

ACCESSIBILITY REPORT

VOLUME 10

BIOLOGICAL SCIENCES PROJECT STAGE 2 (SSD 6674)

**BOTANY STREET, KENSINGTON
UNIVERSITY OF NSW**



Prepared by Mark Relf

3rd November 2016



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Introduction

This report has been prepared to provide an Access Report for Stage 2 of the Biological Sciences project located within the UNSW campus adjoining the Botany Street, Kingsford entry/exit to the site.

Stage 2 of the project involves the reconfiguration and refurbishment of an existing building D26 and integration with the Stage 1 works. Stage 2 also includes interfaces with the existing Wallace Wurth building.

Assessment Criteria

This assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) Parts D3, E3.6, F2.4 of the Building Code of Australia (BCA 2013) as a variation to Stage 1.
- (2) DDA Premises Standards
- (3) Australian Standard AS1428.1 (2009) – Design for Access and Mobility: General Requirements
- (4) Australian Standard AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- (5) Australian Standard AS1735.12 (1999) – Lifts for people with disabilities
- (6) University Access Policy and relevant aspects of Australian Standard AS1428.2 (1992) – Design for Access and Mobility: Enhanced Requirements where required.

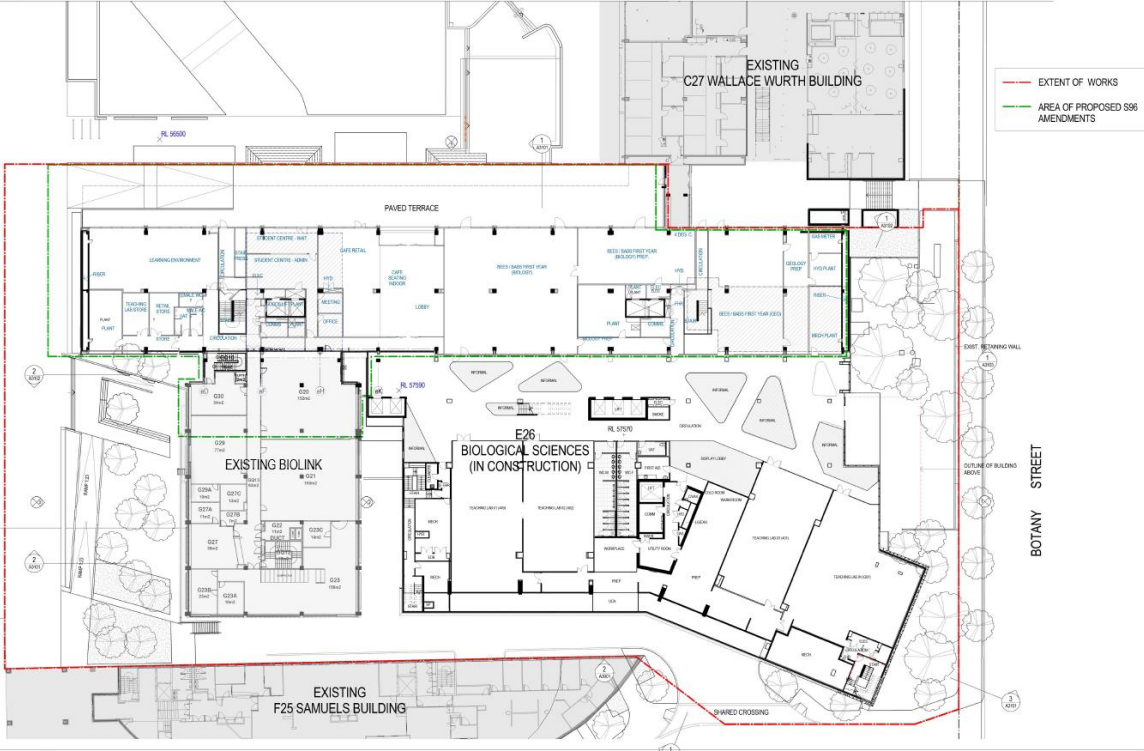
Plans

The plans relied upon for this accessibility assessment include the following plans:

DRAWING LIST - UNSW BIOLOGICAL SCIENCE			
Sheet Number	Sheet Name	Current Revision	Current Revision Description
A0001	COVER SHEET	E	S96 REVISION
A1000	SITE PLAN	E	S96 REVISION
A1302	SHADOW DIAGRAMS JUNE 9AM	E	S96 REVISION
A1303	SHADOW DIAGRAMS - JUNE 12PM	E	S96 REVISION
A1304	SHADOW DIAGRAMS JUNE 1PM	E	S96 REVISION
A1305	SHADOW DIAGRAMS JUNE 3PM	E	S96 REVISION
A1306	SHADOW DIAGRAMS - TIME SHADOW CROSS ADJACENT STREET EDGE (JUNE 12.48PM)	E	S96 REVISION
A1307	SHADOW DIAGRAMS JUNE 2PM	B	S96 REVISION
A2201	FLOOR PLAN - LOWER GROUND	E	S96 REVISION
A2202	FLOOR PLAN - GROUND	E	S96 REVISION
A2203	FLOOR PLAN - LEVEL 1	E	S96 REVISION
A2204	FLOOR PLAN - LEVEL 2	E	S96 REVISION
A2205	FLOOR PLAN - LEVEL 3	E	S96 REVISION
A2206	FLOOR PLAN - LEVEL 4	E	S96 REVISION
A2207	FLOOR PLAN - LEVEL 5	E	S96 REVISION
A2208	FLOOR PLAN - LEVEL 6	E	S96 REVISION
A2209	FLOOR PLAN - LEVEL 7	E	S96 REVISION
A2210	FLOOR PLAN - ROOF	E	S96 REVISION
A2211	FLOOR PLAN - LEVEL 8	A	S96 REVISION
A3001	ELEVATION - 01	E	S96 REVISION
A3002	ELEVATION - 02	E	S96 REVISION
A3101	SECTIONS - 01	E	S96 REVISION
A3102	SECTIONS - 02	E	S96 REVISION
A3103	SECTIONS - 03	E	S96 REVISION

