

CIT Woden

—
Design For Dignity
Presentation

17.06.24



GRAY PUKSAND

We acknowledge the Traditional Custodians of the land, the Ngunnawal People, and pay our respects to them and their Elders past and present.

As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support their ongoing connection to their lands, waters, cultures, languages and traditions.

We value their custodianship of 65,000 years.



Principles

/ This presentation intends to demonstrate how the CIT building and Youth Foyer design has incorporated the objectives of the Design for Dignity guidelines (2015 V1) to provide an inclusive place where people of all abilities can engage with in a seamless manner with equity and dignity.

/ The overarching goal being to show how all people feel connected and included in all their diversity, feel equally welcomed with their needs met so that each can work and study with dignity and respect.

/ With the ambition to elicit the following responses:

- I feel genuinely welcome.
- I can get around easily.
- I am part of the community just like everyone else.
- Being here makes me feel good.
- There are good opportunities accessible for me here.
- My opinion is valued.
- / Best Practice beyond 'DDA Compliance'.

Definition

'Disability' for the purposes of this presentation is where people with sensory, cognitive, physical or other conditions experience unintended barriers with built environment.

So, when it comes to the built environment - accessibility is whether the designs are 'enabling' or 'disabling', 'empowering' or 'disempowering', and whether the experience of the place feels inclusive or marginalised.

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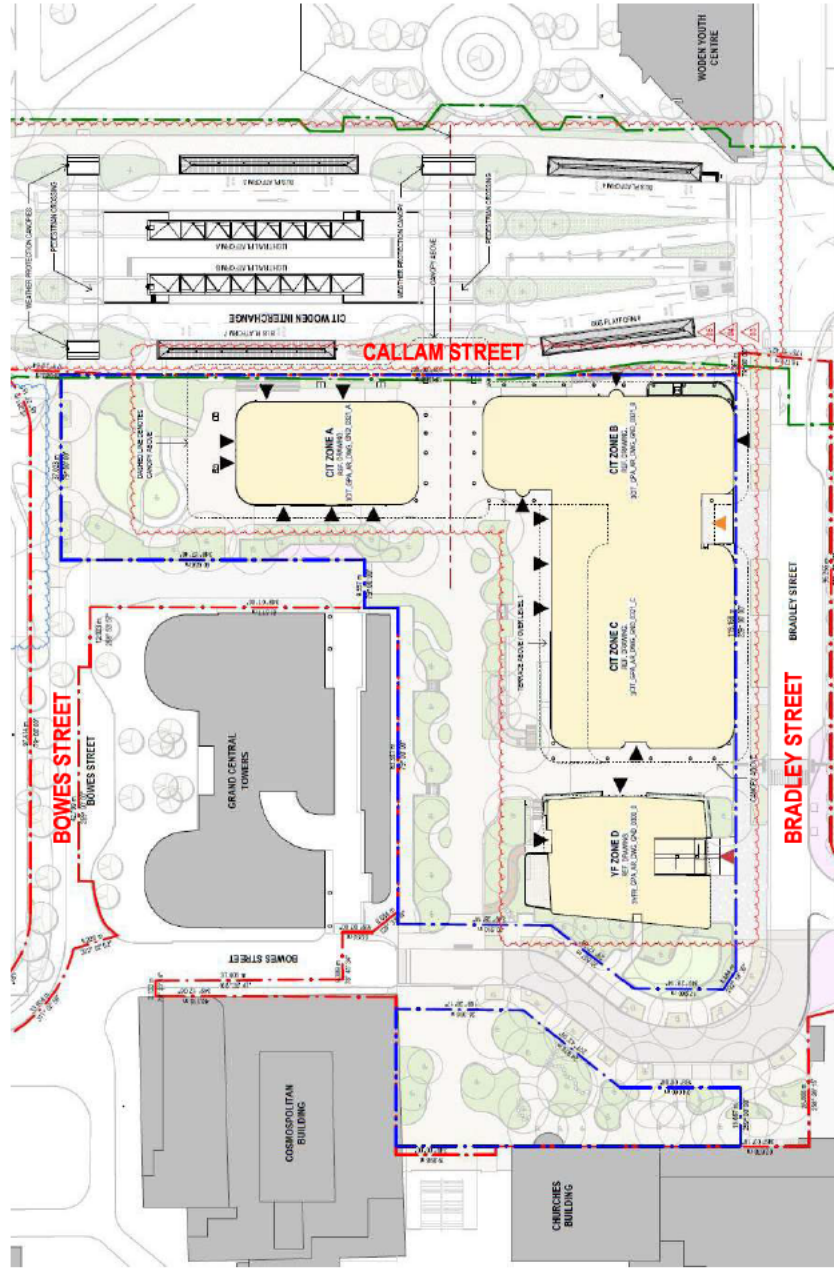
Design for Dignity



Precinct and Public
Realm

Overview

- The project involves the construction of a new 6-level education building over 3 pods A, B and C (CIT Woden building), and a 4-level residential building (Youth Foyer building) over a common single level basement carpark for 1500 students and 326 staff members.
- The project site is bound by Bradley St to the south, Callam St to the east, Bowes St to the north and Western Plaza to the West.
- The Ground floor of the CIT Building contains a café, student restaurant and commercial kitchens as well as assembly areas and a loading dock.
- Level 1 contains a double-height multi-purpose function space and teaching areas, and there are four levels of teaching spaces above.



Site Plan + Included disciplines - Culinary, Hairdressing & Beauty, Cyber, Business ICT & English, Interior & Building Design, Graphic Design, Media, Photography, Music, Fashion, Visual Arts

A centralised location within the Woden Town Centre

- The centralised location of the site within the Woden Town Centre has numerous facilities at its doorstep.
- The site is within convenient walking distance to numerous destinations including various retail, commercial and food & beverage tenancies, especially with the proximity of Westfield shopping centre to the west of the site.



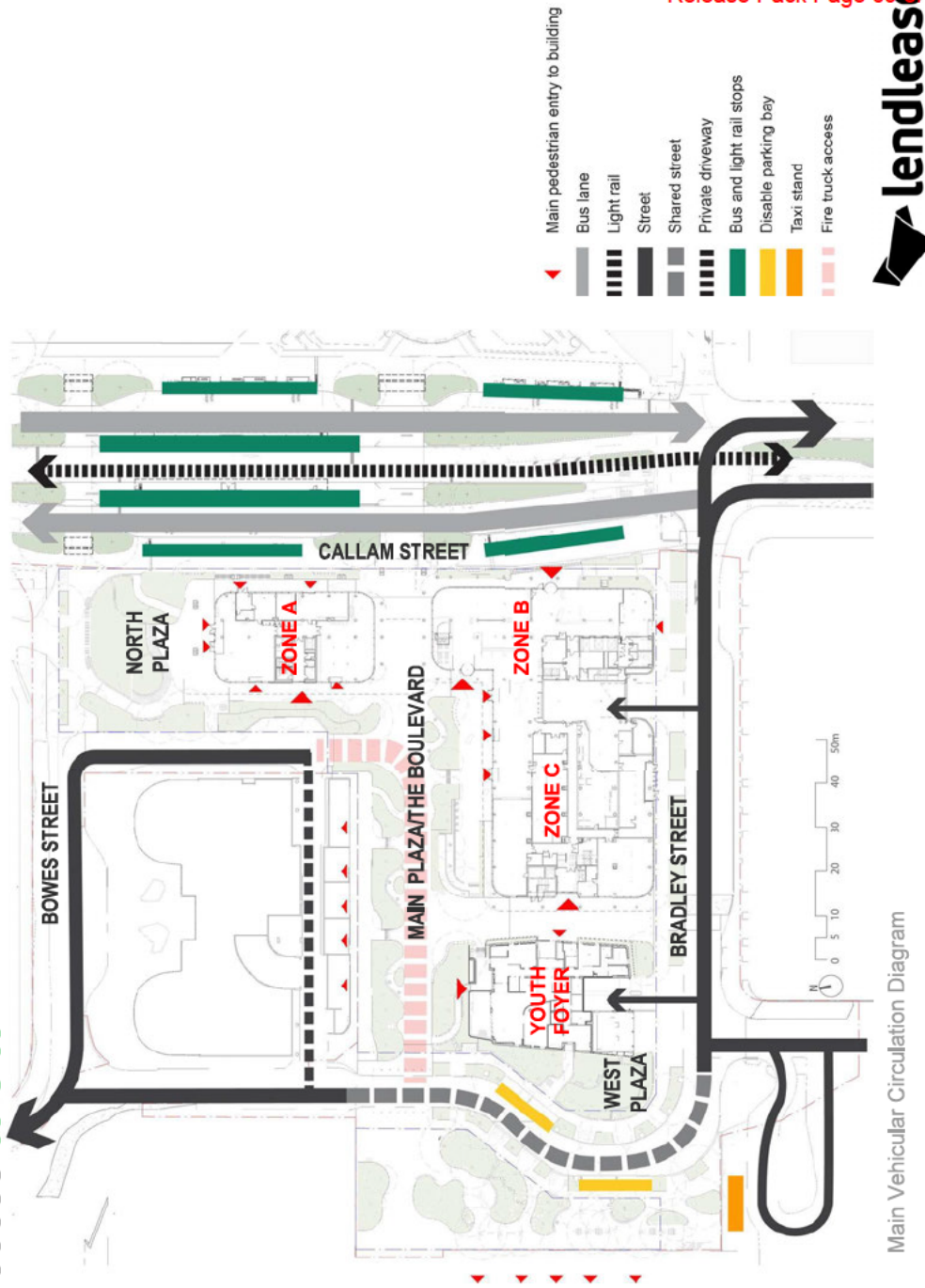
Aerial View from Precinct



Aerial View from Callam / Bradley Street Corner

A safe, equitable and dignified access to site

- A well-connected precinct for transport and movement.
- All modes of transport are accommodated including private vehicles, public transport, walking and cycling.
- The upgraded Woden Bus Interchange adjacent to the CIT building is to provide increased capacity and convenience of public transport to the site, including provisions for a future light rail. It is anticipated that a large proportion of those accessing the site will make use of the upgraded bus interchange as well as the light rail in the long term.
- The development includes a row of designated accessible parking spaces and a Taxi rank adjacent to the South-West of the Youth Foyer (West Plaza). The footpath network from the accessible parking spaces and Taxi rank to the Main Plaza is accessible.



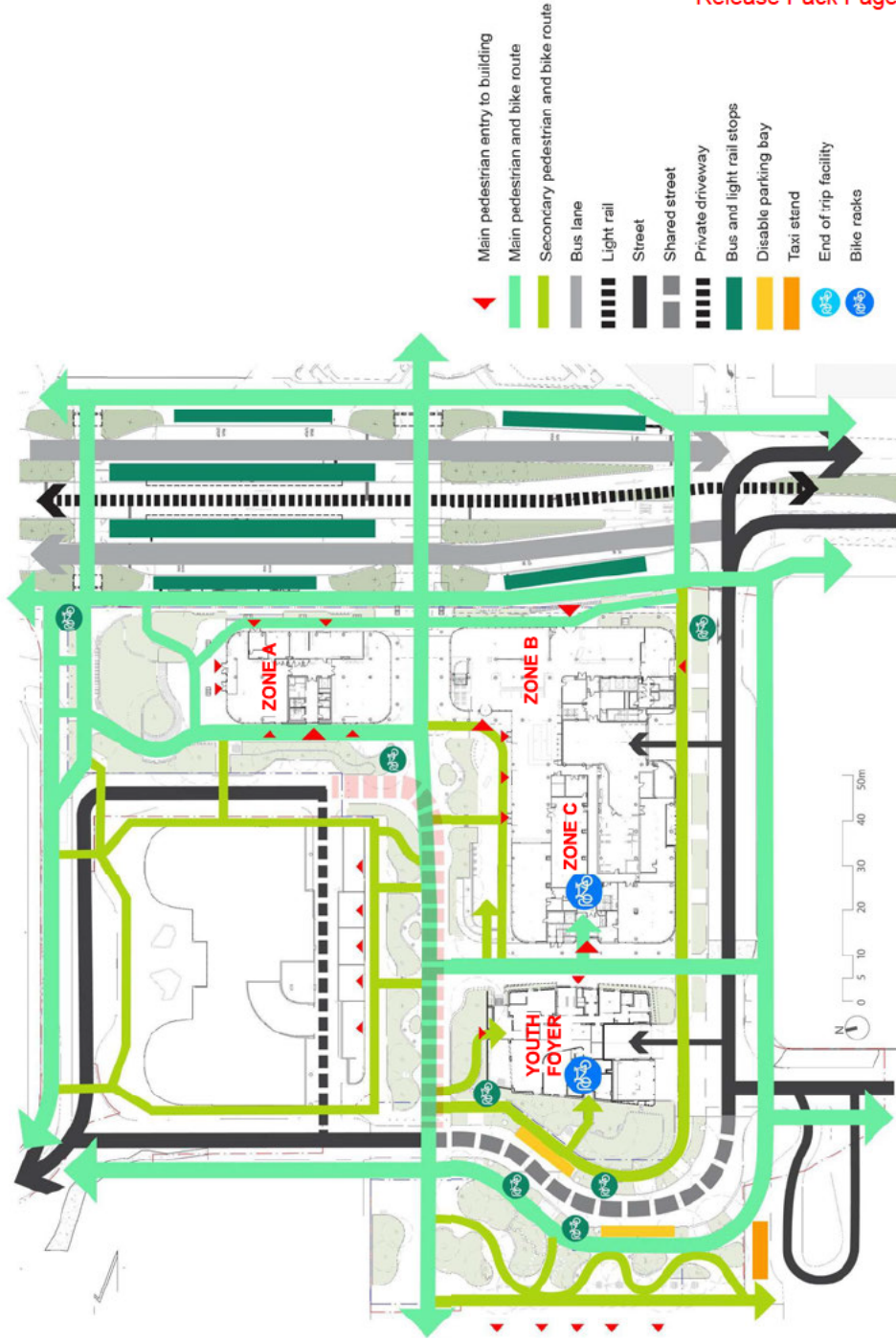
Main Vehicular Circulation Diagram

A safe, equitable and dignified access to site

An inclusive, cohesive public realm that;

