



30 September 2009
Job No: A09048

UTS MULTI PURPOSE SPORTS HALL

Review of access provision for people with a disability

1. Introduction

The purpose of this review is to outline how access for people with a disability has been considered and incorporated into the design of the proposed new University of Technology Multipurpose Sports Hall at the DA stage of the design process.

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) and UTS Design Guidelines Section 24 Accessible Environments Policy best practice is to be emphasised in the provision of access for people with a disability in the facility design.

Principles of equitable, dignified, independent access for people with disability underpin design requirements. This does not just include meeting the requirements of people who use wheelchairs but also people who have ambulatory disabilities and cognitive or sensory impairments.

2. Objectives:

To meet the objectives of the Disability Discrimination Act 1992 (DDA) – section 23, which focuses on equitable and dignified access for all users of a building or facility the key issue is the provision of a **continuous accessible path of travel**:

- from points of arrival and links from accessible parking (including potentially accessible spaces in UTS Building 1 and 10) and public transport
- to the facility entry through the external landscaped spaces and links from Building 4
- to and throughout the facility

3. Proposed Facility

A new multi-purpose sports hall which includes:

- Level 01 an entry reception area linked to Level 2 (Harris Street Level) of Building 4
- Mezzanine - gym area and dance area
- Level 00 – court area, tutorial room, male and female change areas, a unisex combined accessible shower and sanitary facility, an office area with adjacent gender specific toilets



4. Reference Documents:

Building Code of Australia (2009) BCA

AS1428.1 – 2001 Design for access and mobility Part 1: General requirements for access – New building work.

AS1428.2 – 1992 Design for access and mobility Part 2: Enhanced and additional requirements – buildings and facilities.

AS1428.4 (1992) Design for access and mobility Part 4: Tactile Ground Surface Indicators for the orientation of people with vision impairment and DR0402 (2004) Design for Access and Mobility Part 4 Tactile Indicators

AS1735.12 (1999) Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities

AS2890.1 (1993) Car Parking – Off- street parking and DR04021 Car Parking Spaces and Access for People with Disabilities

Disability Discrimination Act 1992 (DDA) & DDA Advisory Notes on Access to Premises – HREOC, June 1997

Disability (Access to Premises – Buildings) Standards 2009 – Consultation Draft Paper

UTS Design Guidelines section 24 Accessible Environments Policy

5. Data Sources

Access Associates Sydney have undertaken discussion with the design team and reviewed the drawings listed following, issued by PTW on 25, 28 and 30 September 2009. This review includes an appraisal of proposed accessible pedestrian paths and accessible facilities. We offer comments on potential access compliance with the reference documents listed:

Drawings:

T000		Title Page	30.09.09
DA001	Rev 1	Site Plan (Existing)	30.09.09
DA003	Rev 1	Entry Plan through CB04	30.09.09
DA101	Rev 1	Level 01	30.09.09
DA102	Rev 1	Mezzanine	30.09.09
DA103	Rev 1	Level 00	30.09.09
DA104	Rev 1	Alumni Green	30.09.09
DA152	Rev 1	Reflected ceiling (Level 2)	30.09.09
DA200	Rev 1	Sections EW	30.09.09
DA222	Rev 1	Sections NS	30.09.09
DA223	Rev 1	Sections NS	30.09.09
DA225	Rev 1	Elevations	30.09.09
DA230	Rev 1	Elevations	30.09.09
DA231	Rev 1	Elevations	30.09.09
DA310	Rev 1	Perspective Section EW	30.09.09



DA311	Rev 1	Perspectives Section NS	30.09.09
DA320	Rev 1	Perspective	30.09.09
DA321	Rev 1	Perspective SW corner	30.09.09
DA324	Rev 1	Perspective	30.09.09
DA901	Rev 1	Shadow Diagrams	30.09.09
DA902	Rev 1	GFA (Ultimo/Pymont)	30.09.09
DA903	Rev 1	GFA (Principle LEP)	30.09.09
DA904	Rev 1	Fire compartments (Areas)	30.09.09
DA921	Rev 1	Finishes schedule 1	30.09.09
DA922	Rev 1	Finishes schedule 2	30.09.09

