

Accessibility Report

Disability (Access to Premises – Building) Standards 2010 & Building Code of Australia (BCA) 2019

PROJECT NAME: new Western Sydney University – Bankstown City Campus

PROJECT NO.: GDL – 180335

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REVISION HISTORY







Revision	Date	Details	Authorised	
			Name/Position	Signature
A	07.03.2019	Schematic Design Access Review – Executive Summary (Sections 1 – 4 only)	Prepared: Elisa Moechtar Manager – Access Consultancy ACAA Accredited (No. 198)	
			Reviewed: Brett Clabburn Director NSW BPB B0064	
B	14.03.2019	Schematic Design Access Review – Executive Summary (Sections 1 – 4 only)	Prepared: Elisa Moechtar Manager – Access Consultancy ACAA Accredited (No. 198)	
			Reviewed: Brett Clabburn Director NSW BPB B0064	
C	25.06.2019	SSDA Access Review DRAFT	Prepared: Elisa Moechtar Manager – Access Consultancy ACAA Accredited (No. 198)	
			Reviewed: Brett Clabburn Director NSW BPB B0064	

Table 1 – Revision History

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1.0 EXECUTIVE SUMMARY

The Accessibility Report has been prepared for the proposed development known as new Western Sydney University Bankstown City Campus (WSU BCC) located at 74 Rickard Road along with a portion of 375 Chapel Road, Bankstown NSW.

The report has been prepared in support of the SEARS State Significant Development Application (SSD 9831) planning submission to provide an accessibility compliance assessment of design documentation against the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), the access provisions of the Building Code of Australia 2019 (BCA) and referenced Access Standards to ensure reasonable access provisions for people with disability.

In our opinion, with ongoing detailing of the access provisions, design requirements and recommendations outlined within the Section 4 Accessibility Assessment of this report, the proposed design has demonstrated that reasonable access provisions for people with disability can be achieved and that the design is capable of compliance with the relevant statutory accessibility requirements. This will be achieved through a combination of compliance with the deemed to satisfy (DTS) provisions and the Performance Requirements of the BCA.

Further development and refinement of detailed design requirements, such as internal fit-out design, and details of stairs, ramps, lifts, sanitary facilities and other access features will be included within future construction documentation and assessed prior to Crown Building Approval Stage/Construction Certificate Stage.

In addition to meeting statutory requirements, this report advises how the proposed development intends to integrate enhanced access provisions, universal design principles and additional guidelines (WSU Design Standards) to further the objectives of the Disability Discrimination Act and ensure a welcoming and inclusive new Educational facility for all.

2.0 INTRODUCTION

2.1 Report Purpose:

The purpose of the Access Report is to assess the compliance of the proposed development known as new Western Sydney University Bankstown City Campus (WSU BCC) located at 74 Rickard Road along with a portion of 375 Chapel Road, Bankstown NSW against the access requirements of the Building Code of Australia 2019 (BCA), Disability (Access to Premises) Standards 2010 and the Disability Discrimination Act 1992 (DDA) to ensure reasonable access provisions for people with disability.

The report has been prepared for SEARs planning submission purposes to document the access provisions and requirements of the proposed development with a compliance strategy to ensure that the design is capable of compliance with access regulations.

The report is based on assessment of the documentation listed in Table 5 and the information provided by the client and is intended for their use only.

It is to be noted, that the design assessment has been made of the general access planning provisions to the extent necessary for submitting a Development Application and seeking Development Consent under the Environmental Planning and Assessment Act. Further assessment of detailed architectural documentation is recommended following design development and detailing to ensure access compliance at the Building Approval/Crown Certification Stage.

2.2 Reporting Team

The information contained within this report was prepared by Elisa Moechtar, ACAA Accredited Access Consultant (No: 198) and reviewed by Brett Clabburn, Accredited Certifier Grade A1 (BPB 0064) from Group DLA.

2.3 Legislative Requirements

The assessment has considered the following legislation and referenced access standards:

- Disability Discrimination Act 1992 (DDA);
- Disability Access to Premises Standards 2010 (Premises Standards), including Access Code;
- Building Code of Australia (BCA 2019) – Part D3, Part E3.6, F2.4, F2.9
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009, AS2890.6:2009, AS1735.12-1999.

A summary outline of these key reference documents is included below:

- The **DDA** objectives focus on the provision of equitable, independent, and dignified access to services, facilities and premises for people with mobility, sensory and cognitive disability. The DDA makes it unlawful to discriminate against people on the grounds of disability. Premises is broadly defined under the DDA - Section 23 to include not only buildings but many other aspects of the built environment, including streetscapes and open space areas as well as non-building elements like furniture, fixtures and fittings. The DDA covers existing buildings, including heritage buildings, those under construction and future premises. The DDA applies nationally and is a complaints-based legislation administered by the Australian Human Rights Commission (AHRC).
- The **Premises Standards** is a statutory instrument made under the DDA to outline how DDA obligations can be met for new building work. Its purpose is to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities and services within buildings is provided for people with disability; and to give certainty to the people responsible for compliance that if the Standards are complied with that they cannot be subject to a successful complaint under the DDA in relation to the matters covered by the Standards.
- The Premises Standards includes an **Access Code** for Buildings that is mirrored in the access provisions of the **Building Code of Australia (BCA)** in Parts D3, E3.6 and F2.4. Under the Premises Standards, new building work and the "Affected Part" of existing buildings must comply in the same manner as it is required

to comply with the BCA, by meeting deemed to satisfy (DtS) provisions or by adopting a performance solution that achieves the relevant performance requirements. The DtS provisions reference standards, including parts of the AS1428 Suite to outline technical criteria and minimum requirements to achieve reasonable access provisions for people with disability.

- It is important to note that compliance with the Premises Standards and the Access Code will ensure that DDA non-discrimination requirements are met for all matters/areas covered by the Standards. However, for any matters/areas that are not covered by the Premises Standards, the over-arching DDA legislation will still apply and it cannot be guaranteed that a successful complaint cannot be lodged.
- **AS1428 Suite – Design for Access and Mobility** provides technical criteria and min. requirements related to accessible design for the independent use of people with disability. It focuses on the provision of continuous accessible paths of travel, circulation, facilities and access features for people using wheelchairs, people with ambulant disability and people with sensory (vision and hearing) disability.
- **Part 1:** AS1428.1 (2009) is referenced by BCA 2019 and includes mandatory access requirements for the provision of access for people with disability for new developments. The (2009) revision of AS1428.1 adopted the increased circulation requirements of AS1428.2 (1992) that were developed to satisfy the needs of 90% of people with disability (between 18-60 years age).
- **Part 4:** AS1428.4.1 (2009) is referenced by BCA 2019 and contains mandatory access requirements for Tactile ground surface indicators (TGSIs) to assist the orientation of people with vision impairment.
- **AS 2890.6** (2009) - is referenced by BCA 2019 and contains mandatory access requirements for accessible car parking (off-street) for people with disability.
- **AS1735.12** (1999)– is referenced by BCA 2019 and contains mandatory access requirements for Passenger lifts, escalators and moving walks to assist people with disability.