- is made up of a coordinated network of legible, safe and accessible routes designed to provide a strong, framework,
- prioritises pedestrian movement over vehicular forms of transport with all accessways compliant to pedestrian, mobility scooter, vision impaired or wheelchair users.
- provides a substantial number of visitor short-stay bicycle parking across the site and at the adjacent upgraded bus interchange.
- has a bike store in the Youth Foyer and a high-quality end of trip facilities in the Basement of the Education Building providing a total of 23 + 292 bicycle parking facilities.
- With 77 spaces available in the basement coupled with the numerous alternative parking options in the Woden Town Centre and future alternative public transport provisions, parking provisions are considered adequate.

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Main and Secondary Pedestrian and Bike Routes

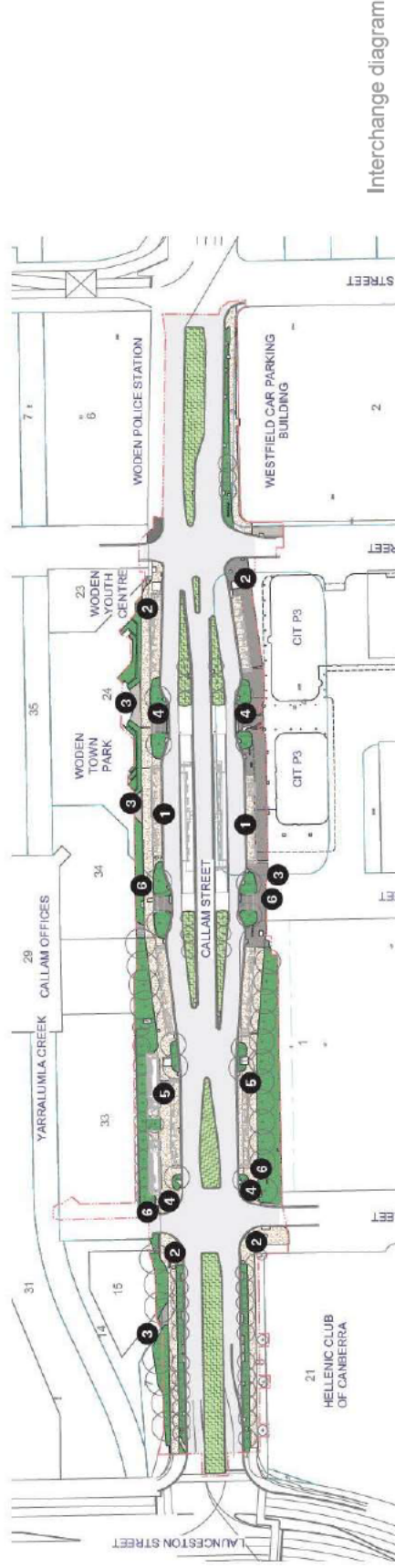
A safe, equitable and dignified access to Interchange



Aerial View of the Interchange from Callam Street

A safe, equitable and dignified access to Interchange

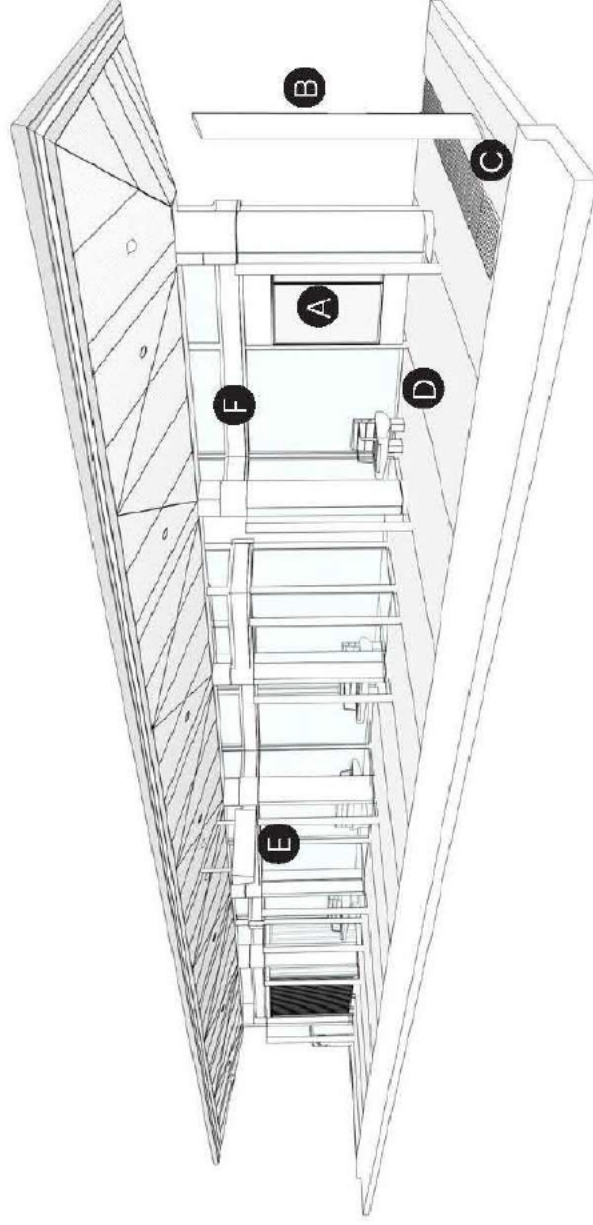
1. Close to public transportation.
2. Accessible path of travel has been provided from the existing footpath networks on all sides of the site to and through the Interchange.
3. Straight through crossing has been strategically considered to connect to the existing surrounding footpath and park.
4. A compliant layout of TGSI has been placed across the site to be beneficial to visitors with visual impairment.
5. Uncluttered and flat path of travel has been thoughtfully considered to lead people towards amenities and provide logical and accessible routes that are clearly detectable.
6. Clear and legible signages have been provided to allow people to find their way directly to their destination.



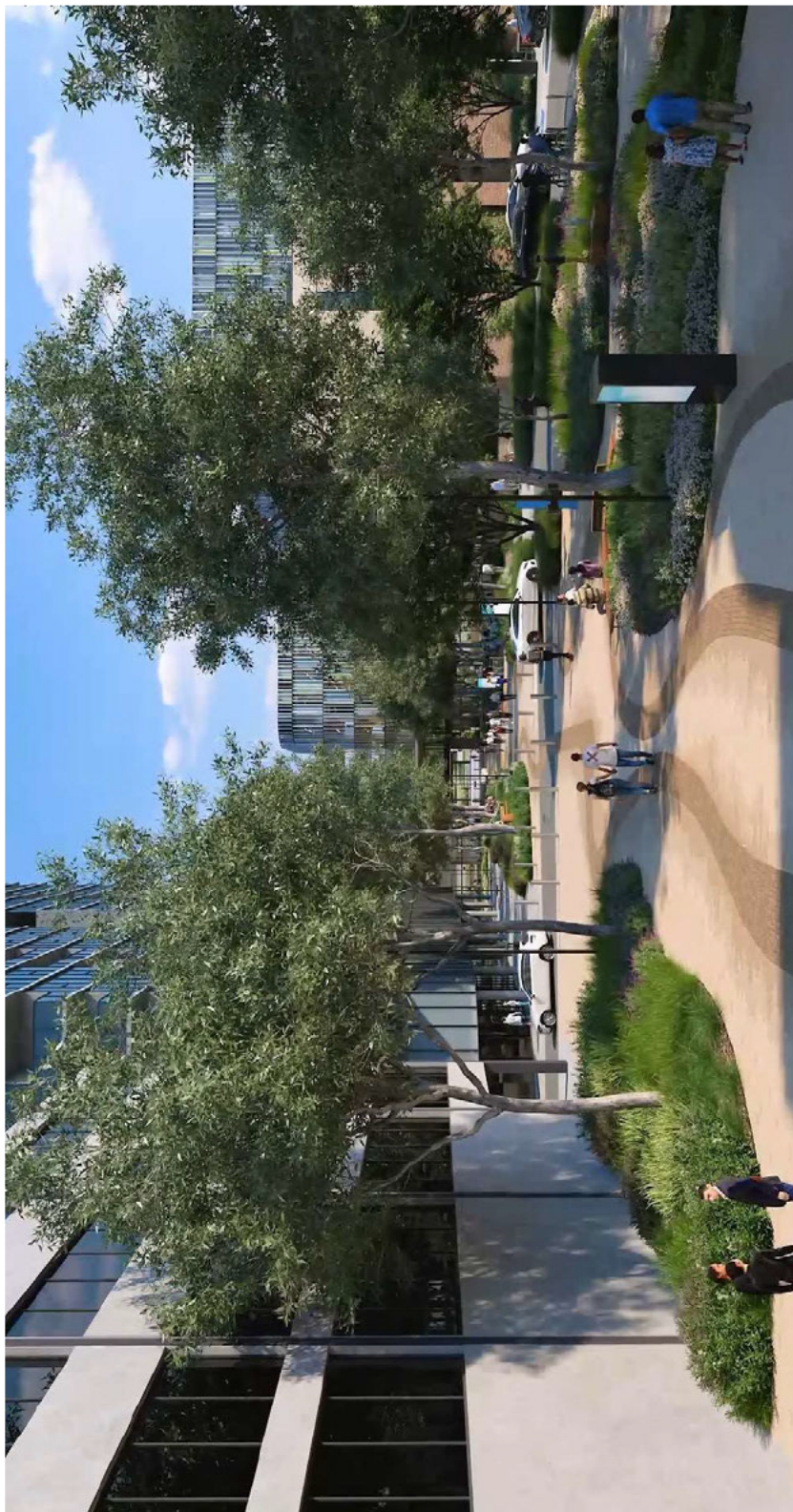
A safe, equitable and dignified access to Interchange

- Consistent location of key elements to each shelter allow for easy identification and moveability for all users that embark and disembark the bus platform;

- A. Directory signage
- B. Totem
- C. Tactile directional and hazard.
- D. Dedicated DDA waiting zone
- E. PID – Passenger information Display
- F. Speakers
- G. In ground Hearing Loop



