

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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Appendix A – Design Documentation Relied Upon

REVISION HISTORY


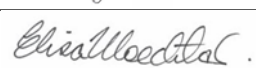
Revision	Date	Details	Authorised	
			Name/Position	Signature
A	07.03.2019	Schematic Design Access Review – Executive Summary (Sections 1 – 4 only)	Prepared: Elisa Moechtar Manager – Access Consultancy ACAA Accredited (No. 198)	-
			Reviewed: Brett Clabburn Director NSW BPB B0064	-
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D.1	20.08.2020	SSDA Access Review Re-Submission	Prepared: Jennifer Wright Access Consultant ACAA Associate No. 602	
			Reviewed: Elisa Moechtar Manager – Access Consultancy ACAA Accredited No. 198	

Table 1 – Revision History

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1.0 EXECUTIVE SUMMARY

This Accessibility Report has been prepared for the proposed development known as new Western Sydney University Bankstown City Campus (WSU BCC). The site includes 74 Rickard Road (being Lot 5 DP 777510) and a portion of 375 Chapel Street (being part Lot 6 DP 777510). In addition, public domain works are proposed to Rickard Road, 70 Rickard Road (being part Lot 7 DP 777510) and access is proposed via 80 Rickard Road (being Lot 12 DP 566924).

The Report has been prepared in support of the SEARS State Significant Development Application (SSD 9831) planning re-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 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 Building Approval 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 University/Education Use 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) 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 site includes 74 Rickard Road (being Lot 5 DP 777510) and a portion of 375 Chapel Street (being part Lot 6 DP 777510). In addition, public domain works are proposed to Rickard Road, 70 Rickard Road (being part Lot 7 DP 777510) and access is proposed via 80 Rickard Road (being Lot 12 DP 566924).

The Report has been prepared for SEARs planning re-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 Appendix A 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 Stage.

2.2 Reporting Team

The information contained within this report was prepared by Jennifer Wright, ACAA Associate No. 602 and reviewed by Elisa Moehtar, ACAA Accredited Access Consultant No. 198.

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 is 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 minimum 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 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.

- **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.
- **AS2890.6** (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 minimum 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

- 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:

- BCA 2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Work Healthy and Safety Act 2011;
- This assessment is limited to the developed documentation at the date of this report and as referenced within Appendix A “Documentation Relied Upon” section of the Report.
- 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 minimum access provisions of the Disability Access to Premises Standards 2010 (Premises Standards), including the Access Code and access provisions of BCA 2019 in relation to access for people with disability.

3.0 BUILDING DESCRIPTION

3.1 Building Site

The development site is located in the Bankstown City CBD grounds adjacent to 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/Education Use and Retail space. The building is to be occupied by the University of Western Sydney which includes the following areas:

- Basement 1 & 2 containing End of Trip sanitary facilities, on-site car-parking, storage, plant and loading areas
- Ground floor containing University multi-purpose lecture theatre space as well as several retail tenancies
- Levels 1 – 7 & 9 – 18 containing University learning/teaching spaces with offices/meeting areas
- Level 8 containing Conference centre 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 & 9b	Ground	Retail Tenancies & Multi Purpose Tiered Lecture Theatre
9b/5	Ground – Level 7 & Levels 9 – 18	University/Education Use including office and meeting spaces
9b	Level 8	Conference 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
Basement 1 & 2	Class 7a Car-park, End of Trip Facility, Storage	To and within any level containing accessible car parking spaces
Ground	Class 6 Retail Tenancies	To and within all areas normally used by the occupants

Ground	Class 9b Multi-Purpose Tiered Theatre	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
Ground – Level 7 & Levels 9 – 18	Class 9b University/Education Use	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.
	Class 5 Office and Meeting Spaces	To and within all areas normally used by the occupants
Level 8	Conference 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

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 to the south and Rickard Road to the north that will improve access between the building and external transport linkages nearby (train station, bus stops, etc).
- A new vehicular drop-off zone at the eastern site boundary that interfaces with the adjacent Council site which 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 Building Approval 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 entrance; and
- 4 x entrances to the main building.