2.4 Additional Design Guidelines

The report assessment has also considered other relevant access design guidelines and/or advisory standards (that do not form part of a formal BCA/Access Code assessment) to promote equity and dignity in line with the primary objectives of the DDA and a Universal Design approach, including:

- Western Sydney University Architectural Design Standards v16.0 (related to access for people with disability)
- AS1428.2:1992 Enhanced and Additional Requirements – Buildings and Facilities
- Universal Design Principles
- Better Placed – An integrated design policy for the built environment of New South Wales
- Human Rights Commission (HEREOC) Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture – this document provides information on parts of the built environment not covered by the DDA Access to Premises Standards that continue to be subject to potential DDA discrimination complaints by people with disability if they experience an access barrier;
- Bankstown Council DCP 2015

A summary outline of some of the above reference documents is included below:

Western Sydney University (WSU) Architectural Design Standards v16.0 Accessibility Provisions

- The WSU Standards provide general and detailed planning design guidance and specification, related to base-building, fit-out, services design etc. There are multiple sections where comment on access provisions are made and the design team has been using document and integrating the guidance into the design as required by the project brief and/or where possible.
- The table below includes key excerpts from clauses relevant to access provisions for base-building development that exceed the min. requirements of the DDA Premises Standards and BCA/DDA Access

Code and referenced standards. It is noted that other WSU Standard access provisions that are associated with the Fit-out and detailed design eg. Furniture and Fitments, Hearing augmentation, TGSIs etc. will be considered by the design team and assessed during the ongoing DD Stage.

Compliance	Clause/Control
WSU Std.	2.3.6 Disability Discrimination Act <i>Design of site layout and buildings shall provide for universal access and facilities for people with disabilities in compliance with BCA, Disability (Access to Premises – Buildings) Standards, relevant Australian Standards including AS1428.1 and AS1428.2. Alternative solutions to these requirements may be sought from the CW&F project Team only under extenuating circumstances.</i>
WSU Std.	2.5.9 Design for People with Disabilities <i>Design of new buildings or refurbishment and external walkways should be in accordance with AS1428.1 design for Access and Mobility supplemented by AS1428.2 Enhanced and Additional Requirements – Buildings and Facilities and should enhance universal access...</i>
WSU Std.	4.7 Staircases and Ramps Wherever economically possible and feasible, the provisions of AS1428.2 Enhanced and Additional Requirements – shall apply. <i>The use of ramps internally as a means of interconnecting floors is not an acceptable alternative to providing a lift. Tread widths and riser height shall comply with the requirements of AS1428.2 and BCA, with treads a minimum of 280mm wide.</i>

Table 2 – WSU Design Guidelines Key Access Requirements

- **Part 2: AS1428.2 (1992)** is a non-mandatory standard that provides enhanced and best-practice design requirements for elements that are not covered in AS1428.1 such as fittings, furniture items. Compliance with AS1428.2:1992 for these matters/areas is recognised as good/best practice and should be considered where achievable. For any internal building elements that are not covered by mandatory referenced standards, the DDA legislation will still apply and it cannot be guaranteed that a complaint cannot be lodged.

Universal Design (UD) and Inclusive Principles

- The proposed design has considered (UD) and inclusive design principles from an early stage, seeking to integrate accessibility within the design, maximise functionality and promote inclusion in addition to respecting mandatory access compliance requirements. Universal design principles consider the needs of a broad range of people including older people, families with children/using prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.
- The seven Universal design principles for consideration in the ongoing design of the development include:
 - Principle 1: Equitable Use
 - Principle 2: Flexibility in Use
 - Principle 3: Simple and Intuitive Use
 - Principle 4: Perceptible Information
 - Principle 5: Tolerance for Error
 - Principle 6: Low Physical Effort
 - Principle 7: Size and Space for Approach and use

- Universal design provides numerous benefits for clients, for businesses, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable for the environment and is socially progressive.

2.5 Limitations

This report assesses the access provisions of the proposed base-building and fit-out concept use of the development in general and does not include nor imply any detailed assessment for design, detailed fit-out compliance or upgrading for:

- The structural adequacy or design of the building;
- The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.
- This assessment is limited to the developed documentation at the date of this report and as referenced within the "Documentation Assessed" section of the Report.
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- Demolition Standards not referred to by the BCA;
- BCA 2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Work Healthy and Safety Act 2011;
- Construction Safety Act;
- The National Construction Code – Plumbing Code of Australia Volume 3
- Conditions of Development Consent issued by the Consent Authority; and
- This report does not assess the safety of any particular aspects of the building outside of the min. access provisions of the Disability Access to Premises Standards 2010 (Premises Standards), including the Access Code and access provisions of BCA 2019.

3.0 BUILDING DESCRIPTION

3.1 Building Site

The development site is located to the in the Bankstown City CBD grounds adjacent to the Paul Keating Park. The site is currently bounded by Appian Way to the east, a lane-way to the west, Rickard Road to the north and Paul Keating Park to the south. The main portion of the site currently consists of an existing on-grade car-park with an existing open space grassed area



Figure 2 - Aerial View of Site

3.2 Building Development

The building development is located in the Bankstown CBD adjacent to Paul Keating Park, corner of Appian Way and Rickard Road. The building comprises 18 storeys plus 2 below ground basement car parking levels.

The proposed development involves the construction of a new high-rise mixed-use building consisting of University, Retail and Commercial office space. The building is to be occupied by the University of Western Sydney which includes the following areas:

- Ground floor containing University lecture space as well as several retail tenancies
- Levels 1 -2 12 containing University learning/teaching spaces
- Level 13 containing a Conference centre
- Levels 14-17 containing Commercial office space
- Level 18 containing a University events space



Figure 3 – Proposed development

3.3 Building Description

In accordance with the provisions of Clause A3.2 of BCA 2019 the building is classified as follow:

Class	Level	Description
7a	Basement 1 & 2	Car-park, Plant rooms, End of Trip Facility, Storage
6	Ground	Retail Tenancies
9b	Ground – Level 12	University
9b	Level 13	Conference Facility
5	Level 14-17	Commercial Office
9b	Level 18	University Event Space

Table 3 – Building Class (or part)

3.4 Areas Required to be Accessible

In accordance with the provisions of Clause D3.1 of BCA 2019 the following areas of the building are required to be accessible:

Level	Area	Description
Level 14-17	{5} Commercial Office	To and within all areas normally used by the occupants
Ground	{6} Retail Tenancies	To and within all areas normally used by the occupants
Basement 1 & 2	{7a} Car-park, End of Trip	To and within any level containing accessible car parking spaces
Ground – Level 12, 13, 18	{9b} University, Conference Facility, University Event Space	To and within all areas normally used by the occupants, including seating spaces according BCA2019 including to wheelchair seating spaces required under Part D3.9, except access is not required to tiers or platforms that do not contain wheelchair seating spaces within the assembly building