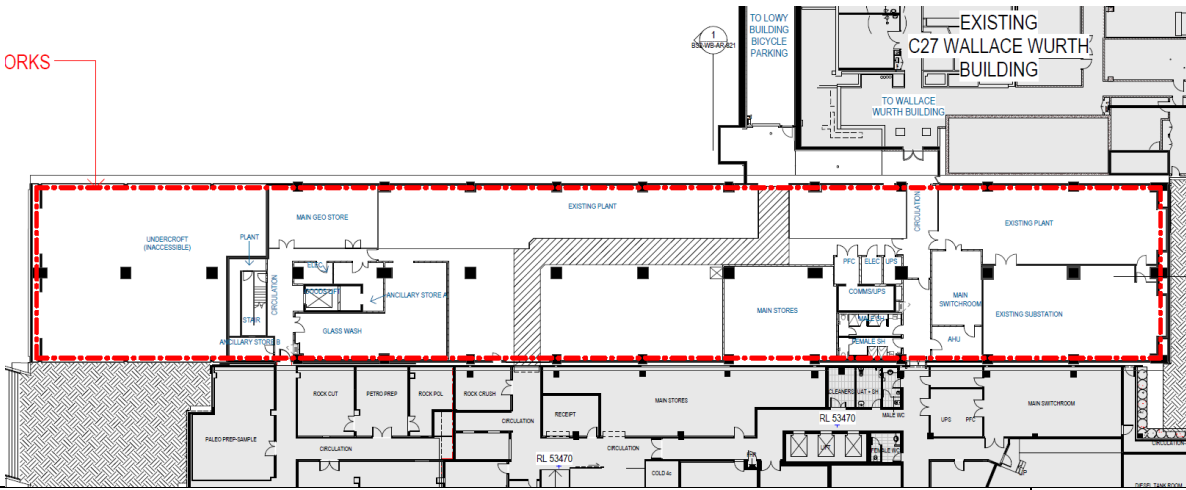
Accessibility Assessment

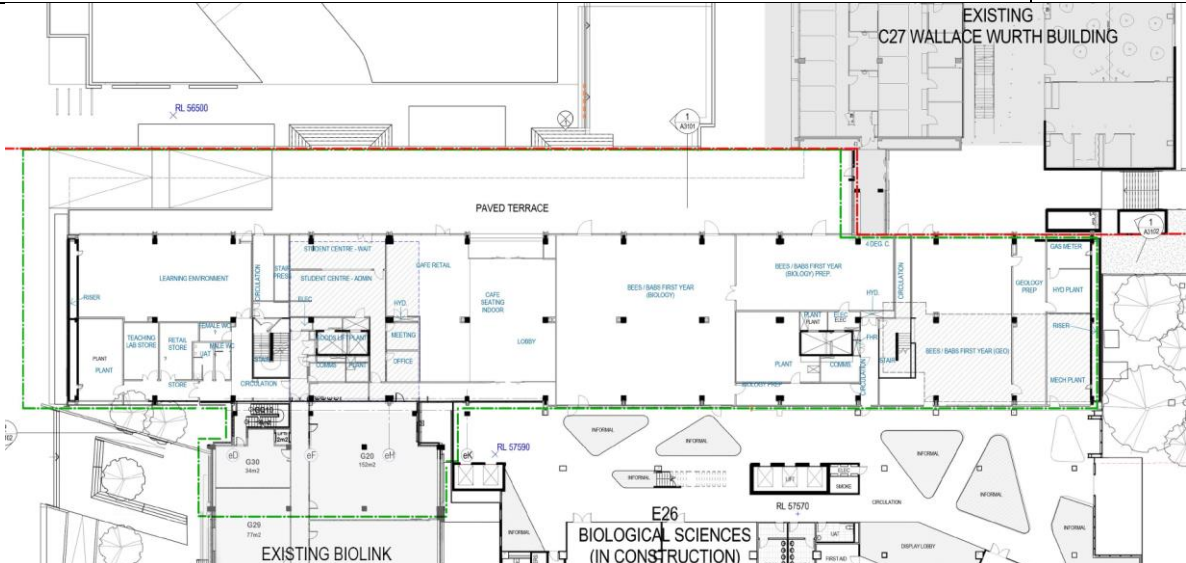
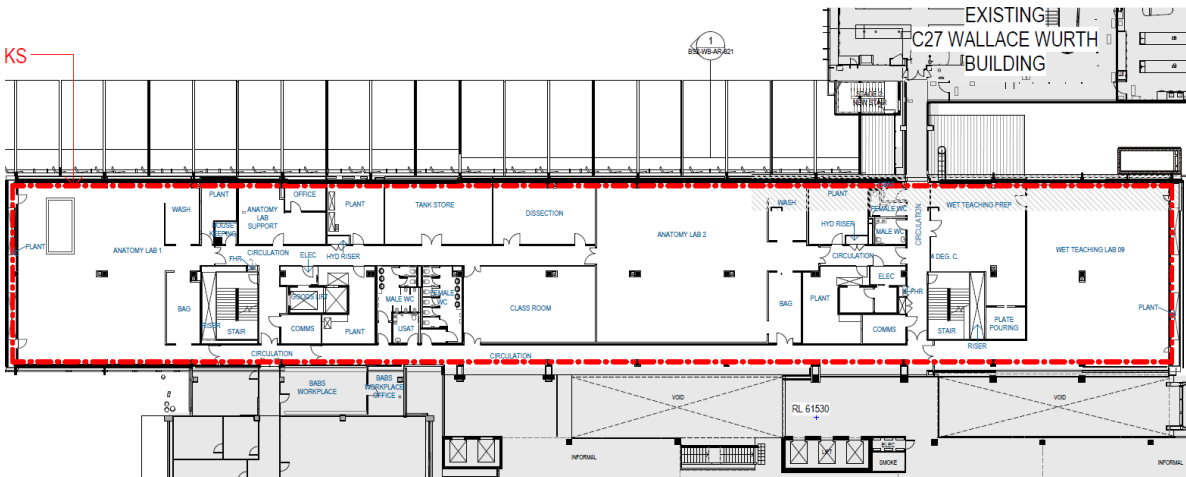
External Pathways and Building Entrances (Parts D3.2 & D3.3 of the BCA)