All building entrances can be accessed via external ramps and stairs from the allotment boundaries which provide 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:

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:

- Minimum dimensions of 2400mm W x 5400mm L plus an adjacent shared area of 2400mm W x 5400mm L minimum dimensions, compliant with AS2890.6.
- Vertical clearance of 2500mm minimum height over accessible carparking space and shared area with 2200mm minimum 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 Levels 1 and 2 of the development with an approximate total of 89 car spaces. There are 4 x accessible car spaces, at level B1 which is approx. 4.5 % of the total provision.

The current number of 4 x accessible car-bays exceeds BCA Table D3.5 minimum 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 and designated 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 minimum height, compliant with AS2890.6.
- b) Accessible car-parking spaces with required access features including: 2.5M minimum height over accessible carparking space (including shared area), accessible carparking space (including shared area) minimum 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 Building Approval stage.

**DDA/Advisory Note: Consideration for an increased 2.3M or 2.4M minimum 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 minimum clear width opening for the active leaf, compliant with AS1428.1.

Assessment:

There are 7 x entrances to the building, all of which will provide accessible entrances as follows:

- 1 x via the northern retail food and beverage tenancy on the eastern façade at Appian Way;
- 2 x via the southern retail food and beverage tenancy on the southern façade at Paul Keating Park;
- 1 x via the southern façade (principal pedestrian building entrance) at Paul Keating Park;
- 2 x via eastern façade (alternate building entrances to lift lobby) from Appian Way;
- 1 x via northern façade (alternate building entry to adjacent revolving door) from Rickard Road.

All accessible entrances to the main building are proposed as power operated doors. There are 3 x (sensor) sliding doors, ie, southern and eastern entrances.

The 1 x entrance at North façade facing Rickard Road is proposed as a revolving door that is not accessible to people with disability or compliant with AS1428.1. However, the hinged door that is directly adjacent will provide the accessible entrance as a power operated door with access door controls/actuator to meet AS1428.1.

The 3 x remaining accessible entrances (to retail tenancies) contain hinged doors and will be developed to ensure lightweight operational force to meet AS1428.1 requirements for manual doors. All doors have spatial provisions on either side that are capable of compliance 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 accessible entry doors with required access features including: 850mm minimum 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) The northern accessible hinged door (adjacent to revolving door) will be developed to provide access door control/actuator buttons in compliance with AS1428.1 with consideration of additional design features to increase detectability and promote safety by design.

This is achievable and will occur prior to Building Approval stage.

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.

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 Building Approval stage.

**DDA/Advisory Note:*

Note: There is a gap in current access legislation with regard 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.

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 be accessible.

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

- 1000mm minimum 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 minimum clear width opening (generally 920mm minimum 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 maximum intervals where a direct line of sight is not available to allow wheelchair users to pass each other;
- Turning spaces (1540mm W x 2070mm L) compliant with AS1428.1 within 2m of end of accessways (corridors or the like); and at 20m maximum 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 be accessible for people with disability (Table D3.1) including:

- All accessible doors require 850mm minimum clear width opening (generally 920mm minimum 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 minimum clear width opening.

Assessment:

At this stage, the base-build paths of travel, including doorways 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 Aspect Studios' SSDA Landscape Report dated 14 August, 2020, provision has been made for a set-down within the 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 indicative of the intended layout and use of the building as an University/Education Use 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, circulation areas, and movement within the Multi-Purpose Tiered Theatre, 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 maximum 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 minimum 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 minimum slip resistance ratings to BCA table D2.14, AS4586/HB 198 (wet pendulum method).
- e) Detailed design to be provided of the proposed fit-out of the Multi-Purpose Tiered Theatre to ensure that an accessible path of travel can be provided between the entrance to the Theatre/top tier and the stage.
- f) Fit-out design to ensure all perimeter corridor corners provide minimum dimensions of 1500mm x 1500mm clear of fitments/large furniture for required circulation space.
- g) Fit-out clarification required on design intent for the small Group Study Zones, Study Smart and other, small study booths and phone-booth/pods across Levels 1 – 9 that do not appear to be accessible 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.
- h) Details to be provided during design development of the proposed gates and access between the Student Hub and the Den on Level 3 to ensure compliant access in accordance with the provisions of AS1428.1.
- i) Design details to be developed of the Book Collection area on Level 4 to provide 2070 x 1540mm circulation spaces (to provide 180° turn) at corridor ends and 1500 x 1500mm spaces (to provide 90° turn) compliant with the requirements of AS1428.1.
- j) Consult Room on Level 3 does not provide 2070 x 1540mm circulation space. Design to be modified to comply with the requirements of AS1428.1. Suggest reducing size of the table.

- 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 Building Approval 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.

Access is required to any store-rooms used for general day to day administration/office use of (ie. not cleaner/heavy/toxic storage items), however based on advice provided from HDR dated 17 August, 2020, all store rooms/areas throughout the building are proposed to not be accessible.

Recommendations:

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

- a) Any store-rooms used for general day to day storage are to comply with AS1428.1 door clearances and door circulation areas unless written advice is provided by Western Sydney University confirming the particular client use/restrictions for the area under a Part D3.4 exemption. NOTE: BCA D3.4 exemption of these rooms and areas will be subject to Certifying Authority Approval.

This is achievable and will occur prior to Building Approval 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 minimum 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 minimum 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 (Lift 4 and Lift 8).
- 1 x lift that is 2 sided through car lift to serve the ground level at Appian Way (Lift 8).

The design indicates that the spatial provision for all passenger lifts satisfies and exceeds minimum 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 Building Approval 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 maximum gradient, landings every 15m maximum 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 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 TGSI.

This is achievable and will occur prior to Building Approval 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 maximum gradient, landings at 9m maximum intervals, and landing dimensions in compliance with AS1428.1.
- Ramps are to be recessed from the site boundary (900mm minimum) and from other paths of travel (400mm minimum) to allow handrail extensions to not encroach over the traverse path of travel, compliant with AS1428.1.
- At least 1000mm minimum 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:
 - 2 x ramps on the northern façade of the building forming the eastern and western paths of travel to the Rickard Road entry doors;
 - 2 x ramps on the north-eastern corner of the building at the intersection of Rickard Road and Appian Way which form the accessible path of travel into the NE retail food and beverage tenancy and the building lift lobby (north side);
 - 1 x ramp on the Appian Way on the south-eastern façade, providing access to the building lift lobby (south side); and
 - 1 x ramp on the southern façade at Paul Keating Park which provide access to the principal pedestrian entrance of the building and to the SE retail food and beverage tenancy.
- Internal 1:14 ramps located as follows:

- 1 x main entry ramp on the southern side of the building providing access to the ground level from the Paul Keating Park principal pedestrian entrance;

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: maximum gradients and lengths between level landings, level landing circulation space, continuous handrails and kerb-rails on both sides, TGSi 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 Building Approval 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 minimum) and from other paths of travel (400mm minimum at top and 650mm minimum at base) to allow for handrail extensions (and TGSi 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 minimum 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:
 - 1 x south-eastern stair from street level to deck at main building entry to Paul Keating Park;
 - 1 x southern stair from street level to deck at main building entry at Paul Keating Park;
 - 2 x eastern stairs from street level to the Appian Way lift lobby;
 - 1 x north east stairs from street level to northern retail food/beverage tenancy from Appian Way;
 - 1 x northern stair from street level to Rickard Road;
 - 1 x western egress stairs (non-fire isolated) from ground to street level; and
- Internal stairs located as follows:
 - 1 x southern stair with bleacher seating from SE retail/kiosk space to ground level/lift lobby (fit-out)

- 1 x feature stair from ground level to level 3 (partly external to building);
- 2 x eastern stairs from Appian Way lobby to ground level;
- 6 x stairs within the Multi-Purpose Tiered Theatre at ground level, (fit-out)
- 1 x stair from the stage to the lower seating area of the Multi-Purpose Tiered Theatre (fit-out).