6. Access Provisions

6.1 Entry

We have reviewed the existing principle accessible paths of travel and links to the indicated principal entrance of the proposed development from the adjacent accessible buildings/facilities on the allotment to meet the requirements of BCA Clause D3.2 as following:

- Building 4 from Harris Street – an accessible path of travel to meet the requirements of UTS access criteria component 3 and AS1428.2 is provided at the existing 'at grade' entry from Harris Street via double automatic sliding doors to the existing foyer. A continuous accessible path of travel is currently provided adjacent to the stairs in the foyer to the proposed new at grade link to the Multi-Purpose Sports Hall (MPSH) entry.
- Building 4 from Thomas Street – Existing stairs and an adjacent ramp link the Thomas Street footpath with the existing double automatic sliding doors to the existing foyer and proposed new link to the MPSH. While the existing ramp does not fully meet the requirements of AS1428.2 (handrail provided on one side only) in our opinion it provides a functional continuous accessible path of travel to meet the intent of BCA clause D3.2, as an alternate entry to the main Harris Street entry.

The entry foyer to the proposed MPSH located on level 01, includes a reception, bike storage, lift lobby and stairs. The reception is proposed to include a counter for visitors and staff access via an inward opening door (950mm leaf) linked to the foyer. Double inward opening open doors (held in the open position) provide a link from the entry foyer to the lift lobby which includes a fully glazed wall adjacent to the lift and stairs.

Ongoing design issues:

- (i) Ensure in ongoing design that the visitor side of the reception counter includes an accessible section with a minimum width of 800mm at a height of 850±20mm AFFL to meet the requirements of AS1428.2 clause 24.
- (ii) Ensure the staff entry door to the reception includes circulation space that meets the requirements of UTS access criteria 7 and AS1428.1 clause 7.3 and figure 12. A minimum 460mm clear space is required on the internal latch side at this entry. Ensure in ongoing design that all doors on required accessible paths of travel are provided with hardware that meets the force to open as detailed in AS1428.1 clause 11.1.1(c).



- (iii) Ensure in ongoing design that the full width of the glazed wall includes a solid line 900-1000mm AFFL with a minimum 30% contrast to the background to meet the requirements of AS1428.1 clause 7.5.1.

6.2 Vertical Access

The lift and stairs proposed at the entry to the MPSH will link the entry lobby with the mezzanine and Levels 00 below.

Ongoing design issues:

- (i) Ensure in ongoing design to meet UTS access criteria 8 and BCA E3.6 the lift meets the requirements of AS1735.12 including the provision of a handrail, auditory announcements and Braille and tactile call and control buttons which are to include a minimum 30% luminance contrast to the backplate.
- (ii) Ensure in ongoing design the stairs meet UTS access criteria 9 and AS1428.1 clause 9 and figure 17 to include:
 - closed risers
 - complying handrails on both sides
 - 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing
 - tactile ground surface indicators (tgsi) at the top and the bottom landing set back 300mm from the tread in a band 600mm deep extending fully between the handrails. Tgsi are to include a minimum 30% luminance contrast to the surrounding surface for a solid tile and a minimum 45% luminance contrast to the surrounding surface for discrete/individual domes of a single colour.

6.3 Mezzanine Level

The gym and dance areas proposed on the mezzanine level are indicated to be linked to the lift via two sets of double inward opening doors providing a continuous accessible path of travel to meet the requirements of UTS access criteria 3 and AS1428.2. A 2300mm wide walkway bordered by a glazed balustrade provides a link to the gym and dance studio and viewing to the multipurpose sports hall below.