BCA / DDA Access Code Review	Complies
 <p>Plan Illustrates overall Stage 1 and 2 areas with stage 2 outlined in green</p>	
<p>Ground Floor Level</p> <p>I. Entrances – The new stage 2 building works propose;</p> <ol style="list-style-type: none"> To reconfigure the existing principal entry on the northern side of the building that incorporates a 1:20 maximum gradient walkway to access the principal building entry. The walkway provides kerbed edges to comply with ASI428.1 and access to intermediate areas to enable inclusive access to all areas. The northern approach also includes a stairway to the principal entrance, which indicates handrails and tactile ground surface indicators. The external covered awning area at the ground floor level of the building proposes some outdoor retail/cafe dining adjacent to a student centre and the principal entrance. The new entrance lobby shall enable direct access into the central foyer / circulation area of the new building at the same floor level to ensure equitable access from all approaches to the new building works. 	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES.</p>

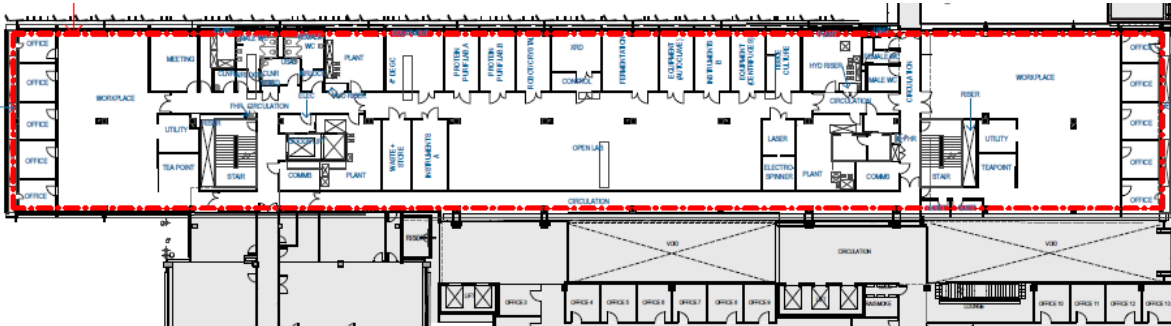
BCA / DDA Access Code Review	Complies
<p>2. The entrance stairs will be detailed with handrails, tactile ground surface indicators and other features as required by AS1428.1 and AS1428.4.1 to satisfy Parts D3.3 and D3.8 of the BCA and DDA Access Code.</p>	<p>YES at CC stage</p>
<p>3. The entrance doorways indicate double doorways with swing doors that provide circulation spaces that will comply with AS1428.1 and satisfy Part D3.2 of the BCA and DDA Access Code. Ideally, these doors will be detailed as auto sliding doors at a future design stage.</p>	<p>YES</p>
<p>4. Doors will be documented at a future stage to confirm 850mm clear opening widths, level threshold, doorway luminance contrast, glazing markings where required and doorway hardware complying with AS1428.1 to satisfy Part D3.2 of the BCA and DDA Access Code.</p>	<p>YES at CC stage</p>
<p>5. Overall, the plans illustrate appropriate access to enter the building from all approaches at the ground floor level consistent with AS1428.1 to satisfy Part D3.2 of the BCA and DDA Access Code.</p>	<p>YES</p>

Internal Accessways (Part D3.3 of the BCA)