As the design progresses, the stairs 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.

Ongoing review will be required as the design progresses of the proposed wide angled shape of the feature stair and southern stair (fit-out design) as the angled (rather than perpendicular) relationship between stair treads and angled handrail support may impact on functional and safe movement for people with disability on the stair.

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 TGSi 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 TGSi in compliance with AS1428.1 to satisfy BCA/ Access Code Part D3.3. This includes the southern stair (fit-out design)
- c) Design review to reduce the angled nature/shape of the feature stair and southern stair (fit-out design) is needed at ground and level 1 to meet AS1428.1 intent, improve functionality for people with disability and safety by design.
- d) The proposed seating design element at the top of the bleachers to ensure adequate barrier between the adjacent accessible path of travel and the potential hazard (of the bleachers).
- e) Multi-Purpose Tiered Theatre, ground level:
 - 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 minimum handrail extension being provided.
 - A **Performance Solution** to meet BCA performance requirements can be supported for dual central handrails to the east and west of the central tier, subject to review of stair edge protection details.
- f) Access from the stage to the lower seating area within the Multi-Purpose Tiered Theatre is to be developed to provide compliant handrails/handrail extensions to achieve compliance with the requirements of AS1428.1 or the performance provisions of the BCA.
- g) 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 Building Approval 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 (TGSI) 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 TGSI 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 TGSI (600mm minimum 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 minimum depth past moving handrail) so that required all TGSI 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 Building Approval 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 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% minimum 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 minimum circulation space around pan with wash-basin (430mm minimum 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 B01 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; and
- 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; and
- 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 (Book Collection).

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 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. Minimum room size will change dependant on basin selection.

- The equal distribution of left and right hand transfer of unisex accessible sanitary facilities is required to be provided throughout building levels. Currently Between B01 and Level 9, there is a total of 8

left hand transfers, 2 right hand transfers and one facility on level 7 where the transfer has not been identified.

- 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 Building Approval 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) at ground level, 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 amenities for ease of access and to promote universal and inclusive design principles.

The Changing Places Facility and shower has been based on the spatial requirements of the Changing Places Design Specifications 2020. The preliminary design indicates that the facility is capable of compliance.

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 the Changing Places Design Specifications 2020. This will allow the facility to seek accreditation and eventual registration with Changing Places Association if a client requirement.
- b) Particular note is to be made of the 2400mm minimum ceiling height requirement (2700mm minimum preferred) for the Changing Places facility to accommodate the room coverage ceiling hoist. This ceiling height exceeds minimum ceiling heights for standard sanitary facilities under BCA.

This is achievable and will occur prior to Building Approval 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, fixed tiers are proposed within the Multi-Purpose Tiered Theatre located at ground level. The fit-out design of this space includes loose seating that can be flexibly arranged and/or removed with provision for wheelchair seating spaces that can comply with the above requirements. Based on the information provided, a continuous accessible path of travel can be provided from the entry doors around the room perimeter that includes the top tier and stage area, subject to confirmation of final floor levels for all areas.

There is stair only access provided to 2 x sunken tiers at eastern and western sides and various stairways are proposed. Raised elements and fixed seating blocks are proposed to provide areas of edge protection between tiers and on the eastern and western sides of the tiers for safety by design.

The conference facilities on level 8 include loose furniture which will readily achieve spatial provision for wheelchair users and people with access needs.

Recommendations:

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

- a) The number of wheelchair spaces allocated within both the Theatre and conference spaces, with adequate circulation spaces provided, compliant with BCA D3.9.
- b) Multi-purpose Theatre – the design interface between the fixed seating blocks/raised elements at the edge of tiers and stairways to ensure adequate access features to meet AS1428.1 and/or the performance based requirements of the BCA (Note: A **Performance Solution** approach is proposed for use of central dual handrails in lieu of handrails on both sides of stairs).