Ongoing design issues:

- (i) UTS access criteria 5 requires clear door openings to meet the requirements of AS1428.1. We recommend to more fully meet the DDA and anticipated changes to the BCA the preferred minimum clear opening of 850mm for a single leaf as recommended in AS1428.2 clause 15 be adopted and note this is required at a single leaf opening of the double doors indicated. Ensure in ongoing design that the doors are provided to meet the force to open as detailed in AS1428.1 clause 11.1.1(c).
- (ii) Ensure in ongoing design that the glazed balustrade includes a solid line 900-1000mm AFFL with a minimum 30% contrast to the background to meet the requirements of AS1428.1 clause 7.5.1.



6.4 Level 00

Level 00 includes: an office; staff unisex toilet/shower/change room; store; tutorial room (35 'loose' seats); store; gender specific toilet/shower/change facilities; 2 unisex accessible toilet/shower/change facilities and the multipurpose sports hall.

A 1250m wide walkway bordering the multipurpose sports hall provides a link from the lift lobby to the tutorial room and change facilities. An accessible path of travel meeting the functional requirements of UTS access criteria component 3 and AS1428.2 is provided to the office, tutorial room and multipurpose sports hall and change facilities. The office and tutorial rooms are provided with windows for viewing to the multipurpose sports hall; additional spectator seating is not provided.

The staff unisex toilet/shower/change room adjacent to the office includes a cubicle for people with ambulant disabilities.

To meet the intent of the DDA two (2) unisex accessible combined shower and sanitary facilities are indicated adjacent to male and a female facilities. A left and a right hand layout are provided. A locker is indicated within each facility. To meet the requirements of UTS design criteria 11 and BCA part F2.4 combined accessible shower and toilet facilities are required to meet the requirements of AS1428.1 clause 10. Circulation space and a layout are indicated to meet these requirements.

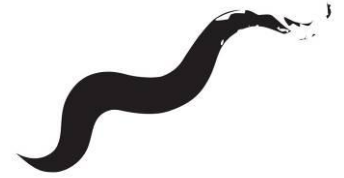
To meet the requirements of UTS design criteria 11 and the intent of the DDA, one cubicle for people with ambulant disabilities is indicated in each of the gender specific facilities. The cubicles for people with ambulant disabilities include dimensions to meet AS1428.1 figures 38 and 39.

Ongoing design issues:

- (i) Ensure in ongoing design the unisex accessible combined shower and sanitary facilities include fittings to fully comply with the BCA F2.5 and AS1428.1 clause 10.
- (ii) Ensure in ongoing design the cubicles for people with ambulant disabilities include grabrails and a WC pan with a seat height of 460-480mm AFFL to fully meet the requirements of AS1428.1 clause 10.8 and figures 38 and 39.
- (iii) UTS access criteria 3 requires seating with backs and arm rests to be provided for all major public areas.

6.5 Emergency Egress

To meet the objective of the DDA all users of the facility should be provided with a means of egress from the premises to a place of safety. People with disabilities should be provided with the same level of protection as other premises users. Places of refuge, which are fire rated areas are indicated adjacent the entry landings of fire stairs as a way of making an appropriate provision. Refuges are provided with a recommended space 1300mm x 800mm outside of the egress route (BCA RD 97/01 Table D1.6) in the stair entry landing on levels 00 and mezzanine.



In conclusion having reviewed and audited the listed DA drawings, it is our opinion that with the addition of the ongoing design details noted in the report the proposed University of Technology Multipurpose Sports Hall includes access provisions for people with physical and sensory disabilities which comply with the UTS access requirements, AS1428.1, AS1428.2 and the BCA parts D3, E3.6 and F2.4.

In our opinion, the objectives of the Disability Discrimination Act will be achieved through the design of continuous accessible paths of travel from the entrances to all relevant facilities for visitors, students and staff and the equitable provision of emergency refuge areas and unisex accessible sanitary facilities.

Robyn Thompson
Access Consultant Access Associates Sydney

Qualifications: Diploma of Occupational Therapy, Cumberland College of Health Sciences (Sydney) 1976.

Affiliations: Member OT Australia (No: 200195)
Accredited member Association of Consultants in Access Australia (No:150)
Affiliate member Australian Institute Building Surveyors (No: 4233)
OHS Construction Induction training Certificate CG100925535SEQ1