Table 4 – Areas Required to be Accessible under BCA/Access Code

3.5 Documentation Assessed

This report is based on the following base-build documentation prepared by Lyons Architects; concept fit-out use documentation prepared by HDR Architects and the Landscape, Schematic Design report by Aspect Studios:

Description	Drawing No.	Revision	Date
Base-build - Lyons Architects			
Plan – Basement 2	A30-01	20	31.05.19
Plan – Basement 1	A30-02	22	31.05.19
Plan – Ground Level	A30-03	24	18.06.19
Plan – Level 1	A30-04	22	18.06.19
Plan – Level 2	A30-05	21	18.06.19
Plan – Level 3	A30-06	22	18.06.19
Plan – Level 4	A30-07	22	18.06.19
Plan – Level 5	A30-08	18	18.06.19
Plan – Level 6	A30-09	20	18.06.19
Plan – Level 7	A30-10	21	18.06.19
Plan – Level 8	A30-11	18	18.06.19

Plan – Level 9	A30-12	20	18.06.19
Plan – Level 10	A30-13	18	18.06.19
Plan – Level 11	A30-14	20	18.06.19
Plan – Level 12	A30-15	18	18.06.19
Plan – Level 13	A30-16	18	18.06.19
Plan – Level 14	A30-17	20	18.06.19
Plan – Level 15	A30-18	18	18.06.19
Plan – Level 16	A30-19	18	18.06.19
Plan – Level 17	A30-20	18	18.06.19
Plan – Level 18	A30-21	18	18.06.19
Plan – Level 19	A30-22	18	18.06.19
Building Elevations - North	A40-01	16	18.06.19
Building Elevations – East	A40-02	15	18.06.19
Building Elevations - South	A40-03	16	18.06.19
Building Elevations - West	A40-04	16	18.06.19
Building Section B	A45-02	16	18.06.19
Building Section D	A45-04	15	18.06.19
Concept Fit-out Use - HDR Architects			
Plan – Ground Level	SK-120050	Concept	07.06.19
Plan – Level 1	SK-120100	Concept	07.06.19
Plan – Level 2	SK-120200	Concept	07.06.19
Plan – Level 3	SK-120300	Concept	07.06.19
Plan – Level 4	SK-120400	Concept	07.06.19
Plan – Level 5	SK-120500	Concept	07.06.19

Plan – Level 6	SK-120600	Concept	07.06.19
Plan – Level 7	SK-120700	Concept	07.06.19
Plan – Level 8	SK-120800	Concept	07.06.19
Plan – Level 9	SK-120900	Concept	07.06.19
Plan – Level 10	SK-121000	Concept	07.06.19
Plan – Level 11	SK-121100	Concept	07.06.19
Plan – Level 12	SK-121200	Concept	07.06.19
Plan – Level 13	SK-121300	Concept	07.06.19
Landscape, Schematic Design Report	by Aspect Studios		17.06.2019

Table 5 –Documentation Assessed

4.0 ACCESSIBILITY ASSESSMENT

4.1 Site Linkages & Public Domain Areas (Ref: DDA & AS1428.1)

Requirements:

As there is no access legislation that provides specific requirements for public domain and outdoor spaces (outside of the over-arching DDA legislation), reference has been made to building legislation and best practice documents to promote equitable, dignified and independent access for people with disability through public domain areas within the site to the building with consideration of universal design principles. The items listed below are therefore advisory recommendations under the DDA:

- An accessible path of travel to and within the development site precinct (not solely to the building entrances as required by BCA Part D3.2) should be accessible, compliant with AS1428.1 as far as is possible within site constraints.
- An accessible path of travel from associated public transport pick-up and set-down points within the development site to building entrances should be accessible, compliant with AS1428.1.
- Suitable access provisions should be developed for people with disability with regards to new footpath and pedestrian crossing areas, particularly any kerb-ramps, blended kerbs or flush roadway/cycle share-way crossing areas in accordance with AS1428.1 and AS1428.4.1.
- Any designated vehicular pick up/drop off areas (eg. private vehicles, taxi, kiss and ride, uber etc.) should be designed and developed to be accessible in compliance with AS2890.6 and AS1428.1.
- Any connecting kerb ramps or continuous access from vehicular drop off lay-back areas should enable access from roadway to footpath and safety for users, compliant with AS1428.1 and AS2890.6.

Assessment:

The development of the Appian Way as a new public realm landscaped open space on the eastern side of the building will create:

- Important pedestrian connections between Paul Keating Park at south and Rickard Road to north that will improve access between the building and external transport linkages nearby (train station, bus stops)
- A new vehicular new drop-off zone at eastern site boundary that interfaces with the adjacent Council site that will provide convenient access to the building with landscaped shared zone and grouped street furniture to promote safety and separation between pedestrians and vehicles

Based on the information available, review of the preliminary landscape documentation indicates that accessibility has been considered within this area. In general, the circulation areas and overall gradients indicate that the design is capable of providing reasonable access provisions for people with disability to meet the above requirements.

At this stage, there is limited detail on the drop-off zone and it is unclear whether the shared zone area will be on-grade or include a kerb with kerb-ramp access between footpath and the roadway surfaces.

Recommendations:

During design development, landscape documentation will need to confirm the following details:

- a) Step-free accessways with access features for people with disability including: suitable gradients and lengths between level landings, suitable cross-fall and level transitions between slip resistant traversable

floor surfaces, and circulation areas in compliance with AS1428.1 are maximised as far as possible to and throughout public domain areas in line with the above access strategy considerations.

- b) The Appian Way shared zone and vehicular drop-off zone are to provide access for people with mobility impairment (ie. if kerb provided, a kerb-ramp compliant with AS1428.1 to be located at rear of drop off area) and also make provision for the safety and orientation/wayfinding of people with vision impairment through the use of access features and luminance contrast to meet the intent of AS1428.4.1.
- c) Any WSU Design Standards additional access requirements related to this element will be considered by the design team and assessed as part of design development stage.

This is achievable and will occur prior to CC stage.

4.2 External Access to the Building (Ref: BCA/Access Code Clause D3.2 & AS1428.1)

Requirements

To meet the BCA/Access Code, an accessway (ie. continuous accessible path of travel, compliant with AS1428.1) is required to provide pedestrian access to the building for people with disability from:

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

In addition, any external common-use stairs, ramps and walkways providing pedestrian access to the building entrances are to be compliant with AS1428.1 (under Clause D3.3).

Assessment:

The design includes 6 x entrances to the building including:

- 2 x external retail tenancy entrances; and
- 4 x entrances to the main building.

All building entrances can be accessed via external ramps and stairs from the allotment boundary which provides flexibility and choice for people with different access needs to travel along a similar route in line with universal design principles. The external ramps have been well integrated into the design and the design intent is for ramps to have precedence over the external stairs to promote equity and inclusion.