A safe, equitable and dignified access to **Public Realm**



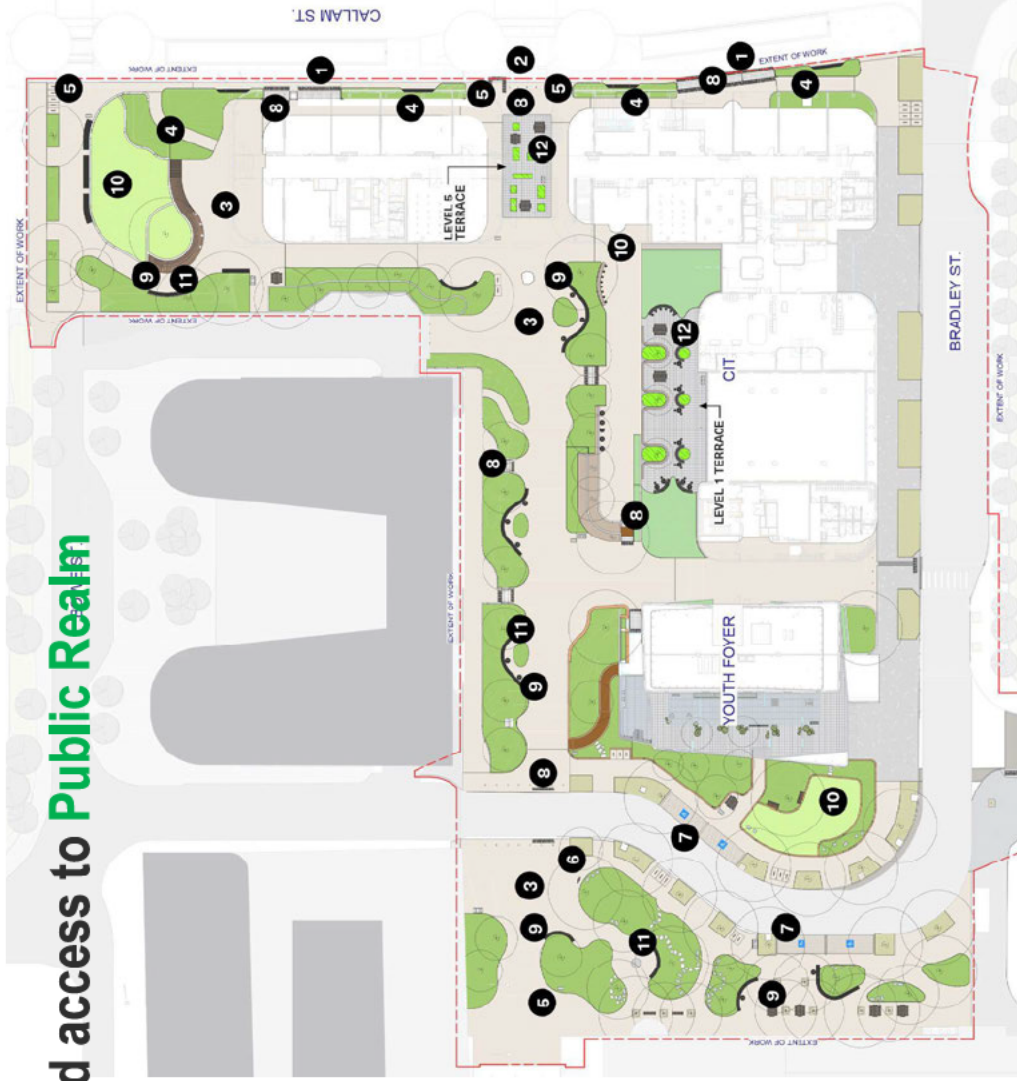
View of the Boulevard from the Western end of the site

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A safe, equitable and dignified access to Public Realm

1. Close to public transportation.
2. A clear path of travel has been provided to the main entrance.
3. Uncluttered and flat public realm path of travel has been thoughtfully considered to lead people towards amenities and provide logical and accessible routes that are clearly detectable.
4. Accessible ramps have been provided where the main entrance is accessed by stairs to ensure the destination is accessible to all employees, students and visitors.
5. Clear and legible signages are currently being developed to allow people to find their way directly to their destination.
6. DDA drinking fountain
7. DDA parking space



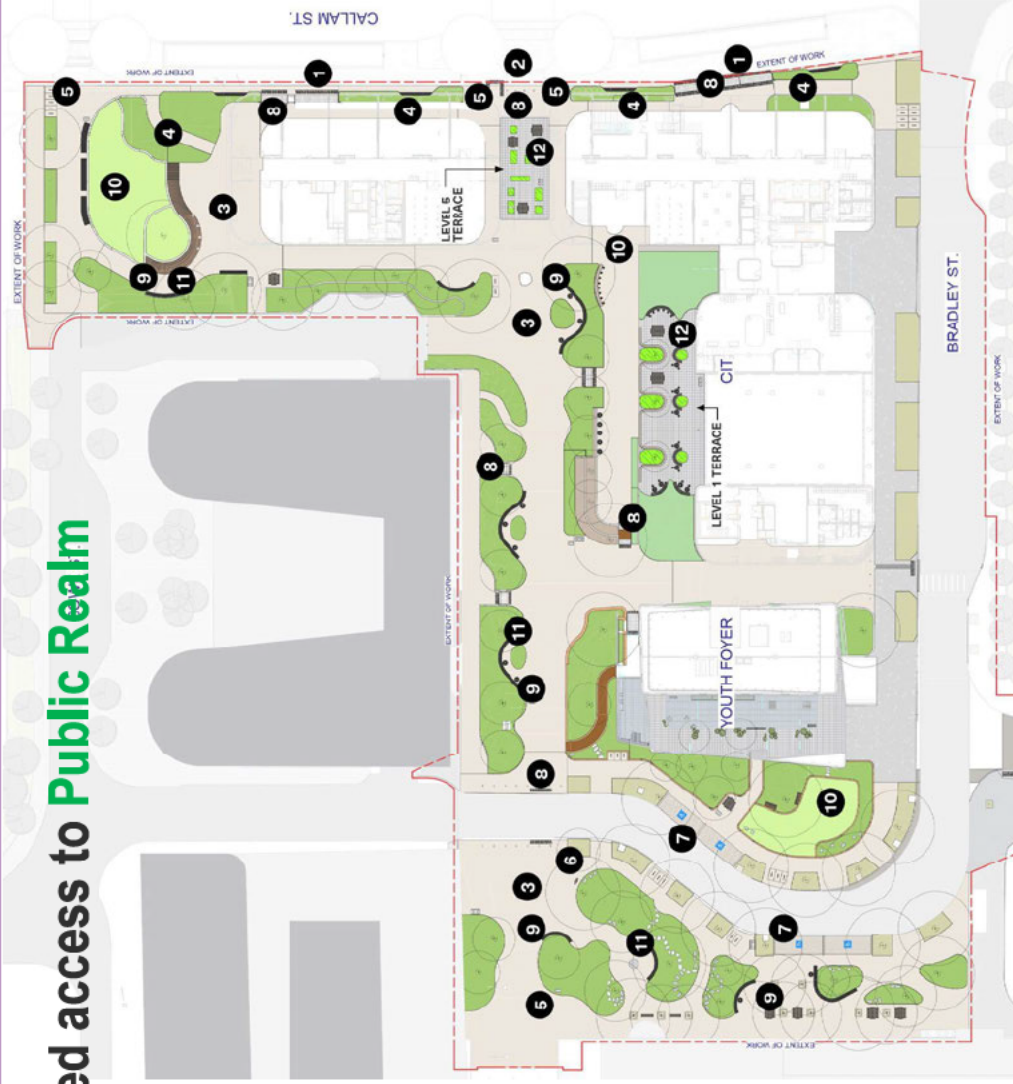
CIT and Youth Foyer
Public Realm Diagram

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A safe, equitable and dignified access to Public Realm

8. TGSIs (tactiles) have been strategically placed across the site to be beneficial to visitors with visual impairment.
9. All fixed furniture is positioned along path of travel to make it easier to navigate with mindful of distances between resting places and seating to assist people on their journey.
10. 1:21 walkways and flush access points to lawns and dining areas.
11. Customised bench seating has DDA compliant armrest and backrest to provide both comfort and accessibility to all users.
12. DDA tables on Level 1 & Level 5 with specified wheelchair access at either ends to ensure that public spaces can be enjoyed by all visitors.



CIT and Youth Foyer
Public Realm Diagram

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A safe, equitable and dignified access to Public Realm



Natural surveillance

- A public realm design that has play and seating areas that are visible from adjacent buildings for natural surveillance and some enlarged gathering spaces for socialising, teaching and small-scale community events.

External lighting

- The lighting design is exceeding all minimum illuminance levels set out in relevant standards and specifications. These standards define a minimum level of illuminance for safe use and movement of the spaces for all, achieved by the use of efficient long life LED lighting fittings.
- During daylight hours these lights will only operate if conditions are dark enough to trigger the daylight sensors. This is unlikely but is installed in the odd chance that it is required for safe levels of lighting to be always provided.

The Boulevard and L1 Terrace
(Education Hub)



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Design For Dignity



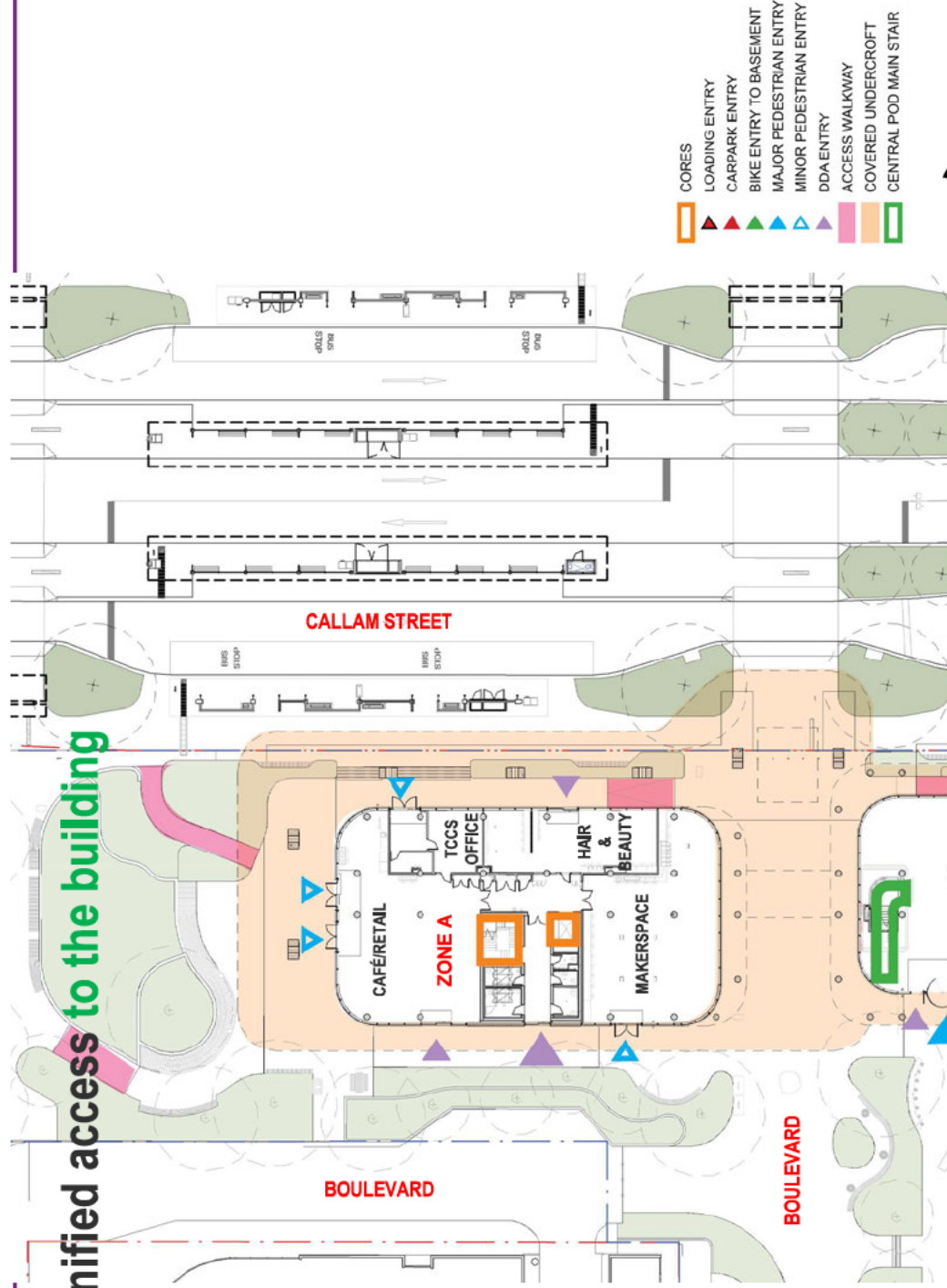
Towards/To the
Building

A safe, equitable and dignified access to the building

ACCESS STRATEGY

Increased accessible entrances

- The NCC requires only one principal entrance to a building or space to be accessible.
- On the project, all the public and staff pedestrian entrances to the building are accessible, step free and compliant.
- Access is available to the buildings at ground level from the Boulevard and street frontages.



