

19 December 2011

UTS Thomas St Building

Access Report

Summary

This Access Australia (AA) Report relates to instructions from the University of Technology Sydney (UTS) regarding the planned new Thomas St Building on the UTS Broadway Campus.

AA access reports take a comprehensive and holistic approach, and consider access to and within public areas, buildings and facilities.

AA reports and recommendations include relevant requirements of the ABCB (Australian Building Codes Board) 2010 Access to Premises Standard (APS) through applicable technical document BCA 2011. The intent of the APS and BCA 2011 is to harmonise access provisions with the complaints based DDA.

Applicable and AA recommended BCA 2011 access Australian Standards include AS1428.1 – 2009, AS1428.4.1 – 2009 and AS2890.6 – 2009, together with UTS Accessible Environments Policy (AEP) as applicable.

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

Scope

The new building site has frontages to Thomas & Jones Sts Ultimo and UTS Alumni Green. Plans and project description received from Durbach Block Jagers & BVN Architects (DBJ – BVN) are summarised as follows

- ❖ *The new six-storey building at Thomas Street will complete the built edge of Alumni Green, the central green space of UTS campus*
- ❖ *The new building will house new facilities for the Faculty of Science extending current faculty space in Building 4*
- ❖ *There are six floors above ground and three below ground*
- ❖ *The first Basement floor aligns to campus Basement Level 1*
- ❖ *All above ground floors align with Building 4 floor levels*
- ❖ *The ground floor has an arcade along the Jones Street width and the length of the building adjacent to Alumni Green*

Basement Levels 1, 2 & 3 provide Laboratories, with General Teaching at Alumni Green / Thomas St Level and Laboratories / Offices at upper levels 1 to 4. BCA 2011 classifications include Class 6, 8 & 9b buildings

This Access Report is to be included in the submission to the Department of Planning & Infrastructure as a component of the Part 3A Environmental Assessment Report (EAR).

Access Assessment

1 Public Domain

Alumni Green is not part of the Application.

Issue	AA Recommendation
	APS, BCA 2011, AS1428.1, AS1428.2 & AS2890.6
1.1 Public domain	Public domain and approaches to comply with BCA 2011 including paths of travel, signage and entries

2 Parking

Parking is not provided in the Thomas St building – and there will be accessible parking spaces in other buildings on Campus.

Issue	AA Recommendation APS, BCA 2011, AS1428.1, AS1428.2 & AS2890.6
2.1 Accessible parking	Accessible parking, where provided, and paths of travel, to comply with BCA 2011

3 Main entry – Alumni Green / Thomas St level

Refer – Section 6 – Schedule of relevant BCA 2011 requirements.

Main east entry / ‘accessway’ is via an arcade from Thomas St and south colonnade frontage to Alumni Green.

East entry includes doors and lobby space access to main stair, 2 passenger lifts, 1 passenger / goods lift and amenities.

East amenities include an accessible toilet and PAD cubicles (to assist persons with ambulant disabilities) in gender specific toilets.

Central General Teaching space has access from the south colonnade and west lobby.

West lobby provided 1 lift and male and female toilets with PAD cubicles.

West entry is via level access at the Jones St frontage and steps up from Thomas St. The west frontage provides indoor and outdoor tables and chairs, serving area and an accessible toilet separate from the gender specific toilets.

Issue	AA Recommendation APS, BCA 2011, AS1428.1, AS1428.2 & AS2890.6
3.1 Entries	Provide accessible principal entries and paths of travel, minimum 50% level entries at arcade and colonnade, and minimum 850 clear doors with complying nib space and door furniture

Issue	AA Recommendation APS, BCA 2011, AS1428.1, AS1428.2 & AS2890.6
3.2 Lifts	Lifts to provide minimum 1400 x 1600 car size, complying controls and FF&E, Braille and tactile signage, and audio announcements
3.3 Stairs	Public use stairs to include closed risers, handrails both sides, nosings and tactile indicators
3.4 Accessible unisex toilets	Provide complying unisex accessible toilet at not less than 1 bank of gender specific toilets
3.5 PAD cubicles	Provide at least one complying PAD cubicle in each gender specific toilet
3.6 General Teaching	Entry to be accessible and benches and desks to comply with the AEP
3.7 West indoor / outdoor area	<p>Servery to include minimum 1m wide 850±20 high counter section with complying circulation space</p> <p>Provide an equitable mix of chairs with backs and armrests complying with the AEP</p>

4 Basements 1 to 3

Refer – Section 6 – Schedule of relevant BCA 2011 requirements.