Based on the information available, the proposed ramp accessways and stair linkages to the building from the site boundary can achieve compliance with the above BCA/Access Code requirements for people with disability.

Recommendations:

Please refer to Section 4.10 for Ramps and Section 4.11 for Stairs for detailed assessment and recommendations.

4.3 Accessible Car-Parking (BCA/Access Code Table D3.5, AS2890.6)

Requirement:

To meet the BCA/Access Code, accessible carparking spaces for people with disability are to be provided for the building in accordance with Table D3.5 as follows:

- Class 5, 7a and 7b development: 1 accessible carparking space required for every 100 carparking spaces (1%) or part thereof, compliant with AS2890.6;
- Class 6 development (up to 1000 carparking spaces): 1 accessible carparking spaces for every 50 carparking spaces (2%) or part thereof, compliant with AS2890.6;
- Class 9b school; 1 accessible carparking space required for every 100 carparking spaces (1%) or part thereof, compliant with AS2890.6.

The accessible carparking spaces are to be on a hardstand, level, firm surface in compliance with AS2890.6, including:

- Min. dimensions of 2400mm W x 5400mm L plus an adjacent shared area of 2400mm W x 5400mm L min. dimensions, compliant with AS2890.6.
- Vertical clearance of 2500mm min. height over accessible carparking space and shared area with 2200mm min. height over vehicle aisle leading to accessible car space, compliant with AS2890.6.
- Accessible car bays to be located and connected via a continuous accessible path of travel, compliant with AS1428.1 to relevant lifts and/or building entry point to minimise travel distances (D3.2).

Assessment:

The on-site car-parking is located on basement level 1 and 2 of the development with an approx. total of 93 car spaces. There are 4 x accessible car spaces, at level B1 which is 4.3 % of the total provision of 93 car spaces.

The current number of 4 x accessible car-bays exceeds BCA Table D3.5 min. requirement for BCA Class 7a building area and can satisfy multiple building classifications should the car spaces be allocated to different building use classifications.

The accessible carparking spaces are located in reasonable proximity to the B1 level passenger lifts to minimise travel distance and are connected via an on-grade vehicular aisle/path of travel that can satisfy AS1428.1.

At this stage, the access design review indicates the proposed accessible carparking provision for the building is capable of achieving compliance with the above BCA/Access Code requirements for people with disability.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) The vehicular aisle leading to accessible car spaces to achieve 2.2M min. height, compliant with AS2890.6.
- b) Accessible car-parking spaces with required access features including: 2.5M min. height over accessible carparking space (including shared area), accessible carparking space (including shared area) min. dimensions with gradient/cross-fall not exceeding 1:40, bollard, line-marking and pavement signage in compliance with AS2890.6, AS1428.1 to satisfy BCA/Access code Part D3.5.

This is achievable and will occur prior to CC stage.

**DDA/Advisory Note: Consideration for an increased 2.3M or 2.4M min. height within basement carpark aisles leading to accessible carparking spaces for higher vans/adapted vehicles is recommended as good practice and should be integrated if possible (Advisory/Best Practice recommendation).*

4.4 Building Entrances (BCA/Access Code Clause D3.1, 3.2, AS1428.1)

Requirement:

To meet the BCA/Access Code requirement for entry access into the building for people with disability, access is required through the principal pedestrian entrance to a building (or parts of a building when building has separate functions/use); and

- through not less than 50% of all pedestrian entrances (except those serving only areas exempted by D3.4); and
- a non-accessible pedestrian entrance must not be located more than 50m from an accessible pedestrian entrance (building more than 500 m² total floor area), except for pedestrian entrances serving only areas exempted by D3.4.
- The accessible entrances are to have clear circulation spaces on both sides of doorways that is level and 850mm min. clear width opening for the active leaf, compliant with AS1428.1.

Assessment:

There are 6 x entrances to the building, including 5 x accessible entrances as follows:

- 2 x external retail tenancy entrances; and
- 3 x external building entrances to the main building, including the principal pedestrian entrance at South façade from Paul Keating Park and 2 x alternate entrances from Appian Way

The 5 x accessible entrances are proposed as power operated (sensor) sliding doors that have spatial provision on either side that are capable of compliance with AS1428.1.

The 1 x non-accessible entrance to building is located at North façade facing Rickard Road. This entrance is proposed as a revolving door that is not accessible to people with disability or compliant with AS1428.1.

The design has suitably located the accessible main entrances to the building directly adjacent or in reasonable proximity to the main external approaches to the building from the site boundary which minimises travel distance for people with disability and promotes ease of access and way-finding in line with universal design principles.

At this stage, the access design review indicates the proposed entry access into the building is capable of achieving compliance with the above BCA/Access Code requirements for people with disability.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) All 5 x accessible entry doors with required access features including: 850mm min. clear width opening active door leaf, level threshold, adequate door circulation space, luminance contrast around door opening, glazing/visual indicators where required and door hardware/controls in compliance with AS1428.1 to satisfy BCA/Access Code Part D3.2.
- b) The non-accessible (revolving) entry door to include level threshold, luminance contrast around door opening, glazing/visual indicators where required to satisfy BCA/Access Code Part D3.2.
- c) Directional signage will be required at the non-accessible (revolving) entry door to identify the direction of the accessible path of travel to the nearest alternative accessible entrance to building (on Appian Way), compliant with AS1428.1.

This is achievable and will occur prior to CC stage.

**DDA/Advisory Note: Consideration for inclusion of an alternative accessible hinged door directly adjacent to the revolving door facing Rickard Road is recommended as good practice, so that all building entrances can be accessible under AS1428.1. (Advisory/Best Practice recommendation).*

4.5 Emergency Egress (Ref: BCA D2.17, BCA/Access Code D3.3, AS1428.1)

Requirement:

To meet BCA Part D2.17, required fire-isolated stair/ramp exits, (serving required accessible areas) are required to include access features suitable for people with disability (ie. ambulant and sensory) including:

- at least one continuous, consistent height handrail compliant with AS1428.1 Clause 12.
- To achieve a consistent height handrail (ie. without vertical or raked sections), an off-set tread at the base of each stair flight or an increased mid-landing length to allow a one-tread handrail extension clear of egress route is needed.

Note: There is a gap in current access legislation with regards to independent accessible egress for people with disability (particularly for people with mobility issues that are unable to use fire stairs) as there is no mandatory requirement within the BCA or Premises Standards for accessible egress for people with disability to be in accordance with AS1428.1.

However, to meet DDA objectives, all users, including people with disability should be provided with a safe means of evacuation/egress from a premise to a place of safety.

Assessment:

The development currently includes 5 x fire-isolated stairs that provide egress from the upper and lower levels of the building, that discharge via exit doors at ground/street level.

At this stage, the proposed design indicates an off-set stair tread configuration is achievable at the majority of the fire-isolated stairs, subject to further detail design to meet the above access requirements.