Ground Floor Zone A

A safe, equitable and dignified access to the building

ACCESS STRATEGY

- Dignified Access through doorways means that people with limited dexterity or strength through their fingers, hands and arms are able to operate the door controls.
- BCA requires only 20 Newtons force to open a door but poor hydraulic door closer settings mean that this is frequently not achieved and can be too heavy to open.
- Due to required opening forces, the design has evolved to;

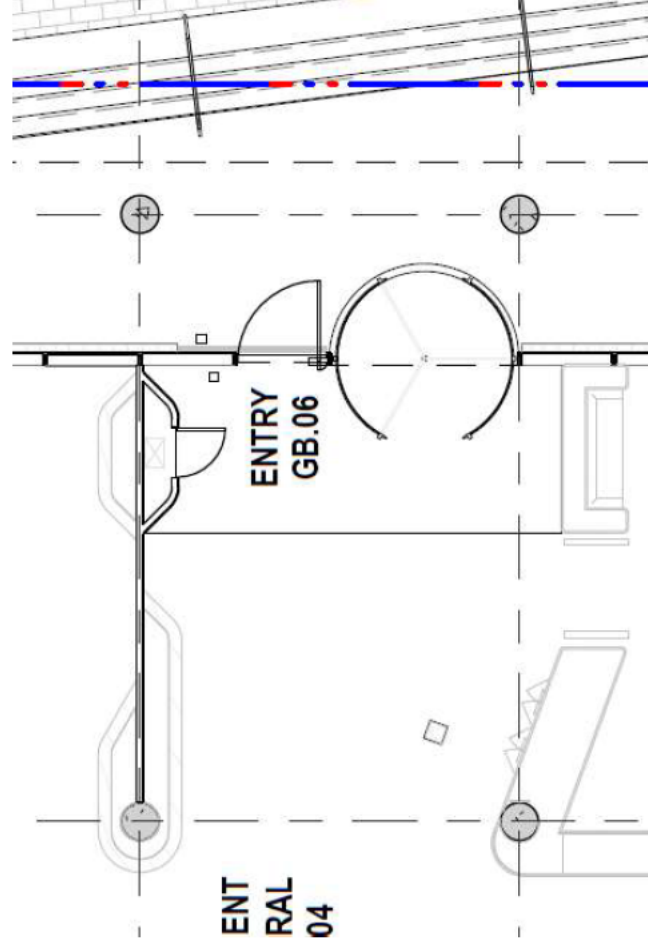
1. Reduce door leaf sizes where hinged doors would be kept.
2. Introduce automated sliding doors to critical accessible pathway as the optimal solution to allow thoughtful access to key functional spaces to all.



A safe, equitable and dignified access to the building

ENTRANCES

- Other egress pathways have been tailored to cater and improve quality of use for those who are disabled;
- One of these locations is next to the primary revolving doors. For these, supplementary doors with free standing bollards along the pathway have been allocated.
- These bollards and doors are configured such that people approaching the door should not have to manoeuvre in an awkward way to use the access controls.



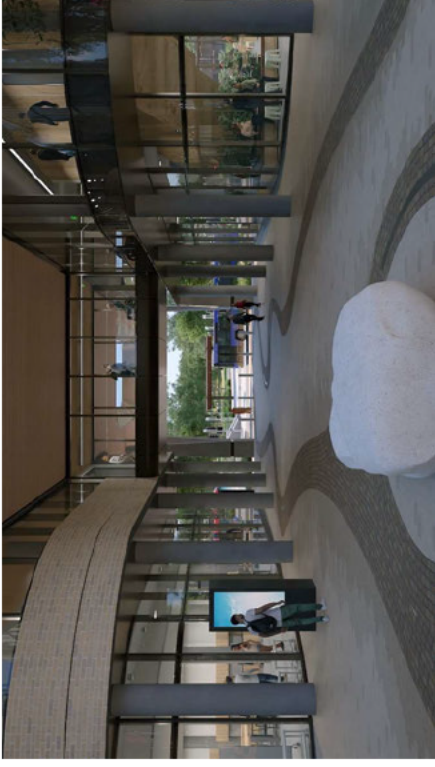
Automated Single Glazed Door / Release on Alarm /
Request to exit button on bollard during business hours.
Out of hours - valid swipe to open/access.

A safe, equitable and dignified access to the building

ENTRANCES

Other considerations for a pleasant arrival experience;

- Full integration of an undercroft to provide weather protected pedestrian path.
- Ingress of light and views into the building is facilitated, thanks to the transparent façade which assist in general orientation. Enables people to navigate and orientate themselves easily through the arrangement of any buildings and their entrances.
- Outdoor spaces to which people can connect in order to orient themselves, as well as becoming places of healing and rest. i.e; outdoor retail area adjacent to the café/retail space to create activation to North Plaza



Permeable façades - Makerspace (left)
Student Central (right) and Bridge Link (above)



North Plaza connected to
Retail Space

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A safe, equitable and dignified access to the building

ENTRANCES

- The Entry and Student Commons Areas throughout Pod B give users a choice, such as having 'refuge' or waiting areas where sensory stimuli (signage, noise, glare, etc) is reduced.
- These type of transitional areas separating high-stimulus functions (ie. public realm) vs high focus areas (ie. library) can help the user adjust their senses as they move from one level of stimulus to the next.
- The provision of withdrawal spaces are very helpful for improving the overall experience of students/visitors/staff with sensory, cognitive, physical disabilities and provide relief for the autistic user in case of overstimulation.

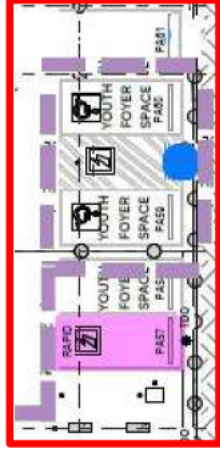


Student Commons/Presentation Gathering Space pod B

A safe, equitable and dignified access to the building

BASEMENT

- 4 total x Designated Accessible Parking Spaces (DAPs), are provided in the basement parking level for both the CIT Education Hub building and Youth Foyer. The DAPs are located close to the respective lifts for each building. The lifts provide access to all levels.
- EV Charging adjacent to two of the Disabled spaces in the basement. There is no specific code requirement to provide EV to DAPS. The design has gone above and beyond to provide an inclusive design.

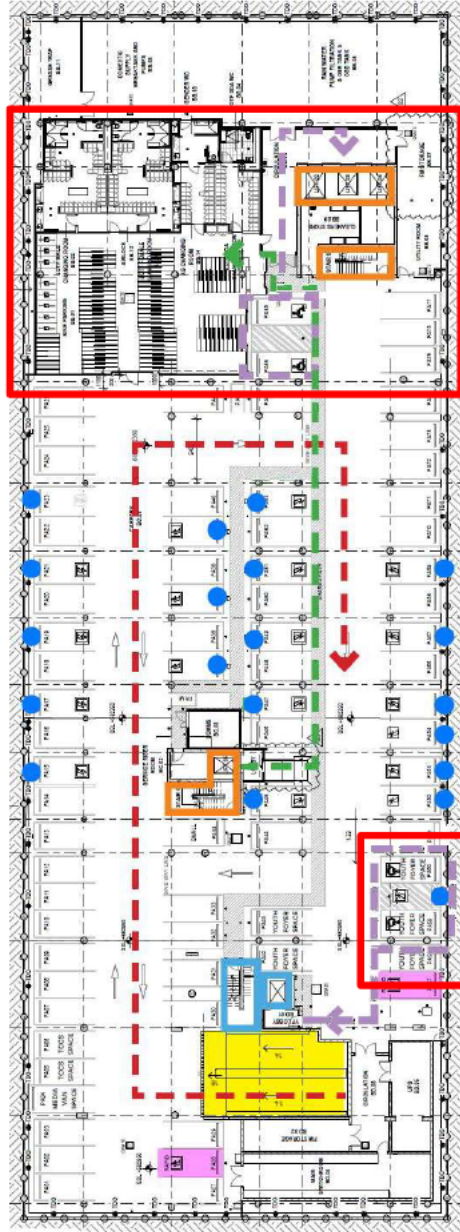


EV Charging adjacent to two Disabled spaces



Circulation path from Disabled spaces to Lifts

- CORES + VERTICAL ACCESS INTO MAIN CIT BUILDING
- CAR ACCESS
- BIKE ACCESS
- DDA ACCESS
- CORES + VERTICAL ACCESS INTO BASEMENT
- VEHICLE RAMP
- RAPID CHARGE LOCATION
- EV CHARGE LOCATION



Design For Dignity

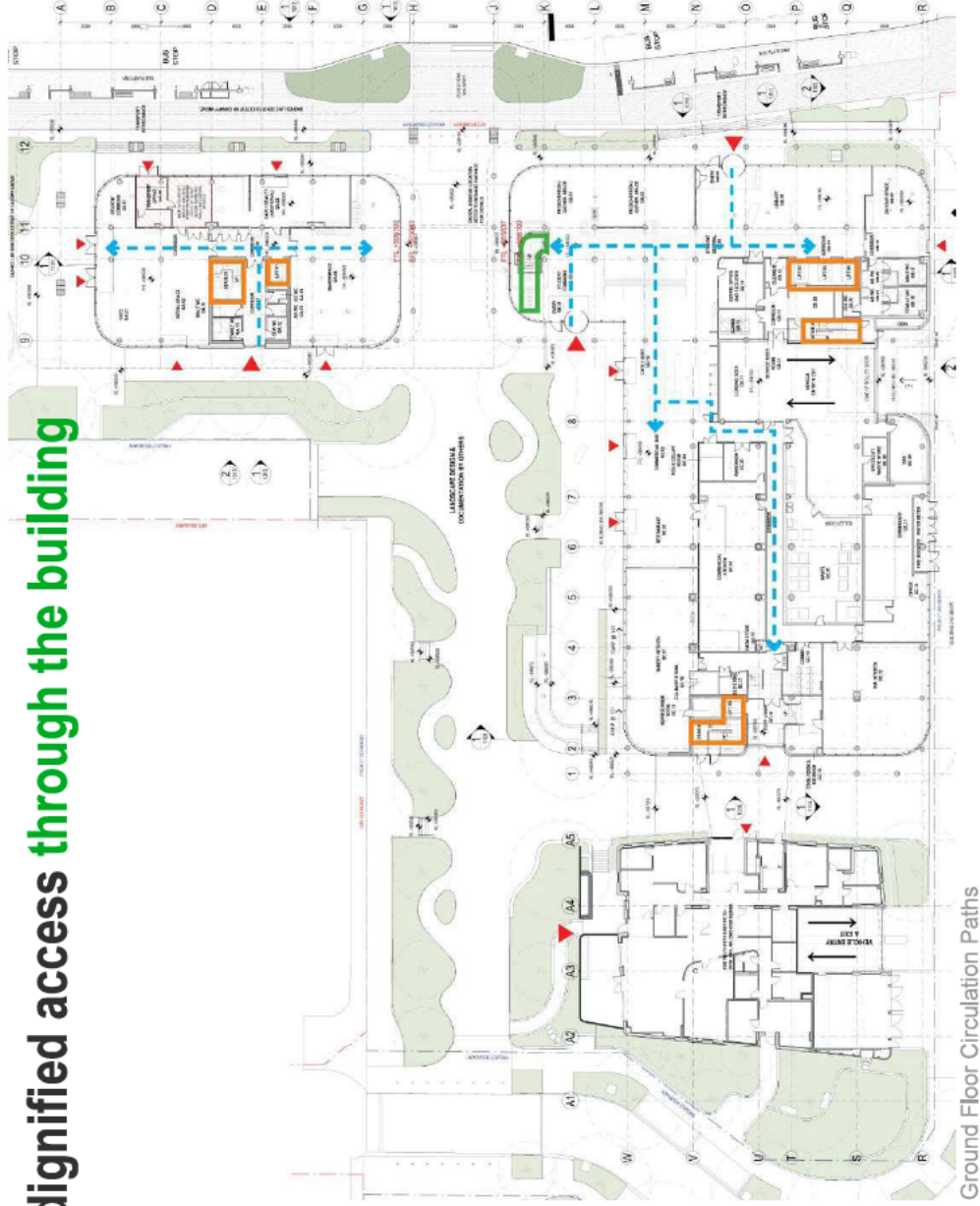


Through the
Building

A safe, equitable and dignified access through the building

LIFTS

- Passenger lifts serving all levels of the respective buildings are provided in Education Hub buildings.
- They are the principal form of connection between floors.
- There is a single passenger lift in Pod A, a bank of 3 in Pod B of the Education Hub and a single passenger lift in pod C.
- Lifts are designed to be accessibility compliant to AS1735 and AS1735.12.