Basement 1 includes main east lobby with stairs and lifts – and connecting corridor to 3 laboratories and west lobby with 1 lift, lecture theatre and amenities. Amenities include PAD cubicles and generally complying doors and circulation to an adjacent accessible toilet.

Basements 2 and 3 provide east lobby with lifts, stairs, amenities and adjacent accessible toilet. Corridor access links laboratories to stair and lifts between basement 2 and basement 3. Amenities include PAD cubicles.

Issue	AA Recommendation APS, BCA 2011, AS1428.1, AS1428.2 & AS2890.6
4.1 Entries, lifts, stairs and amenities	Refer 3.1 to 3.5
4.2 Hearing augmentation	Install complying system to the lecture theatre, meeting rooms and as required
4.3 Accessways	Provide complying passing and turning spaces
4.4 Laboratories	Provide at least one accessible work position complying with the AEP
4.5 Lecture theatre	Install complying wheelchair spaces and adjacent companion seats

5 Levels 1 to 5

Refer – Section 6 – Schedule of relevant BCA 2011 requirements.

Levels 1 and 2 include main east lobby with stairs, lifts, amenities – and a pair of doors providing a link to adjacent east building. Floor levels provide open circulation areas to offices and laboratories. Amenities include a unisex accessible toilet and PAD cubicles on each level.

Levels 3 and 4 include main east lobby with stairs, lifts, amenities – and a link to adjacent east building. Floor levels provide open circulation areas to offices. Amenities include a unisex accessible toilet and PAD cubicles on each level.

Level 4 includes a south terrace. Amenities include a unisex accessible toilet and PAD cubicles.

Level 5 provides a function room with service by goods lift only and link to adjacent east building. Amenities consist of one accessible toilet.

Issue	AA Recommendation APS, BCA 2011, AS1428.1, AS1428.2 & AS2890.6
5.1 Entries, lifts, stairs and amenities	Refer 3.1 to 3.5
5.2 Hearing augmentation, accessways and laboratories	Refer 4.2 to 4.4
5.3 Offices	Provide circulation space and FF&E complying with AS1428.2 Provide minimum of 1 adjustable work position complying with the AEP
5.4 External areas	Provide accessible POT to and within Level 1 balcony and Level 4 south terrace
5.5 Goods lift	Lift to provide minimum 1400 x 1600 car size, complying controls and FF&E, Braille and tactile signage, and audio announcements

6 Schedule of relevant BCA 2011 requirements

6.1 Accessways & paths of travel

BCA 2011 – Clause D3.2 – An ‘accessway’ must be provided from the main points at a pedestrian entry, from another accessible building connected by a pedestrian link and from any required accessible car parking.

An ‘accessway’ must be through the principal pedestrian entry, not less than 50% of all entrances, and in a building with floor area 500m²± a non-accessible entry must be located not more than 50m from an accessible entry.

BCA 2011 – Clause D3.3 – Every ramp and stairway, except fire isolated ramps and stairs, must be accessible and every passenger lift must comply with Clause E3.6.

BCA 2011 – Clause D3.3 – An ‘accessway’ must have passing spaces at maximum 20m intervals and turning spaces complying with AS1428.1

6.2 Hearing augmentation

BCA 2011 – Clause D3.2 – A hearing augmentation system must be provided where an inbuilt amplification system, other than EWIS, is provided – in a Class 9b assembly building, and in an auditorium, conference or meeting room.

6.3 Amenities

BCA 2011 – Clause F2.4, Class 5 to 9 buildings – a minimum of one unisex accessible toilet is required at every storey where a bank of amenities is provided and at not less than 50% where more than 1 bank is provided.

Each bank of toilets requires a cubicle to assist a person with an ambulant disability (PAD cubicle) in each male and female toilet.

6.4 Assembly buildings

BCA 2011 – Clause D3.9, Class 9b assembly buildings – Where fixed seating is installed provide accessible wheelchair spaces and companion seats complying with AS1428.1. Provide 3 wheelchair spaces for up to 150 seats including 1 single space and 1 group of 2 spaces. Provide 3 wheelchair spaces, plus 1 per 50 above 150, for 151 to 800 seats including not less than 1 single space and not less than 1 group of 2 spaces - etc.

Access Compliance

Based on available information the Project Application is generally access compliant subject to detailed design and resolution of the recommendations outlined in this Access Report.

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

Access Compliance requires regular access inspections during construction, to review, assess and report on access compliance and non-compliance during construction.

Access Certification and sign-off can be provided on satisfactory resolution and completion of all access issues.