BCA / DDA Access Code Review	Complies
<p>Lower Ground Floor</p> 	
<p>6. Lower Ground Floor Level – There are two banks of passenger lifts in Stage 1 and a goods lifts that travel to the lower ground floor while the plans show accessible links at the same level to the Wallace Wurth building and bicycle parking within the Lowy building to ensure equitable and inclusive access to and within the lower ground floor from all approaches.</p> <p>7. The passenger lift landings provide 1600mm and 2000mm width while the central access corridors propose varying widths of 1600mm-2500mm with a layout of doorways that will facilitate appropriate doorway circulation spaces, 1540mm X 2070mm Turning areas and 1800 X 2000mm Passing Bays at the 90 degree turn and 20 maximum intervals in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p> <p>8. A narrow corridor to a plant room provides limited access and will require a 1540mm x 2070mm Turning Area.</p> <p>9. The majority of other internal doorways to secondary rooms also provide appropriate doorway circulation spaces complying with ASI428.1 while the use of several plant and equipment rooms will be exempt from disability access requirements due to the uses, which may affect the health of people with disabilities. Such rooms shall be deemed exempt consistent with Part D3.4 of the BCA and DDA Access Code.</p> <p>10. The Stage 2 works propose one group of sanitary facilities with a unisex accessible facility in accordance with ASI428.1 to satisfy Parts D3.3 and F2.4 of the BCA and DDA Access Code.</p>	<p>YES</p> <p>YES</p> <p>YES at CC stage</p> <p>YES</p> <p>YES at CC stage</p>
<p>Ground Floor Level</p>	
<p>11. The open plan foyer areas provide ample circulation spaces to access all areas on the ground floor with an appropriate layout of doorways adjoining the corridors which facilitate doorway circulation spaces, turning and passing areas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p>	<p>YES</p>

BCA / DDA Access Code Review	Complies
	
<p>12. The Stage 2 sanitary facilities propose appropriate access a group of facilities in accordance with ASI428.1 to satisfy Parts D3.3 and F2.4 of the BCA and DDA Access Code, which will be confirmed at a future construction documentation stage.</p> <p>13. Doors will be documented at a future stage to confirm 850mm clear opening widths for the active door leaf, level threshold, doorway luminance contrast, glazing markings where required and doorway hardware complying with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p> <p>14. Overall, the indicative furniture plans illustrate appropriate access to circulate within the ground floor areas consistent with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p>	<p>YES</p> <p>YES</p> <p>YES at CC stage</p>
<p>Level 1 Floor Plan</p> 	
<p>15. Pedestrian access to the Stage 2 works on Level 1 shall be achieved via the Stage 1 passenger lifts and 1800mm-2500mm width accessible corridor links to various rooms. There is also a level walkway link at level 1 to the Wallace</p>	<p>YES</p>

BCA / DDA Access Code Review	Complies
<p>Wurth building areas to ensure equitable and inclusive access from all approaches.</p> <p>16. The Stage 2 corridors will facilitate appropriate doorway circulation spaces, 1540mm X 2070mm Turning areas and 1800 X 2000mm Passing Bays at the 90 degree turn and 20 maximum intervals in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p> <p>17. The Stage 2 works proposes a second goods lift which travels to Level 1.</p>	<p>YES</p> <p>YES</p>
<p>18. The doorway circulation spaces to enter and exit the various Labs shall readily comply with AS1428.1, Part D3.3 of the BCA and DDA Access Code. Fitout of these areas shall be confirmed at a future design stage.</p> <p>19. The Stage 2 works propose two groups of sanitary facilities with accessible facilities at both locations in accordance with AS1428.1 to satisfy Parts D3.3 and F2.4 of the BCA and DDA Access Code.</p> <p>20. Overall, the indicative furniture plans illustrate appropriate access to circulate within the ground floor areas consistent with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p>Levels 2 to 5 (similar)</p> 	
<p>21. Pedestrian access to the Stage 2 works on Levels 2 to 5 shall be achieved via the Stage 1 passenger lifts and 1800mm-2500mm width accessible corridor links to various rooms. There is also a level walkway link at levels 2 to 5 to the Wallace Wurth building areas to ensure equitable and inclusive access from all approaches.</p> <p>22. The Stage 2 corridors will facilitate appropriate doorway circulation spaces, 1540mm X 2070mm Turning areas and 1800 X 2000mm Passing Bays at the 90 degree turn and 20 maximum intervals in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p> <p>23. The Stage 2 works proposes a second goods lift which travels to Levels 2 to 5.</p> <p>24. The doorway circulation spaces to enter and exit the various Labs, treatment, preparation areas and lab functions shall readily comply with AS1428.1, Part D3.3 of the BCA and DDA Access Code. Fitout of these areas shall be confirmed at a future design stage.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES at CC stage</p>