Ground Floor Circulation Paths

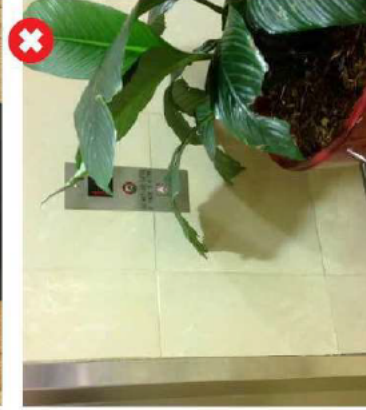
▭ CORES
- - - PEDESTRIAN ACCESS
▭ CENTRAL POD MAIN STAIR
▴ MAIN PEDESTRIAN ENTRY

A safe, equitable and dignified access through the building

LIFTS

Allowing people to independently and confidently find their location without getting lost or delayed;

- The lifts will be clearly signposted from the building entry, including Braille and Tactile indicators.
- External call buttons are located on the wall beside the doorway.
- Controls on the lift will include voice announcement and illuminated level indicator in the car.
- Control buttons are braille and tactile and include dual illumination.



A safe, equitable and dignified access through the building

DOORS / STEPS AND STAIRWAYS

Doors

- Doorways throughout the building are determined to be compliant to the requirements of AS1428.1 in respect of door hardware and clear door opening for accessible doorways.
- Circulation space on the inside and outside of doors on accessible paths have all been determined as compliant.
- Glass doors have visual indicator bands as required by part 7 of AS1428.1.

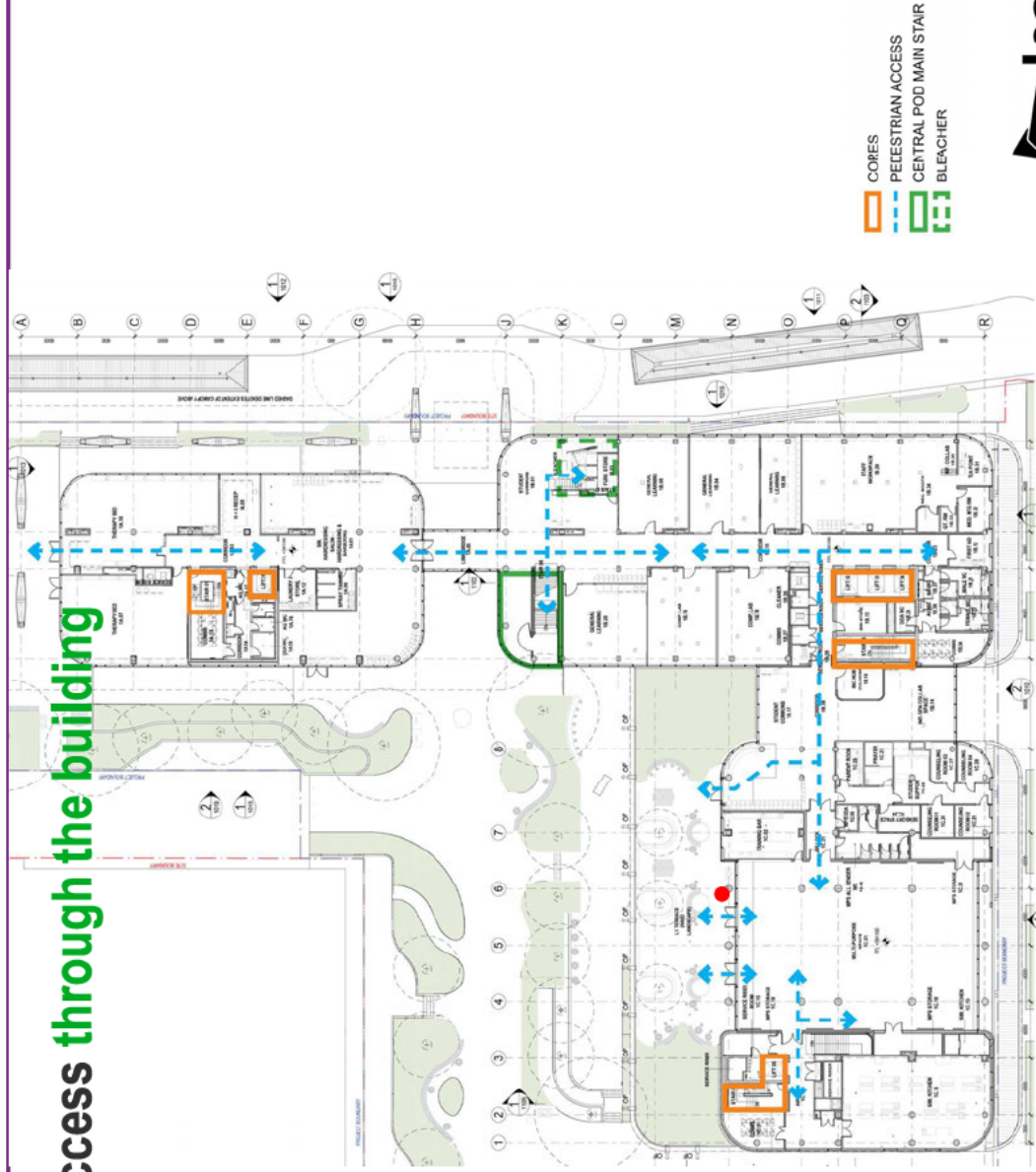
Steps and Stairways

- All stairs provided in the building have been reviewed and are compliant with the requirements of AS1428.1 in the provision of:
 - / Handrails and handrail extensions.
 - / Contrast non-slip nosings.
 - / Opaque risers.
 - / TGS1 (tactiles) as required.

A safe, equitable and dignified access through the building

ACCESSING OFFICE / TEACHING FLOORS

- Independent access from the central corridors is available to the lifts and thereby to all levels, teaching areas, offices, meeting rooms and function spaces of the building.
- There is a clear path of access through the building with wide and clear corridors. (all 3400mm wide in a north/south direction) allowing for the passage of wheelchairs without the stigmatisation of providing passing bays, which is required where the corridors are less than 1500mm.
- Access to L1 Terrace external teaching space is dignified by the introduction of an automated hinged door and bollards configured such that people approaching the door should not have to manoeuvre in an awkward way to use the access controls.

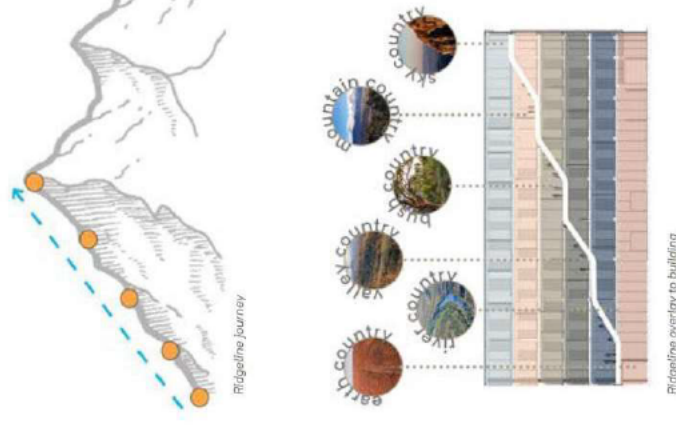


First Floor Circulation Paths

A safe, equitable and dignified access through the building

ACCESSING OFFICE / TEACHING FLOORS

- The wayfinding signage currently being developed will support the ease of movement of people through the building.
- There is a different colour palette for carpet on each floor which assists in orientation.
- The Ngunnawal Country - on which the building stands - showcases a variety of vegetation from the gullies to the ridges. The interior design expresses that variety of colour palettes and textures for each level assisting in navigating vertically through the building.
- Each of the six upper floors contains a colour palette relating to (from lower to higher): earth country, river country, valley country, bush country, mountain country, and sky country.
- This is particularly important to people with memory difficulties/learning disabilities.
- Carpets colours in the main corridors are a different colour to the adjacent rooms.



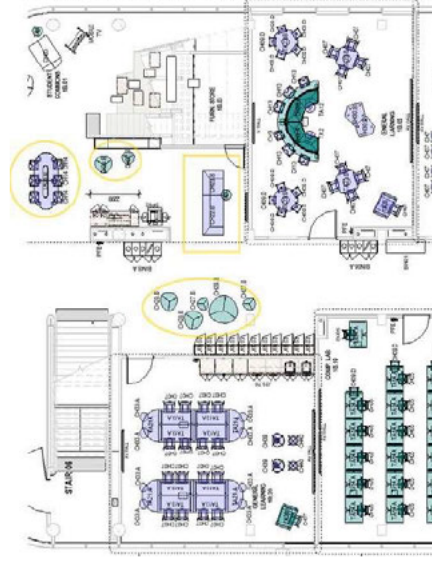
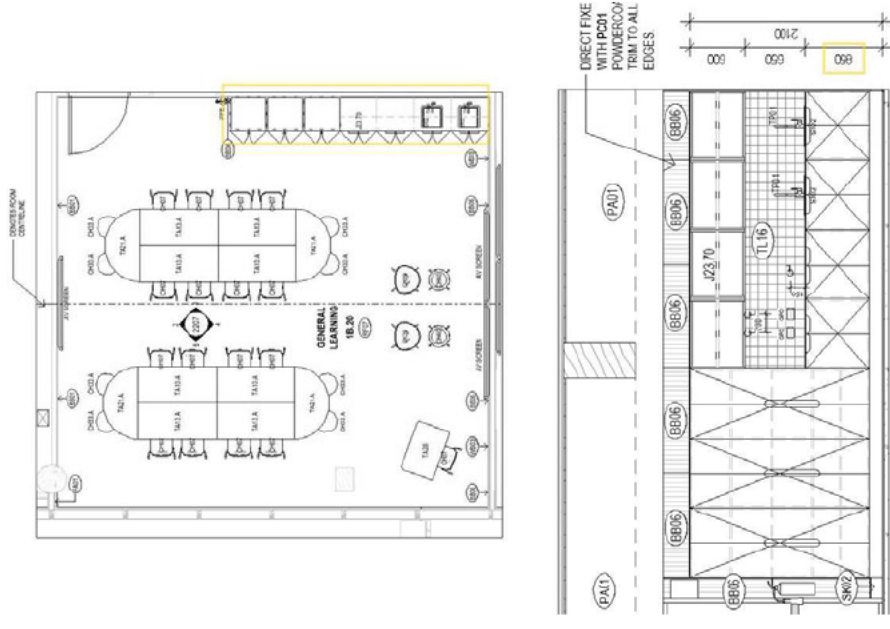
Material Palette in CIT across levels

A safe, equitable and dignified access through the building

STAFF SPACES / TEACHING SPACES / RECREATION SPACES

Loose Furniture, Workstations and Joinery Benches

- Loose furniture is movable to provide access circulation.
- Staff workstations will be equipped with adjustable ergonomic chairs, desks with computer height adjustable as well.
- Student work areas joinery bench heights are all 850mmH for accessibility.



Loose furniture moveable

General Learning Space - Joinery Bench

A safe, equitable and dignified access through the building

SPACE SPACES / TEACHING SPACES / RECREATION SPACES

Internal lighting

- The building has been designed with a high percentage of glazing on walls to provide good natural light levels internally.
- The lighting design is exceeding all minimum illuminance levels set out in relevant standards and specifications. These standards define a minimum level of illuminance for safe use and movement of the spaces for all, achieved by the use of efficient long life LED lighting fittings.
- During daylight hours all rooms are fitted with daylight sensors which will adjust the artificial lighting to make use of natural light when available.
- An area of transition lighting at the Entrances and Exits assist with adapting to differing light levels, these areas are brighter than the adjacent areas which allow the eyes to easily adapt from outside lighting levels.

A safe, equitable and dignified access through the building

EVACUATION

- Exit lights have been provided in accordance with relevant standards and Certifier's recommendations.