The accessible entrances to the building that are served via access ramps provide an independent means of egress from the building from ground level for people with disability in the event of an emergency.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) All fire-isolated egress stairs to accommodate access features including one continuous, consistent height handrail compliant with AS1428.1 Clause 12 to meet BCA Part D2.17 and luminance contrasting step nosing that is slip-resistant in compliance with AS1428.1 clause 11 (f) & (g) to satisfy BCA/Access Code Part D3.3.

This is achievable and will occur prior to CC stage.

**DDA/Advisory Note:*

Consideration of an accessible egress strategy with emergency evacuation plan and fire wardens to assist people with disability is recommended (Advisory/Best Practice recommendation).

Consideration for providing at least one emergency evacuation lift that can be used during an emergency by people with disability is recommended (Advisory/Best Practice recommendation).

4.6 Paths of Travel – Accessible Area Circulation requirements (Ref: Clause D3.1, D3.3, AS1428.1)

Requirement:

To meet the BCA/Access Code and provide access for people with disability to and within all common-use areas of the building required under Table D3.1, accessway/s are to be provided throughout all parts of a building required to accessible.

Accessways require the following min. circulation areas to comply with AS1428.1:

- 1000mm min. clear width path of travel (for linear direction), compliant with AS1428.1, with increased clear width areas required for doorway circulation, turning around corners etc;
- All doors to common-use areas require 850mm min. clear width opening (generally 920mm min. door leaf) with provision of clear door circulation space on both sides, compliant with AS1428.1.
- Turning spaces (1500mm x 1500mm) compliant with AS1428.1 where users are required to turn through or up to 90 degrees;
- Passing spaces (1800mm W x 2000mm L) compliant with AS1428.1 at 20m max. intervals where a direct line of sight is not available to allow wheelchair users to pass each another;
- Turning spaces (1540mm W x 2070mm L) compliant with AS1428.1 within 2m of end of accessways (corridors or the like); and at 20m max. intervals along an accessway to for a wheelchair to turn 180 degrees.
- All paths of travel (including ramps and stairs to meet BCA Table D2.14) are required to be slip resistant, compliant with AS1428.1 and AS4586/HB 198.
- All required level landings, door circulation areas, turning and passing bays etc. for turning/manoeuvring to have a gradient/cross-fall no steeper than 1:40, compliant with AS1428.1.

The BCA/Access Code has door requirements to ensure access for people with disability into required accessible areas/rooms and along accessways that connect areas of a building required to accessible for people with disability (Table D3.1) including:

- All accessible doors require 850mm min. clear width opening (generally 920mm min. door leaf) with clear door circulation space provided on both sides, and level threshold transitions, compliant with AS1428.1.
- Note: for double leaf doors, at least one active leaf door is to achieve 850mm min. clear width opening.

Assessment:

At this stage, the base-build paths of travel, including door-ways to required accessible areas around lift cores, vertical circulation areas and sanitary facilities indicate that compliance with the above access requirements can be achieved.

The various external landscape terraces, balconies and courtyards that form an integral part of the development across different building levels are also required to be accessible in line with the above requirements. Based on the landscape design report, provision has been made for a set-down within structural slab which will assist with providing continuous access between internal and external areas suitable for people with disability. The access review indicates that compliance with the above access requirements can generally be achieved.

The proposed fit-out design is at concept stage and is indicative of the intended use of the building as an Educational facility. Through ongoing review, development and refinement of elements on required paths of travel such as door clearances and door circulation, turning spaces, passing spaces and circulation areas, compliance with the above access requirements can be achieved for the fit-out design.

Recommendations:

During design development, the documentation will need to confirm the following details:

- a) Base-build doorways to/from external terrace areas (adjacent to façade fins) to have required door circulation area that is not impeded by façade fins (ie. door face to be no more than 300mm max. depth from the base of fin) for accessible reach range, compliant with AS1428.1
- b) Level surface transitions and/or compliant threshold ramps provided between internal areas and external terraces, balconies and courtyard areas on all levels, compliant with AS1428.1
- c) All doors required to be accessible to demonstrate required access features including: 850mm min. clear width opening for active leaf door, level threshold, circulation space, luminance contrast, glazing/visual indicators where required and door hardware/controls in compliance with AS1428.1 to satisfy BCA/Access Code Part D3.2 (Door Schedules to be provided).
- d) All floor surfaces to required accessible areas to be traversable by people with disability, compliant with AS1428.1 and min. slip resistance ratings to BCA table D2.14, AS4586/HB 198 (wet pendulum method)
- e) Fit-out design to provide turning spaces (1540mm W x 2070mm L) within 2M of all corridor ends eg. design review required of circulation corridor near Multi-faith space, level 4; Group Study zone – Enclosed, level 7.
- f) Fit-out design to ensure all perimeter corridor corners provide min. dimensions of 1500mm x 1500mm clear of fitments/large furniture for required circulation space eg. review required north western corner, level 5.
- g) Fit-out design to provide required passing spaces, at 20M max. intervals eg. review required of north eastern perimeter corridor across levels 8 – 12.
- h) Fit-out clarification required on design intent for “Phone – Booth” elements (2m²)” across levels 8 - 12– to determine if a **performance solution approach** is required and/or supportable based on provision of alternate accessible facilities with increased circulation area to meet AS1428.1.
- i) Fit-out clarification required on design intent for the Quiet Study Zone across levels 8 – 12 that has raised floor level that is not accessible from both entry approaches ie. fit-out stairs OR alternate 1:19 access ramp within 50M travel distance to determine if a **performance solution approach** is required and/or supportable.
- j) Fit-out clarification required on if Coffee Cart indicated at lower ground level (Appian Way lift lobby) is within project scope. Currently this facility is located on a 1:20 inclined walkway that is non-compliant with AS1428.1 for use as a resting/turning/manoeuvring service space as steeper than 1:40 gradient/crossfall.
- k) Any WSU Design Standards additional access requirements related to paths of travel will be considered by the design team and assessed as part of design development stage. In particular, details concerning the location and provision of accessible work-stations, service counters, kitchenettes, fitments and furniture etc. will occur as part of the fit-out design development stage.

This is achievable and will occur prior to CC stage.

4.7 Exemptions – Areas not required to be accessible (BCA/Access Code Clause D3.4)

Requirement:

The BCA/Access Code makes allowance for specific areas to be exempt from access for people with disability where:

- access is deemed inappropriate due to the purpose for which the area is used (e.g. plant rooms, service cupboards, heavy / toxic item storage, etc.) and/or;
- the area may pose a health and safety risk for people with disability.
- This also applies to paths of travel leading solely to the above exempt areas.

Note: Any areas seeking potential Part D3.4 exemptions to be identified and suitably documented as exemptions, subject to Certifier's approval.