- c) 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 Building Approval 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 Building Approval 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 minimum 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 building given the Class 9b building 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 Tiered Theatre, various conference rooms, teaching and event spaces and meeting rooms, etc.

Recommendations:

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

- a) Confirmation of the extent of any in-built amplification (not solely for emergency warning) 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 Building Approval stage.

Appendix A: Design Documentation Relied Upon

DESIGN DOCUMENTATION

The following design documentation has been reviewed as part of this assessment:

Drawing No.	Title	Prepared By	Revision	Date
Base – build documentation – prepared by Lyons Architects				
A30-01	Plan – Basement 2	Lyons Architects	38	14/08/2020
A30-02	Plan – Basement 1	Lyons Architects	43	14/08/2020
A30-03	Plan – Ground Level	Lyons Architects	43	14/08/2020
A30-04	Plan – Level 1	Lyons Architects	39	07/08/2020
A30-05	Plan – Level 2	Lyons Architects	38	07/08/2020
A30-06	Plan – Level 3	Lyons Architects	38	07/08/2020
A30-07	Plan – Level 4	Lyons Architects	38	07/08/2020
A30-08	Plan – Level 5	Lyons Architects	36	07/08/2020
A30-09	Plan – Level 6	Lyons Architects	36	07/08/2020
A30-10	Plan – Level 7	Lyons Architects	37	07/08/2020
A30-11	Plan – Level 8	Lyons Architects	34	14/08/2020
A30-12	Plan – Level 9	Lyons Architects	31	31/07/2020
A30-13	Plan – Level 10	Lyons Architects	31	31/07/2020
A30-14	Plan – Level 11	Lyons Architects	33	31/07/2020
A30-15	Plan – Level 12	Lyons Architects	31	31/07/2020
A30-16	Plan – Level 13	Lyons Architects	31	31/07/2020
A30-17	Plan – Level 14	Lyons Architects	31	14/08/2020
A30-18	Plan – Level 15	Lyons Architects	30	31/07/2020
A30-19	Plan – Level 16	Lyons Architects	30	31/07/2020
A30-20	Plan – Level 17	Lyons Architects	32	31/07/2020
A30-21	Plan – Level 18	Lyons Architects	32	31/07/2020
A30-22	Plan – Level 19	Lyons Architects	24	14/08/2020
Fit-out documentation – prepared by HDR Architects				
I12-01	Basement 2 General Arrangement Plan	HDR	C	14/08/2020
I12-02	Basement 1 General Arrangement Plan	HDR	H	14/08/2020
I12-03	Ground Level General Arrangement Plan	HDR	I	14/08/2020
I12-04	Level 1 General Arrangement Plan	HDR	I	14/08/2020
I12-05	Level 2 General Arrangement Plan	HDR	I	14/08/2020
I12-06	Level 3 General Arrangement Plan	HDR	I	14/08/2020
I12-07	Level 4 General Arrangement Plan	HDR	I	14/08/2020
I12-08	Level 5 General Arrangement Plan	HDR	I	14/08/2020
I12-09	Level 6 General Arrangement Plan	HDR	I	14/08/2020

Drawing No.	Title	Prepared By	Revision	Date
I12-10	Level 7 General Arrangement Plan	HDR	I	14/08/2020
I12-11	Level 8 General Arrangement Plan	HDR	I	14/08/2020
I12-12	Level 9 General Arrangement Plan	HDR	I	14/08/2020
SSDA Report - Landscape Report – prepared by Aspect Studios				14/08/2020
LA-10-00-00	General Arrangement Plan –Ground Floor	Aspect Studios	D	14/08/2020
LA-10-03-00	General Arrangement Plan –Level 03	Aspect Studios	D	14/08/2020
LA-10-08-00	General Arrangement Plan – Level 08	Aspect Studios	D	14/08/2020
LA-10-14-00	General Arrangement Plan – Level 14	Aspect Studios	D	14/08/2020