Evacuation Procedure

- Evacuation sequence will be a one-out-all-out sequence (ie: if there is an alarm on one floor, all other floors of that building will evacuate at the same time)
- CIT & the Youth Foyer will operate independently
 - An alarm in the Youth Foyer will initiate evacuation of the Youth Foyer only.
 - An alarm in the Basement will initiate evacuation of both CIT and Youth Foyer buildings
 - An alarm in CIT will initiate evacuation of CIT only

Evacuation Warnings

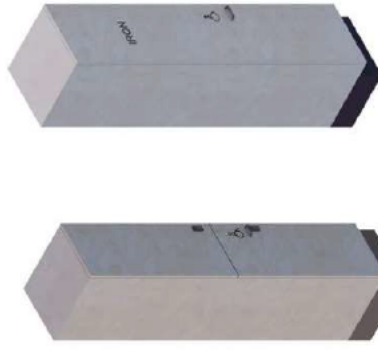
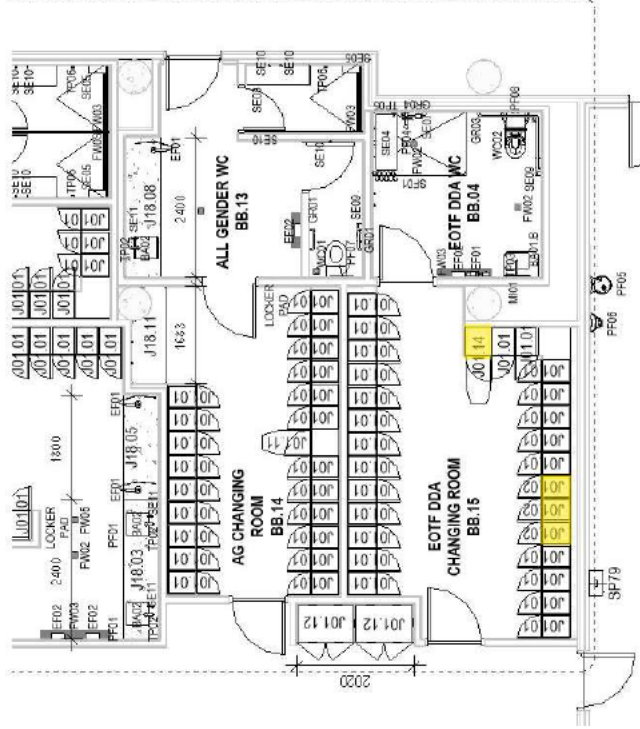
- Auditory speakers will be installed in every room throughout CIT and the Basement.
- Auditory speakers will be installed throughout all common spaces and corridors in the Youth Foyer.
- Auditory speakers will be installed in every bedroom/ study in the Youth Foyer.
- Auditory localised sounder base will be installed inside the entry of every unit in the Youth Foyer as part of the multi-criteria detectors.
- Visual Alarm Devices will be installed through the circulation spaces in the Basement, within accessible bathrooms and within areas required by AS1670.4 - 2018.
- Warden Intercommunication Points will be located in each emergency lift, in each lobby/ outside each fire stair on each floor to enable communication between occupants in the event of an emergency.

A safe, equitable and dignified access through the building

STORAGE AND UTILITIES

Lockers

- Lockers are provided in Staff, Change areas and Corridors.
- There is opportunity to assign lower-level locker spaces to those who require them.
- EOTF DDA Lockers have removable shelves + handle + signage to locker below for accessibility.
- EOTF DDA Ironing cabinet has handle + signage included for accessibility. The ironing board is fixed at 900mmH for compliance.



J01.02 - DDA locker

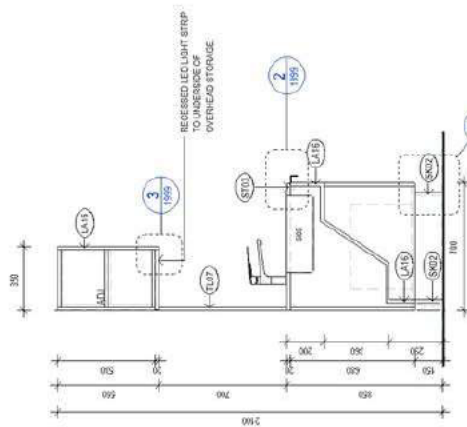
J01.14 - DDA Ironing Cupboard

Basement EOTF - DDA Lockers and Ironing Cupboard

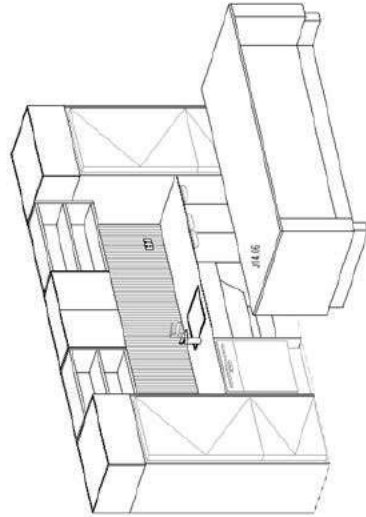
A safe, equitable and dignified access through the building

KITCHENS IN THE STAFF / COMMON AREAS

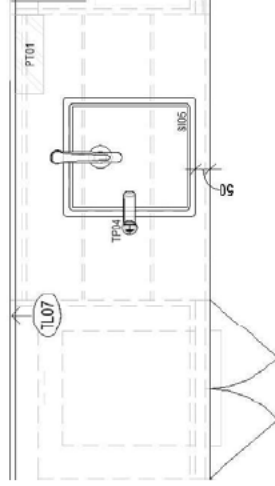
- Kichenettes and Tea Points throughout the project which are used by Staff or Students have been designed to provide in each room, an accessible sink and fixtures including knee space under bench and zip tap within 300mm reach.



7 TYP. SM. STAFF - SECTION
SCALE 1:20



1 J14.06 - L4 SM. STAFF KITCHENETTE - 3D
SCALE

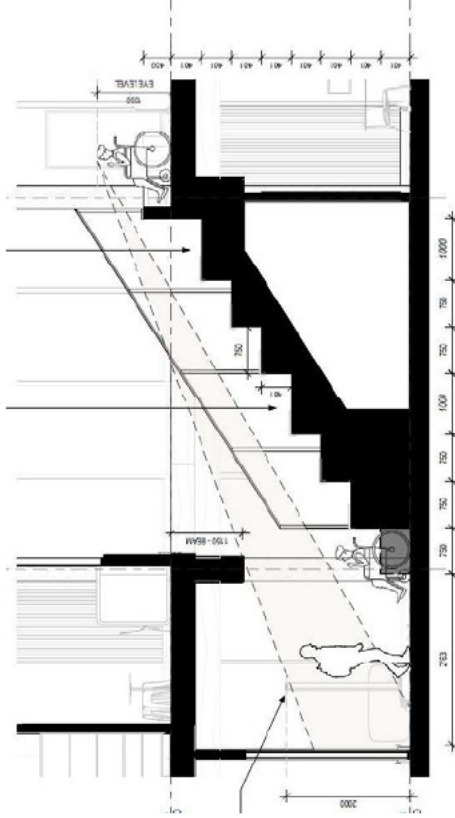


Level 4 Small Staff Kitchenette +
Wall Drinking and Refill Taps
installed throughout the building

A safe, equitable and dignified access through the building

BLEACHERS

- The current design provides equitable access at top and bottom of Bleachers.
- There is no specific code requirement to provide equitable access in two different locations. The design has gone above and beyond to provide a more inclusive design.



General section showing maintenance of sight line for all students



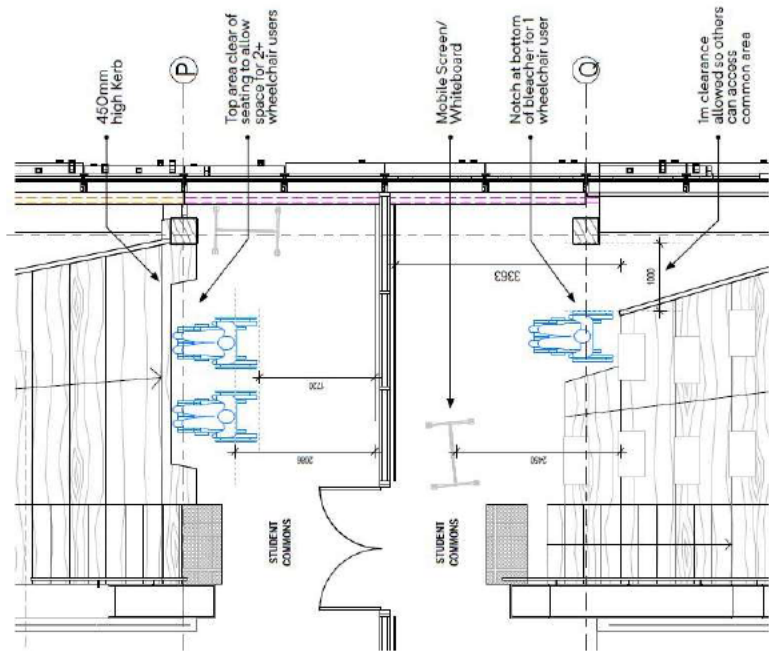
General view from Bottom of Bleachers with notch for 1 wheelchair user
+ Maintenance of 1m clearance so others can access common area

A safe, equitable and dignified access through the building

BLEACHERS



Top area clear of seating to allow space for 2 wheelchair users



Typical wheelchair seating arrangement at top and bottom of Bleachers

A safe, equitable and dignified access through the building

CORRIDOR ACTIVATION

- Main corridors (oriented North/South) are designed at a generous 3400mm width compared to typical education facilities at 2000mm. It allows for ample circulation, breakout zones and enhances the overall flow throughout the Campus.
- There are no complicated routes. Activated corridors also enable break away learning events outside the classroom and informal social connection between classes.
- Activated corridors create places of prospect and support easy wayfinding.
- The use of loose furniture encourages adaptable spaces that facilitate collaborative learning and promotes a sense of ownership and comfort.
- Overall, the generous design of these corridors creates a dynamic and adaptable environment, enhancing the overall experience for all students across the campus.

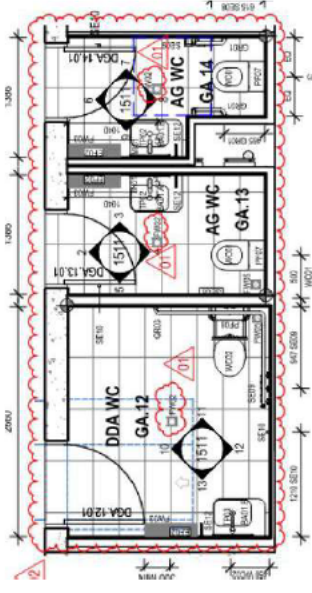


Level 05 pod A Breakout Zone

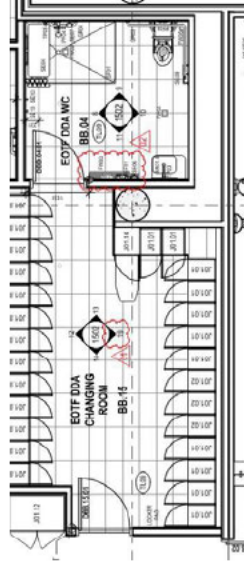
A safe, equitable and dignified level of inclusivity through the building

ACCESSIBLE TOILETS

- The CIT building has a generous provision of Designated Unisex Accessible Toilets which exceeds the NCC and Access Standards. It is often that only one or two spaces are provided.
- Designated Unisex Accessible Toilets (DUATs), are provided in each building zone and on all levels. The DUATs are most of the time co-located with other banks of Male and Female Toilets.
- There is also a DUAT Toilet and Shower provided in the End of Trip Facilities area at basement level.



Typical Unisex Accessible Layout – Pod A



EOTF DDA Layout - Basement

A safe, equitable and dignified level of inclusivity through the building

ALL GENDER TOILETS

Strategy

- The NCC and Access Standards do not currently prescribe any requirements for all Gender Toilets. The Education building includes the provision of all Gender Toilets and/or change facilities.

A lateral thinking approach has been used to provide a more inclusive environment:

- Instead of staff and student sanitary facilities being separated, certain sanitary facilities are usable by all building occupants regardless of sex or gender identification.
- All Gender Toilets are provided on all levels where there is a bank of toilets.