Assessment:

At this stage, the following areas are supportable as exempt from access requirements under Part D3.4:

- restricted use service rooms: sub-station, fire-control room, switch rooms, waste room;
- plant rooms, service risers, pump, comms rooms, cooling towers etc.
- restricted use service areas (ie. cleaner's rooms, heavy equipment storage, operational freezers and chillers, sub-stations, service rooms/cupboards; loading dock, waste/crate management areas and the like can be supported as being exempt from access under Part D3.4.

Review is required of the entry to Building Manager room located on level B1, which includes administration/work-stations as this is a required accessible area and will need to comply with AS1428.1. Access is also required to any store-rooms used for general day to day administration/office use of (ie. not cleaner/heavy/toxic storage items).

Recommendations:

During design development documentation will need to confirm the following details:

- a) Building Manager room located on level B1: Design review required of entry door airlock to meet AS1428.1 door circulation area (1450mm min. length between door swings)
- b) Any store-rooms used for general day to day storage are to comply with AS1428.1 door clearances and door circulation areas.

This is achievable and will occur, prior to CC stage.

4.8 Passenger Lifts (BCA/Access Code Ref: Clause E3.6 and D3.3)

Requirement:

The BCA/Access Code has passenger lift requirements within accessible buildings to ensure access for people with disability that include:

- Every passenger lift is to comply with Table E3.6a and include accessible features as per Table E3.6b and AS1735.12;
- Lift car dimensions to have 1100mm W x1400mm L min. dimensions for less than 12M travel distance (and/or for existing buildings, based on the Premises Standards Lift Concession)
- Lift car dimensions to have 1400mm W x1600mm L min. dimensions for more than 12M travel distance

Assessment:

The development includes a single lift bank with 8 x passenger lifts that provides continuous accessible paths of travel to all levels of the building that are required to be accessible. Within this lift bank, there are:

- 2 x lifts that serve basement levels (2 x northern lifts within bank).
- 1 x lift that is 2 sided through car lift to serve the lower ground level at Appian Way (1 x north east lift).

The design indicates that the spatial provision for all passenger lifts satisfies and exceeds min. requirements of 1400mm W x 1600mm D and that the wide lift lobby areas on upper building levels can achieve compliance with the above BCA/Access Code requirements for people with disability.

It is understood that a "Destination Control" lift system is being considered for the development for improved efficiency and security. This lift system has various options/programming capabilities to allow people to be grouped together for lift use depending on desired levels and building restrictions.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) All passenger lifts to include detailed access features for people with disability including: lift car dimensions, door clearance, lift call and controls, fixtures and fittings and auditory and visual indicators in compliance with AS1735.12 to satisfy BCA/ Access code Part E3.6.
- b) Ongoing access review will be required of the Destination Control System lift type that is proposed for the building to ensure equitable and dignified access provisions for people with disability, in particular for people with vision impairment to meet BCA Part E3.6 and BCA performance requirements.

This is achievable and will occur prior to CC stage.

4.9 Walkways (BCA/Access Code Ref: Clause D3.3)

Requirement:

The BCA/Access Code has walkway requirements to ensure access for people with disability that include:

- All walkways must comply with clause 10 of AS 1428.1
- Ensure walkways have 1:20 max. gradient, landings every 15m max. intervals, and landing dimensions in compliance with AS1428.1.

Assessment:

At this stage, the design includes a 1:20 walkway within the Appian Way lift lobby at lower ground level that is capable of achieving compliance with the above BCA/Access Code access requirements for people with disability.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) The walkways will have access features including: suitable gradients and lengths between level landings, minimal cross-fall and level transitions between slip resistant traversable surfaces, level landing circulation areas and edge protection on any exposed sides (ie. raised kerb, kerb and handrail, low wall) in compliance with AS1428.1.
- b) Consideration should be made within fitout design to include AS1428.1 compliant walkways (gradient no steeper than 1:20) in lieu of access ramps where possible within the design for ease of access and to reduce the need for access features, such as TGSIs.

This is achievable and will occur prior to CC stage.

4.10 Ramps (BCA/Access Code Ref: Clause D3.3, 3.11)

Requirement:

The BCA/Access Code has ramp requirements to ensure access for people with disability that include:

- All ramps (except in Part D3.4 exempt areas) are to be compliant with clause 10 of AS 1428.1
- A series of connected ramps must not have a combined vertical rise of more than 3.6M
- A landing for a step ramp must not overlap a landing for another step ramp or ramp

To satisfy AS1428.1 all ramps require:

- 1:14 max. gradient, landings at 9m max. intervals, and landing dimensions in compliance with AS1428.1.
- Ramps are to be recessed from the site boundary (900mm min.) and from other paths of travel (400mm min.) to allow handrail extensions to not encroach over the traverse path of travel, compliant with AS1428.1.
- At least 1000mm min. clear width dimension to allow with suitably sized level landings clear of required handrails on both sides, compliant with AS1428.1.

Assessment:

The design includes various ramps that provide continuous accessible paths of travel to and within required accessible areas. These include:

- External 1:14 ramps from street level to the building located as follows:
 - South-east ramp to retail tenancy and main building entry;
 - South east ramp to Appian Way lift lobby;
 - North east ramp to Appian Way lift lobby and retail tenancy;
 - Northern ramp to Rickard Road (non-accessible) entrance;
- Internal 1:14 ramps located as follows:
 - Southern ramp from main accessible entry to ground level
 - Northern ramp from retail tenancy to ground level
 - Level B1 ramps (x3) to store and near end of trip facility

At this stage, the proposed design indicates that the ramps associated with required accessible areas of the building are capable of achieving compliance with the above BCA/Access Code access requirements for people with disability.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) All ramps to be adequately recessed from site boundary/building line or adjacent path of travel to accommodate required access features including: max. gradients and lengths between level landings, level landing circulation space, continuous handrails and kerb-rails on both sides, TGSIs in compliance with AS1428.1 to satisfy BCA/Access Code Part D3.3.

- b) Any WSU Design Standards additional access requirements related to this element will be considered by the design team and assessed as part of design development stage.

This is achievable and will occur prior to CC stage.

4.11 Stairs (BCA/Access Code Ref: Clause D3.3)

Requirement:

The BCA/Access Code has stair requirements to ensure access for people with disability (ambulant and sensory) that include:

- All communication (and non-fire-isolated) stairways must comply with Clause 11 of AS 1428.1.
- Stairs are to be recessed from the site boundary (900mm min.) and from other paths of travel (400mm min. at top and 650mm min. at base) to allow for handrail extensions (and TGSIs when at site boundary) to not to encroach over the traverse path of travel, compliant with AS1428.1.
- Stairs require provision of an off-set stair tread at base of stair flights (switch-back or quarter turn layouts) to allow for a continuous consistent height handrail along the full stair flight, compliant with AS1428.1.
- Ensuring stair layout dimensions allow for 1000mm min. required access path and suitable sized landings in addition to space for continuous handrails on both sides, compliant with AS1428.1.