BCA / DDA Access Code Review	Complies
<p>25. The Stage 2 works propose two groups of sanitary facilities with accessible facilities at both locations in accordance with AS1428.1 to satisfy Parts D3.3 and F2.4 of the BCA and DDA Access Code.</p> <p>26. Overall, the indicative furniture plans illustrate appropriate access to circulate within the ground floor areas consistent with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p>	<p>YES</p>
<p>Level 6</p> 	
<p>27. Pedestrian access to the Stage 2 works on Level 6 shall be achieved via the Stage 1 passenger lifts and 1800mm-2500mm width accessible corridor links to various rooms. There is also a level walkway link at level 6 to the Wallace Wurth building areas to ensure equitable and inclusive access from all approaches.</p> <p>28. The Stage 2 corridors will facilitate appropriate doorway circulation spaces, 1540mm X 2070mm Turning areas and 1800 X 2000mm Passing Bays at the 90 degree turn and 20 maximum intervals in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p> <p>29. The Stage 2 works proposes a second goods lift which travels to Level 6.</p> <p>30. The doorway circulation spaces to enter and exit the various Holding Rooms, Support areas and Workplace shall readily comply with AS1428.1, Part D3.3 of the BCA and DDA Access Code. Fitout of these areas shall be confirmed at a future design stage.</p> <p>31. The Stage 2 works propose one group of sanitary facilities with accessible facilities in accordance with AS1428.1 to satisfy Parts D3.3 and F2.4 of the BCA and DDA Access Code.</p> <p>32. Overall, the indicative furniture plans illustrate appropriate access to circulate within the ground floor areas consistent with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Access Code.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES at CC stage</p> <p>YES</p>
<p>Levels 7 & 8 (Plant Rooms)</p> <p>33. These levels propose plant and equipment rooms which will be exempt from disability access requirements due to the uses, which may affect the health of people with disabilities. Such rooms shall be deemed exempt consistent with Part D3.4 of the BCA and DDA Access Code.</p>	<p>N/a</p>

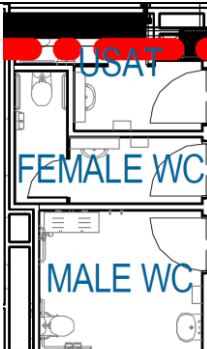
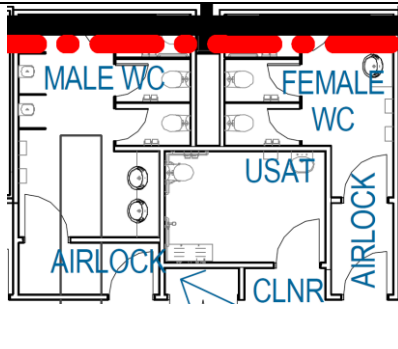
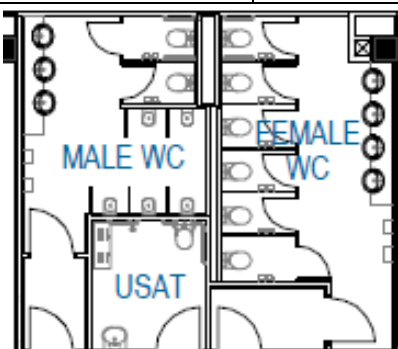
BCA / DDA Access Code Review	Complies
Lifts <p>34. Lift Installations – The Stage 2 works propose the installation of a goods lift that will travel from lower ground floor to all levels of the building will comply with Table D3.1 and Part D3.3 of the BCA and DDA Access Code.</p> <p>35. The goods lift car requires at least 1400mm X 2000mm to comply with Part E3.6 of the BCA and DDA Premises Standards for a lift that travels 25 metres.</p> <p>36. Emergency Egress Lifts - It is noted that Stage 1 provides at least one passenger lift designed for use during a fire evacuation.</p>	<p>YES</p> <p>YES</p>
Stairways <p>37. Stairways (Non Fire Isolated) - In accordance with part D3.3(a)(ii) of the BCA the non fire-isolated stairs will be detailed at construction certificate stage with handrails on both sides, closed raisers with no overhanging lips and luminance contrasting step nosings to the requirements of AS1428.1 to satisfy Parts D3.3(a)(ii) of the BCA and be slip resistant to P4 or R11 for outdoor stair as specified by Table D2.14 of the BCA.</p>	<p>YES at CC stage</p>
<p>38. Stairways (Fire Isolated) - In accordance with part D3.3(a)(iii) of the BCA the fire-isolated stairs will be detailed at construction certificate stage with step nosings to the requirements of AS1428.1 to satisfy Parts D3.3(a)(ii) of the BCA and be slip resistant to P3 or R10 for indoor stair as specified by Table D2.14 of the BCA.</p> <p>39. The fire-isolated stairs are also required to provide single inner handrails that are continuous through landings and incorporate fixings to walls and baluster in accordance with clause 12 of AS1428.1 to satisfy Part D2.17(a)(vi) of the BCA.</p>	<p>YES at CC stage</p> <p>YES at CC stage</p>

