactory clues to the environment to enhance different areas. | BCA/DDA |
| <u>Internal Seating</u> <ul style="list-style-type: none"> ▪ Recommend that any internal seating considers accessible needs and is provided with both backrest and armrests in accordance with AS1428.2. | <ul style="list-style-type: none"> ▪ Provide a range of seating within waiting and kiosk areas to accommodate all users i.e. some with backrest, some with armrests and at various seat heights etc. ▪ Any seating to be set back 500mm from the walkway. | DDA |
| <u>Reception/Service Desk/counters</u> <ul style="list-style-type: none"> ▪ Any reception/service desk/counter or the like should be at an accessible height to cater for all users in accordance with the requirements of AS1428.2 | <ul style="list-style-type: none"> ▪ Counters should be at a universally accessible height of 900mm or if higher provide an 850mm wide section of 850mm height with underbench clearance. | DDA |

| Comment/issue | Recommendation | BCA/ DDA |
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| <p><u>Furniture & Fixtures</u></p> <ul style="list-style-type: none"> Future design should consider accessible requirements teapoint, vending machines, drinking fountains, telephones, controls etc. <p>Items shall be a minimum of 500mm away from the path of travel.</p> | <ul style="list-style-type: none"> Future fitout/design of fixtures, furniture and fittings should consider accessible requirements in accordance with AS1428.2 | DDA |
| <ul style="list-style-type: none"> Where lockers are intended to be provided, it is recommended that accessible locker facilities are included for staff & student use. | <ul style="list-style-type: none"> Ensure lockers are positioned at an accessible height for staff & students: <ul style="list-style-type: none"> Provide clear circulation in front of the fixtures of 800mm x 1300mm. Position lockers at an height of between 700-1200 above FFL. | DDA |

6. COMPLIANCE SUMMARY

The recommendations in this report have been provided to assist in the creation of a universally accessible environment within the proposed development. In the next phase of the design process it is anticipated that as additional detail is provided - particularly floor plans, dimensions and features - the accessibility of this development can be further detailed.

We are satisfied that as the design progresses, the proposed development is capable of complying with:- the spirit and intent of Disability Discrimination Act (DDA); the principals of universal accessibility; and the relevant technical requirements of the AS1428 series for access and mobility; the Access to Premises Standard (2010) and applicable associated documentation for the purposes of the development application process; and is also capable of complying with the deemed to satisfy provisions for the accessible parts of the BCA.

If you have any further queries in relation to the reports and recommendations contained please contact Ray Franke on 07 3834 9800

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7. APPENDIX A – DOCUMENT LIST

Architectural Schematic Design Drawings

Architects: Hassell Studio

Job No. 012734

Dated: 29th September 2017.

| Drawing No. | Rev | Title |
|-------------|-----|--------------------------|
| SK_0001 | A | SITE PLAN |
| SK_0033 | G | SCHEMATIC GROUND LAYOUT |
| SK_0034 | G | SCHEMATIC LEVEL 1 LAYOUT |
| SK_0035 | G | SCHEMATIC LEVEL 2 LAYOUT |
| SK_0036 | G | SCHEMATIC LEVEL 3 LAYOUT |
| SK_0037 | G | SCHEMATIC LEVEL 4 LAYOUT |