Assessment:

The design includes various stairs that provide paths of travel (in addition to access ramps/walkways) to and within required accessible areas. These include:

- External stairs to the building located as follows:
 - South and south-east stairs (X 2) from street level to retail tenancy and main building entry;
 - Eastern stairs (x 2) from street level to Appian Way lift lobby;
 - North east stair from street level to retail tenancy from Appian Way;
 - Northern stair from street level to Rickard Road (non-accessible) entrance;
 - Western egress stairs (non-fire isolated) from ground to street level
- Internal stairs located as follows:
 - Southern stair from main accessible entry to ground level
 - Feature stair from ground level to level 3
 - Eastern stairs (x2) from Appian Way lobby to ground level
 - Level B1 stair from car-park to lift lobby
 - Various stairs within Multi-tiered space at ground level

At this stage, the design indicates that the stairs associated with accessible areas of the building are capable of achieving compliance with the above BCA/Access Code access requirements for people with disability.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) External stairs are to be recessed from site boundary to accommodate required handrail extensions on both sides and TGSIs in compliance with AS1428.1 to satisfy BCA/ Access Code Part D3.3.
- b) All stairs are to be recessed from adjacent paths of travel to accommodate required handrail extensions on both sides and include access features including, closed risers with appropriate geometry, luminance contrasting step nosing that is slip-resistant and TGSIs in compliance with AS1428.1 to satisfy BCA/ Access Code Part D3.3.
- c) Any WSU Design Standards additional access requirements related to this element will be considered by the design team and assessed as part of design development stage.

This is achievable and will occur prior to CC stage.

4.12 Escalators (BCA/Access Code Ref: Clause D3.8)

Requirement:

The BCA/Access Code has requirements for escalators to ensure access for people with disability (ambulant and sensory) that include:

- All escalators in required accessible areas require tactile ground surface indicators (TGSIs) to be provided at top and base landing areas in compliance AS 1428.4.1.

Assessment:

The design includes centrally located escalators that provide an additional form of vertical circulation within the University from ground level up to level 7.

At this stage, no TGSIs are detailed, however the escalators are capable of achieving compliance with the above BCA/Access Code access requirements for people with disability.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) Escalators to include TGSIs (600mm min. depth band, set-back 300mm +/- 10mm from moving handrail) in compliance with AS1428.4.1 to satisfy BCA/Access Code Part D3.3. Note: it is preferred that escalators include an extended pit lid (900mm min. depth past moving handrail) so that required all TGSIs can be located on same level floor surface.
- b) Any WSU Design Standards additional access requirements related to this element will be considered by the design team and assessed as part of design development stage.

This is achievable and will occur prior to CC stage.

**DDA Advisory Note: Consideration for any escalator balustrade/side panels to extend past the moving handrail to assist people with vision impairment and for improved safety by design (Advisory/Best practice)*

4.13 Accessible and Ambulant Sanitary Facilities (BCA/Access Code Clause F2.4)**Requirement:**

The BCA/Access Code has requirements for the provision of accessible and ambulant sanitary facilities to ensure access for people with disability within areas of a building required to be accessible (Table D3.1) including:

For Class 5, 6, 7a and 9b buildings:

- At least 1 x accessible unisex toilet is required at each bank of toilets (where provided) on each storey, compliant with Table F2.4a and AS1428.1. If more than 1 toilet bank is provided on each level, an accessible toilet is required at 50% min. of toilet banks, however when there are separate uses/functions provided then at least 1 unisex accessible to be provided at each bank for each area; and
- For Class 9b: Accessible unisex showers are to be provided in accordance with Table F2.4(b). If common-use change facilities provided (ie. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1; and
- At each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1
- Generally, an accessible unisex toilet requires 2350mm W x 2350mm L or 2000mm W x 2750mm L based on Fig 43 and 50 to ensure required 1900mm W x 2300mm L min. circulation space around pan with wash-basin (430mm min. depth projection) to sit outside this area.
- An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right hand transfer pans to be equitably distributed; and
- An accessible unisex sanitary compartment or an accessible shower need not be provided on a storey or level not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.

Assessment:

The proposed design indicates banks of male and female toilets on all levels from ground to level 18. At each bank of toilets on each level there is provision for:

- 1 x unisex accessible sanitary facility
- 1 x male and 1 x female ambulant cubicle within each male and female toilet bank
- 1 x gender neutral toilet (enhanced provision to promote diversity and inclusion - not a BCA requirement)

In addition, there is provision for:

- 1 x unisex accessible combined sanitary facility and shower at level B01
- 1 x unisex ambulant cubicle within the End of Trip at level B01 (unisex facilities)
- 1 x male squat toilet and 1 x female squat toilet (enhanced provision to promote cultural diversity and inclusion – not a BCA requirement) within each male and female toilet bank at Level 4 (library level)

At this stage, the design indicates that the sanitary facilities associated with accessible areas of the building are generally capable of achieving compliance with the above BCA/Access Code access requirements for people with disability.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) All unisex accessible toilets and combined accessible toilets/showers, to have spatial dimensions and layouts in compliance with AS1428.1. In particular:
 - accessible toilet room size at ground level require 2650mm min. length (2750mm preferred) to accommodate a 430mm min. depth basin and required WC circulation space;
 - accessible toilet room size from L1 – L13 care may need to increase in width to accommodate adequate wall reinforcing for side grab-rails as located next to cavity for auto-sliding entry door

Note: minimum room dimensions for unisex accessible toilets are between finished walls and do not include allowance for construction tolerance. Min. room size will change dependant on basin selection.

- b) the detailed design and fit-out of the required accessible toilets and showers including circulation areas and heights between fixtures and fixtures/fittings will include required access features (and FF & E schedule) in compliance with AS1428.1 to satisfy BCA/Access Code Part F2.4
- c) the detailed design and fit-out of the required ambulant toilets including circulation areas between fixtures and heights between fixtures/fittings will include to required access features (and FF & E schedule) in compliance with AS1428.1 to satisfy BCA/Access Code Part F2.4.
- d) Any WSU Design Standards additional access requirements related to these elements will be considered by the design team and assessed as part of design development stage.

This is achievable and will occur prior to CC stage.

4.14 Accessible Adult Change Facilities (BCA 2019 – Clause F2.9 and Specification F2.9)

Requirement:

BCA 2019 has requirements for at least 1 x unisex accessible adult change facility for people with disability, within an accessible part of a building that is a:

- Class 6 shopping centre with a design occupancy of not less than 3,500 people, calculated on BCA floor areas and containing a minimum of 2 sole occupancy units and;
- Class 9b sports venue or the like with a design occupancy of 35,000 spectators or contains a swimming pool that has a perimeter of not less than 70M and that is required by Table D3.1 to be accessible

A unisex accessible adult change facility:

- cannot be combined with another sanitary compartment and must be accessed from a common-use unisex area;
- is to be in accordance with Specification F2.9 with all required fixtures and fittings in the same room.
Note: the facility will require an approximate 12M2 internal floor area and a minimum ceiling height of 2.4M FFL (with suitable re-enforcement for ceiling hoist)

Note: An accessible adult change facility is designed for people with complex disabilities that require toileting assistance. It is larger and different to an accessible toilet, as the facility includes a ceiling hoist, peninsula style toilet, automated changing table, automated door, wash-basin with additional fixtures and fittings etc.