Tactile ground surface indicators

BCA / DDA Access Code Review	Complies
<p>40. Details concerning the provision of tactile ground surface indicators (TGSI's) as required by Part D3.8 of the BCA will be provided at construction certificate stage for stairs (excluding fire/egress only stairs) and overhead hazards where less than 2000mm height clearance is provided such as stairway undercroft spaces in accordance with AS1428.4.1.</p>	<p>YES at CC stage</p>

Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA / DDA Access Code Review	Complies
<p>41. The Stage 2 works propose that every floor will provide at least one unisex wheelchair accessible toilet and ambulant accessible male and female cubicles as summarised below.</p>	<p>YES</p>

BCA / DDA Access Code Review		Complies
<p>a) Lower Ground Floor level provides a group of ambulant toilets directly adjacent to a unisex wheelchair accessible toilet.</p> <p>b) Ground Floor level provides a bank of toilets with a unisex wheelchair accessible toilet and male and female toilets.</p> <p>c) Level 1 provides two (2) banks of toilets with a unisex wheelchair accessible toilet and male and female toilets at each location.</p> <p>d) Levels 2 to 5 provide two (2) banks of toilets with a unisex wheelchair accessible toilet and male and female toilets at each location.</p> <p>e) Level 6 provides a bank of toilets with a unisex wheelchair accessible toilet and shower facilities and male and female ambulant accessible cubicles.</p>		<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
 <p>Levels 1-5 (grd flr similar)</p>	 <p>Levels 2-5 (6 similar)</p>	 <p>Level 1</p>
<p>42. Details of internal fittings and fixtures will be confirmed at the construction certificate stage to comply with AS1428.1 to satisfy and Part F2.4 of the BCA and the DDA Access Code.</p>		YES

Identification – Braille and tactile signage

BCA / DDA Access Code Review		Complies
<p>43. Sanitary Facilities - Details concerning the provision of raised tactile and Braille signage for ALL of the toilets as required by Part D3.6 and Specification D3.6 of the BCA, will be provided at construction certificate stage.</p> <p>44. Fire Exit Doors - FIRE EXIT signs on doors shall also be detailed with raised tactile and Braille characters as required by Part D3.6 and Specification D3.6 of the BCA.</p> <p>45. Hearing Augmentation - Details concerning the provision of raised tactile and Braille signage for rooms installed with assistive listening systems (such as Teaching Labs that provide voice amplification), as required by Part D3.6 and Specification D3.6 of the BCA, will be provided at construction certificate stage.</p>		<p>YES at CC stage</p> <p>YES at CC stage</p> <p>YES at CC stage</p>

Furniture and Fitments

University Access Policy Review	Complies
46. Details concerning the provision of accessible workstations, counters, kitchenettes as specified by the university Access policy will be provided at construction stage.	Can Comply

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