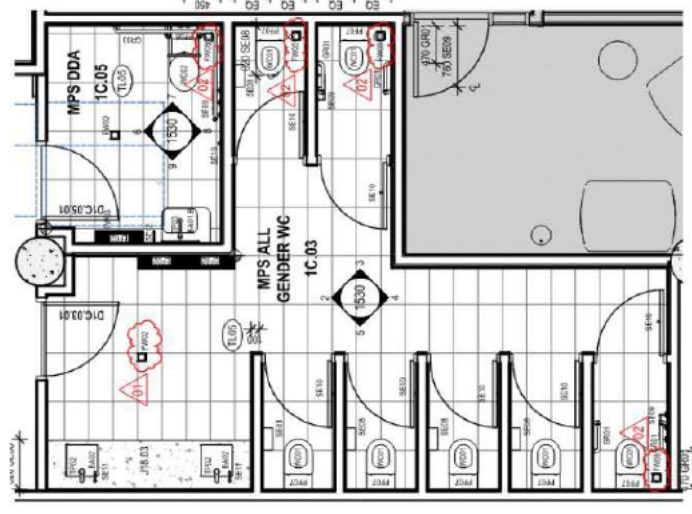
Typical All Gender Layout – Pod B
with bank of Female/Male and Unisex Accessible Toilets

A safe, equitable and dignified level of inclusivity through the building

ALL GENDER TOILETS

Distribution

- Predominantly situated within pod A and pod B cores across all levels.
- Additional sanitary provisions;
 1. on Level 1 adjacent to the Multi-Purpose Space (pod C), and
 2. on Level 2 as part of the Culinary change rooms (pod C), and
 3. as part of the basement End Of Trip Facilities.



Multi-Purpose Space Amenities Layout - Pod C

A safe, equitable and dignified level of inclusivity through the building

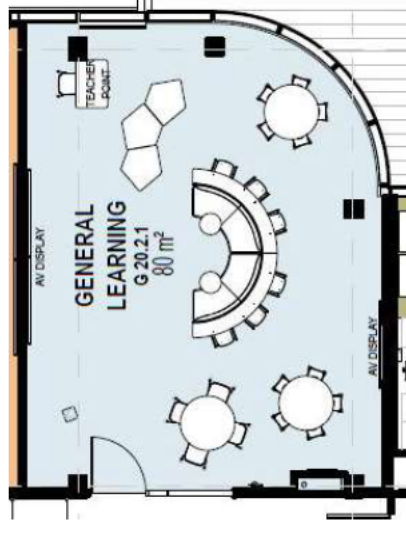
SUPPORTING PHYSICAL, EMOTIONAL AND SOCIAL WELL-BEING

Variety of Layouts

- The high variety of learning environments are aesthetically pleasing, welcoming and supporting the physical, emotional and social wellbeing of all students and staff including those with less physical ability.
- Specialist spaces are flexible, simple, uncluttered, so that learning can be a smooth experience for all.
- Provision of small group learning spaces while minimising hazards, security risks or behavioural triggers have all been considered.
- The clear organisation of function and activities visually and spatially separated, will allow for a seamless transition from one activity to the next, alleviating disruption and distraction.

Natural and Artificial Light

- Transparency of the façade across all levels assist in general orientation avoiding people to lose their natural sense of direction.
- Artificial lighting levels can be adjusted to create active and calm zones throughout the campus. The control of reflection, glare has been carefully considered.



A typical General Learning Space layout – Level 2

A safe, equitable and dignified level of inclusivity through the building

SUPPORTING PHYSICAL, EMOTIONAL AND SOCIAL WELL-BEING

Acoustics

- Acoustics is one of the most influential factors on behaviour. The very stringent acoustic requirements in this project will foster a calm atmosphere best-suited for autism-friendly learning environments or people with other sensory sensitivities .

Use of Timber and Finishes

- The natural structure of Cross Laminated Timber is simply expressed and students/staff will benefit from the physical and mental health opportunities of timber environments, such as an ability to focus with reduced anxiety and heart rates. (*Planet Ark's report / Wood - Nature Inspired Design*)
- Neutral and calming colours used across the building are best suited to respond and support a large range of students/staff and their needs.

**GRAY
PUKSAND**



A safe, equitable and dignified level of inclusivity through the building

SUPPORTING PHYSICAL, EMOTIONAL AND SOCIAL WELL-BEING

- The prayer room, sensory space and parents' room are located on Level 01 within the Student Services Hub and accessible by both Youth Foyer and Education Hub building patrons. Well connected to the rest of the amenities within the building, a private entry has been introduced to ensure a sense of privacy and safety without being completely isolated or segregated within the building.

Prayer Room

- Serves 1 person at a time with a dedicated ablutions and storage for items such as shoes. Accessed via a curtained off area to provide a peaceful environment for individuals of all faith and cultural background to engage in their spiritual activities.

Sensory Space

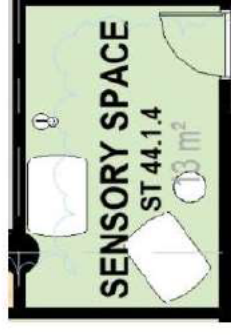
- Serves 1 student and 1 teacher. It features a calming and non-threatening environment for teachers to engage with students/staff without external stressors. This space will support individuals with sensory sensitivities, special needs or requiring reprieve from a challenging situation.

Parents Room

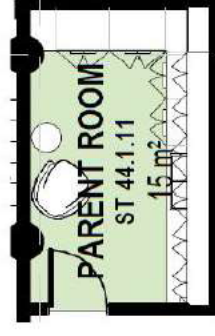
- Serve 1-2 people. It features all typical functions (armchair/change station, etc) and provides appropriate facilities for students and staff who are balancing their careers/work, studies and role as a parent or carer.



Prayer Room Layout



Sensory Space Layout



Parents Room Layout

Design For Dignity



Youth Foyer

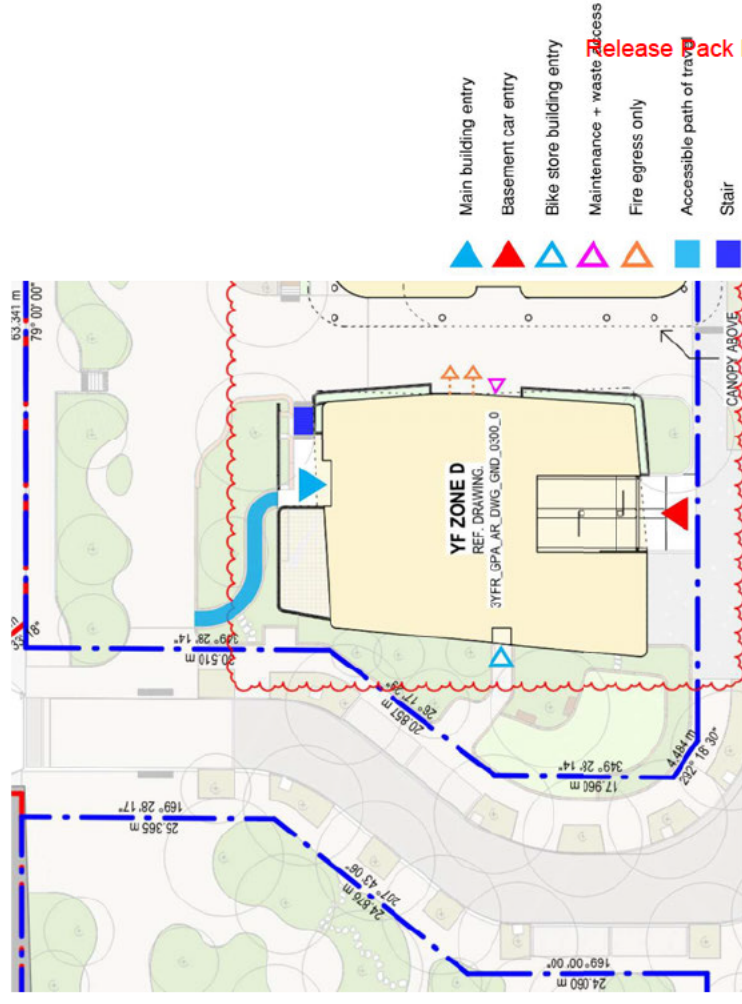
Overview

- The Youth Foyer is a 20-unit residential accommodation building designed to be an inclusive safe haven for youth from all cultures, backgrounds and upbringings specifically helping in the transitioning of at-risk youth to independence and integration into society, through support and educational programmes tailored to the needs of the students. It will support improved access to education at both Secondary and VET level for at-risk youth, helping them to realise their potential and ultimately avoid homelessness.
- The building is comprised of three levels + a roof top plant and basement parking:
 1. Basement: Lift lobby and access to 5 dedicated Youth Foyer parking spaces including 2 accessible parking spaces.
 2. Ground floor: Staff facilities, communal areas, meeting rooms and ancillary facilities such as bike store, bathrooms, bin room and cleaner store.
 3. Level 1: 9 studio units including 3 parent units, outdoor residential terrace, breakout space, communal laundry and services room.
 4. Level 2: 11 studio units including 2 accessible units, breakout space, communal laundry and services room.
 5. Roof level: Open air roof terrace accessed only by maintenance staff. Level houses all mechanical and hydraulic services.

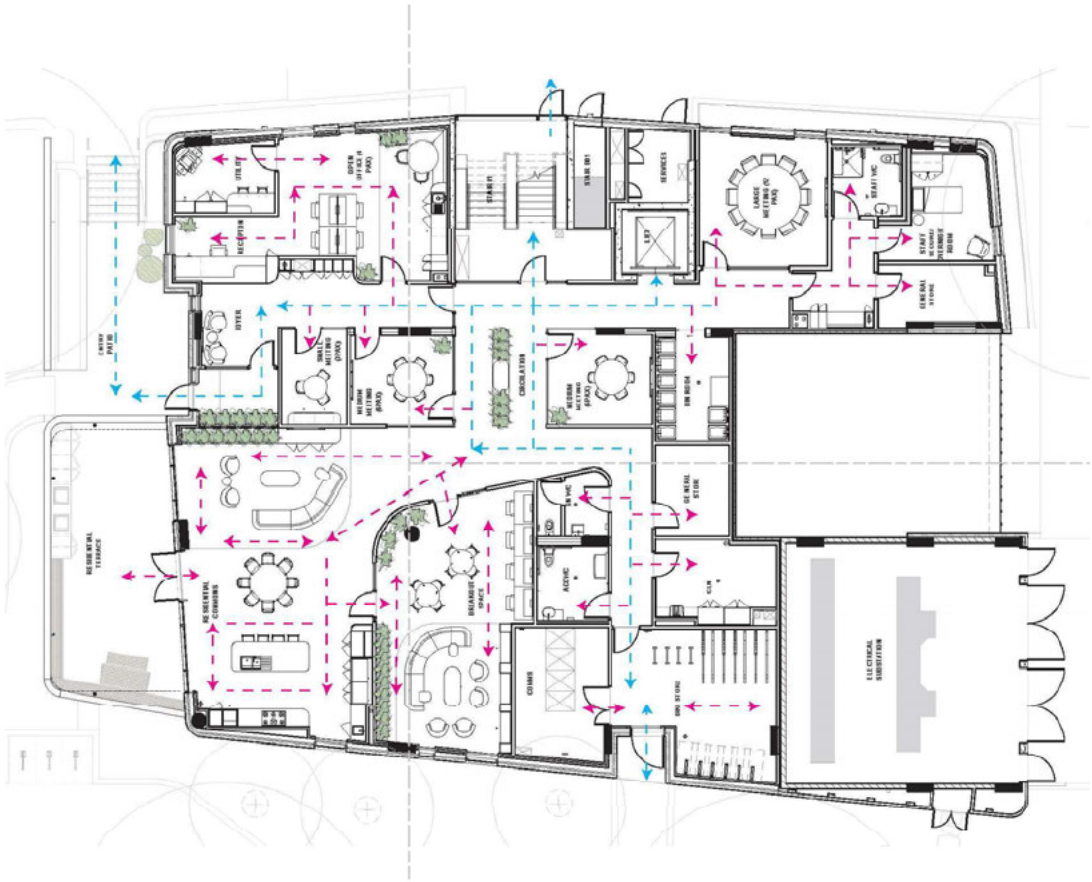
A safe, equitable and dignified access to the building

ACCESS, SAFETY + SECURITY

- Day-to-day access to the Youth Foyer is achieved by way of two methods;
 1. The first is access from the main Boulevard which provides an accessible, step-free path of travel and a small stair which both lead to the front door of the building.
 2. The second is a step-free path to the bike store for people who need to store their bike before entry to the building.
- There is also building access at three locations from the east laneway, two of which are fire egress – locked unless there is an active emergency; and the third is maintenance and waste access to the Youth Foyer, locked and only accessible by staff.
- The Youth Foyer also contains the basement access ramp, which is secured by boom gates and a roller shutter.
- The building is equipped with security cameras providing the necessary coverage to monitor the building both inside and outside.
- Included in the functional brief is a staff overnight room which provides opportunity for a staff member to stay within the facility overnight to provide additional surveillance and security outside of business hours.