Assessment:

The development includes a Changing Places Facility (with a shower), as an enhanced best practice facility to promote diversity and inclusion. While similar to an accessible adult change facility (refer details outlined above), the proposed Changing Places facility (and/or an accessible adult changing facility) is not a BCA requirement for this building classification/use under Part F2.9.

The Changing Places facility for the development is located at ground level, adjacent to the male, female, unisex accessible and gender-neutral toilet for ease of access and to promote universal and inclusive design principles.

The facility has been based on the spatial requirements of the Changing Places Information Guide & Technical Standard – June 2017, Option 2 design type with shower which based on access review it can achieve.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) The internal fit-out design for the Changing Places facility should be based on Changing Places Information Guide & Technical Standard – June 2017 (Option 2 – with shower), however as a client brief requirement, ongoing consultation and review approval from the client will be necessary.
- b) Particular note is to be made of the 2400mm min. ceiling height requirement (2700mm min. preferred) for the Changing Places facility to accommodate the room coverage ceiling hoist. This ceiling height exceeds min. ceiling heights for standard sanitary facilities under BCA .

This is achievable and will occur prior to CC stage.

4.15 Wheelchair Seating Spaces (BCA/Access Code Table D3.1, Clause D3.9 and Table D3.9)**Requirement:**

In addition to providing access to and within all areas, normally used by the occupants (Table D3.1) the BCA/Access Code requires the provision of wheelchair seating/accessible spaces to ensure access for people with disability where fixed tiers/seating is provided in Class 9b assembly buildings, as follows:

- For up to 150 fixed seats in a room or space: at least 3 wheelchair seating spaces required (distributed as 1 x single space and 1 x group of 2 spaces)
- For 151 – 800 fixed seats in a room or space: at least 3 wheelchair seating spaces plus 1 additional space for each 50 seats or part thereof in excess of 150 seats required (distributed as no less than 1 x single space and 1 x group of 2 spaces and not more than 5 spaces in any other group)

Assessment:

At this stage there appear to be 2 x proposed areas with fixed tiers that will be used for seating:

- Tiered Multi-purpose space, ground level: The fit-out design of this room includes fixed tiers with loose seating that can be flexibly arranged and/or removed with provision for wheelchair seating spaces that can comply with the above requirements. A continuous accessible path of travel is provided from the entry doors around the room perimeter that includes the top tier and stage area. There is stair only

access provided to 2 x sunken tiers at eastern and western sides. A proposed raised element can provide edge protection between the tiers at northern side for access and safety by design.

- Tiered Dining, southern retail tenancy, ground level: The fit-out design of this room proposes fixed tiers within a small area (31m²) at the north of the retail tenancy (total height variation of approx. 1100mm), that will not be accessible for people with mobility impairment as required under BCA/Access Code Table D3.1. Clarification and/or design review is required of this element to ensure compliance can be achieved.

Recommendations:

During design development, documentation will need to confirm the following details:

Tiered Multi-purpose space, ground level:

- a) All stairs within multi-purpose space (including curved stairs) to include handrails on both sides and access features including, closed risers with appropriate geometry, luminance contrasting step nosing that is slip-resistant and TGSIs in compliance with AS1428.1 to satisfy BCA/ Access Code Part D3.3.
- b) **A performance solution** to meet BCA performance requirements can be supported for reduced handrail extensions at the base of stairs to sunken tiers, based on 300mm min. handrail extension being provided.
- c) The raised element/edge protection on northern side of tiers needs to be developed to meet the intent of AS1428.1 and safety by design.

Tiered Dining, southern retail tenancy, ground level:

- d) Design review is required of the proposed tiered dining area to provide a continuous accessible path of travel to and within all areas of the Class 6 retail tenancy area under the BCA Table D3.1.
- e) Any WSU Design Standards additional access requirements related to these elements will be considered by the design team and assessed as part of design development stage.

This is achievable and will occur prior to CC stage.

4.16 Signage (BCA/Access Code Clause D3.6, Specification D3.6)

Requirement:

The BCA/Access Code has requirements for the provision of accessible signage for specific facilities, features and services within buildings to ensure access for people with disability including:

- Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, to identify each:
 - sanitary facility; and
 - space with a hearing augmentation system; and
 - door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either:
 - (aa) the floor level number; or
 - (bb) a floor level descriptor; or
 - (cc) a combination of (aa) and (bb)

- There are additional detailed BCA/Access Code signage requirements that outline how to identify and differentiate between specific accessible features and/or types of facilities as well as directional signage requirements to alternate entrances, sanitary facilities, lifts etc. if/when not accessible.

Assessment:

At this early stage, details of the proposed statutory signage with provisions for accessible, ambulant and other accessible facilities has not yet been provided.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) The statutory signage strategy (identification and directional/way-finding signage package) to satisfy the above access requirements to be provided for detailed access review.
- b) Any WSU Design Standards additional access requirements related to this element will be considered by the design team and assessed as part of design development stage.

This is achievable and will occur prior to CC stage.

4.17 Hearing Augmentation (BCA/Access Code Clause D3.7)

Requirement:

The BCA/Access Code has requirements for the provision of hearing augmentation systems for specific rooms and areas within buildings (where an inbuilt amplification system, other than one used only for emergency warning is installed to ensure access for people with disability including:

- in a room in a Class 9b building; or
- in an auditorium, conference room, meeting room or room for judicatory purposes; or
- at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.
- The hearing augmentation system type and min. coverage area is to be in compliance with Part D3.7
- Any screen or scoreboard associated with a Class 9B building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

Assessment:

At this stage, based on the proposed design, hearing augmentation will be required within numerous areas of this project given the Class 9b classification and the numerous areas, rooms, meeting and/or teaching spaces where inbuilt amplification (not solely for emergency warning) is anticipated to be provided eg. Multi-purpose space, function and pre-function spaces, conference rooms, teaching and event spaces etc.

Recommendations:

During design development, documentation will need to confirm the following details:

- a) Confirmation of the extent of any in-built amplification to be provided throughout the project with details of any proposed associated hearing augmentation system details to be provided for review.
- b) Confirmation of any screen or scoreboard associated with a Class 9b building area, capable of displaying public announcements with details of capability of supplementing any public address system
- c) Any areas requiring hearing augmentation will need to be developed and documented to satisfy Part D3.7 access requirements.
- d) Any WSU Design Standards additional access requirements related to this element will be considered by the design team and assessed as part of design development stage.

This is achievable and will occur prior to CC stage.