Youth Foyer Ground Floor



- MAIN CIRCULATION
- SECONDARY CIRCULATION

Ground Floor Layout

Youth Foyer Level 1

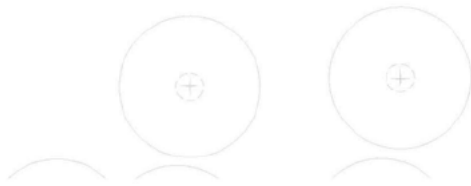
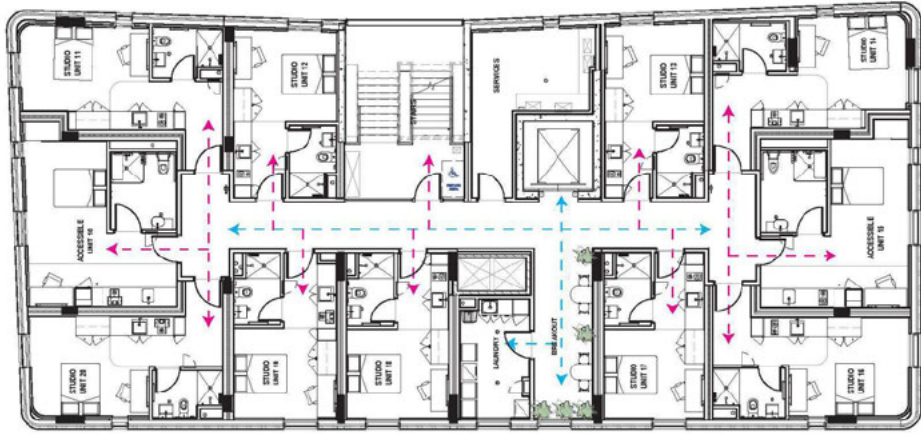
- MAIN CIRCULATION
- SECONDARY CIRCULATION



First Floor Layout

Youth Foyer Level 2

- MAIN CIRCULATION
- SECONDARY CIRCULATION

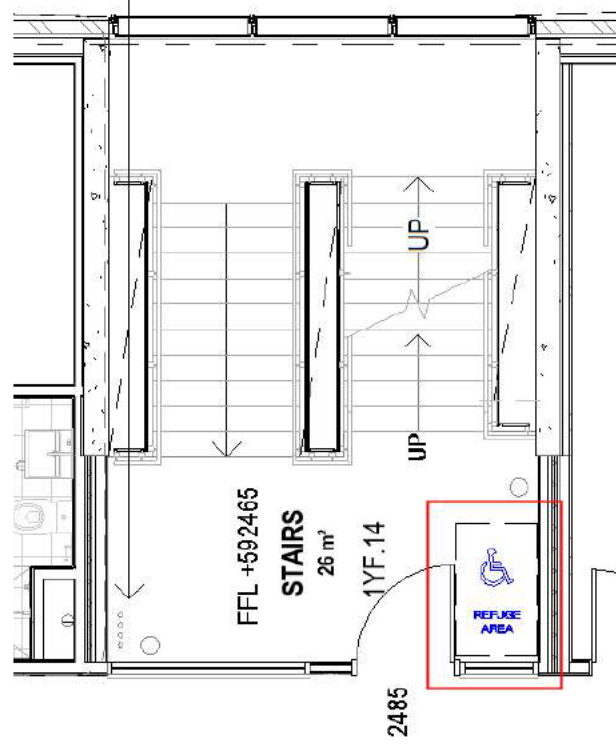


Second Floor Layout

A safe, equitable and dignified access through the building

FIRE STAIR REFUGE

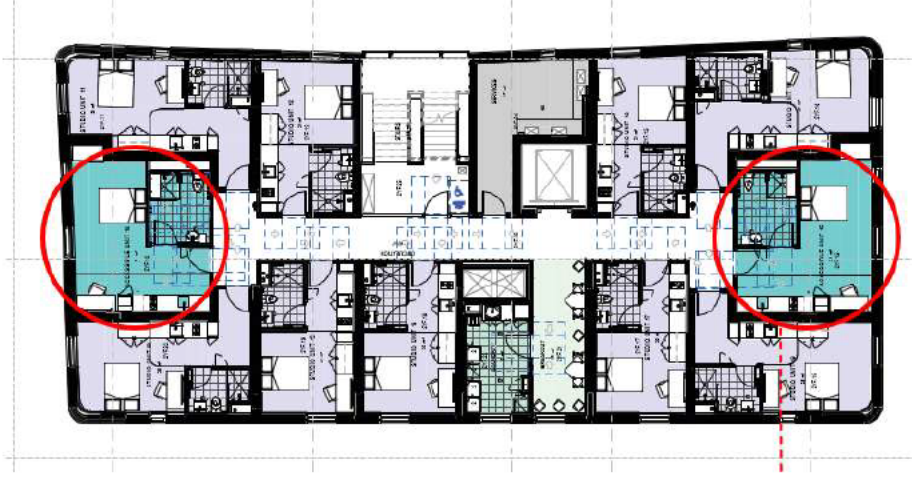
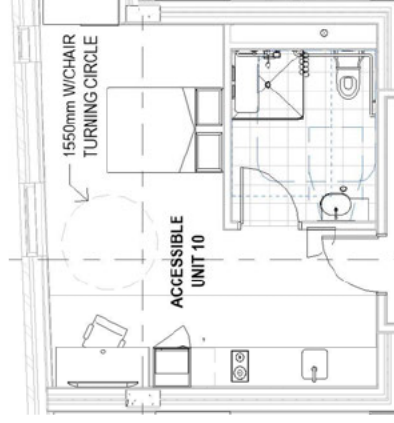
- NCC2022 does not have any requirements for the provision of fire refuges in a fire stair.
- In the Youth Foyer, a refuge area has been provided in the Fire Stairs. This enables someone to sit in a location outside the path of egress of the stairs and await assistance to evacuate. The decision to include this amenity in the Youth Foyer is that this is a residential facility where people are sleeping, and due to the possibility of an emergency occurring during night hours presents a risk where someone in a wheelchair may be less visible to other able-bodied people escaping in a hurry, resulting in a collision. Therefore, a refuge zone has been adopted to provide a safe space where someone in a wheelchair can stay while waiting for assistance and out of the way of the path of travel.
- This zone will be a painted zone on the floor, so it is clearly identifiable as a dedicated refuge zone.



A safe, equitable and dignified access through the building

ACCESSIBLE UNITS

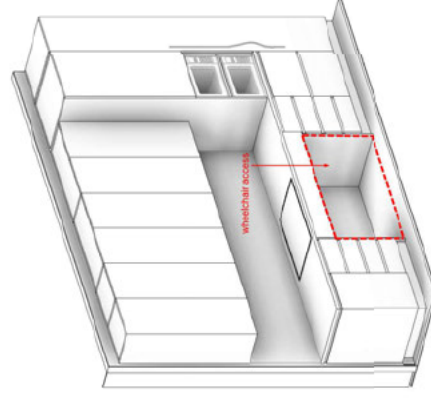
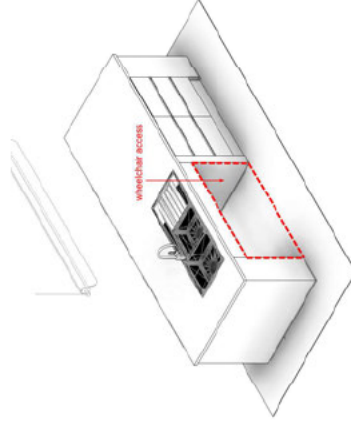
- NCC2022 requires the building to have 10% of the total number of units to be adaptable to comply with AS4299, in which case the Youth Foyer contains x2 of these units.
- While the standard does not require the units to be accessible when built, but rather have a modified design option which can be adapted to suit the needs of a future tenant who requires accessible facilities; the adaptable units will be built in the post-adapted form and be accessible from the beginning.
- The accessible units contain a full accessible kitchen, sufficient circulation space to manoeuvre a wheelchair and a full accessible bathroom. All of which comply with AS1428. There are x2 dedicated accessible car parking spaces in the basement for these units.



A safe, equitable and dignified access through the building

EQUITABLE ACCESS TO COMMON AREAS

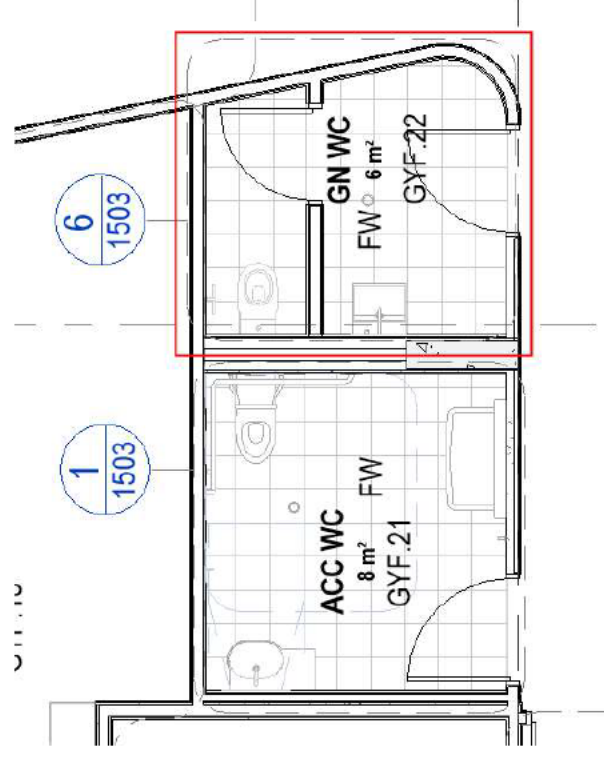
- Working in collaboration with the access consultant, we have ensured that the design allows for equitable access to all common areas throughout the building. This includes equitable access to the front reception desk, communal kitchen, a dedicated wheelchair waiting space in the foyer, and flush thresholds to building entries and outdoor terraces.



A safe, equitable and dignified level of inclusivity through the building

ALL GENDER BATHROOMS

- NCC2022 does not have any requirements for the provision of all gender bathrooms.
- In the Youth Foyer, an all-gender bathroom has been included on the ground floor for use by staff, residents and guests. This decision was made to increase the notion of inclusivity within the building.
- This bathroom is over and above the minimum bathroom requirements within the building.



A safe, equitable and dignified level of inclusivity through the building

PARENT UNITS

- NCC2022 does not have any requirements for the provision of parent units.
- In the Youth Foyer, x3 parent units have been included in the building which are all located on level 1. They are specifically designed to accommodate a single parent with a child who are in need of accommodation and education. These units have been modified from the standard studio unit by adding a small children's bedroom, a space for a washing machine and a bath within the bathroom.
- Each of these units have direct access to their own private section of the outdoor terrace which has some fixed outdoor furniture and outdoor play elements.



A safe, equitable and dignified level of inclusivity through the building

ARTWORK

- Artwork is proposed throughout several of the communal areas to the ground floor of the Youth Foyer as a means of better connecting to and engaging with the residents and staff of the building which ties in with the design language of having an urban identity.
- The proposed artwork will be a combination of natural elements upon entering the building to invoke calmness and wellbeing. The communal spaces will display artwork of a combination between urban-themed art and aboriginal-inspired art to promote growth, identity, independence and cultural Connection to Country.



COMMUNAL SPACES

- The communal spaces in the Youth Foyer – Residential Commons + Breakout Space – are designed to encourage collaboration and engagement between all residents and staff members by means of shared cooking facilities and grouped informal furniture for gathering.

A safe, equitable and dignified level of inclusivity through the building

CREATING A SENSE OF WELLBEING THROUGH FINISHES

- The Youth Foyer is designed to be a safe and welcoming place for its residents to learn and thrive. To achieve this, a sense of wellbeing needs to be created.
- This sense of wellbeing is achieved through the careful selection and consideration of the finishes and materials that promotes calmness and focus through a collection of soft-palette tones, rather than bright and harsh colours which may invoke erratic behaviour.
- There are 3 colour schemes that change across the building levels, all slightly different but with the same soft-toned palette and feeling of calmness.



Level 1 colour palette



Ground floor colour palette



Level 2 colour palette

Thank You