



PROJECT: CIT Woden, Youth Foyer and Urban Realm		PROJECT No: 22736
PROJECT ADDRESS: Callum Street, Phillip, ACT, 2606		
BLOCK: 1 & 4	SECTION: 35	DIVISION: Phillip
SCOPE: Disability Access Compliance of Project		
CLIENT: Lend Lease		

schedule 2.2(a)(ii)

Statement

I have reviewed the relevant IFC issue Architectural and Landscape documentation with respect to the access compliance of the project. In my professional opinion, the CIT Education Hub, Youth Foyer and Public Realm areas of the project with respect to access and mobility requirements, have been designed in accordance with and able to comply with the relevant requirements of the NCC 2022 Volume 1, and referenced applicable standards including:

- AS2890.6 – 2009 Off Street Parking for People with a disability
- AS1428.1 – 2009 Design for Access and Mobility: General requirements for Access – Building Works;
- AS1428.4.1 – Means to assist the orientation of people with vision impairment – Tactile Ground Surface indicators;
- AS1735.12 – Lifts Escalators and Moving Walkways – Facilities for persons with disabilities.

which were in force at the time the design was undertaken



schedule 2.2(a)(ii)

	20 January 2021
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schedule 2.2(a)(ii)

Re: Proposed CIT Woden & Youth Foyer - Access & Mobility

AFC Design Development Fitout

Project Location: Block: 4; Section: 35 Suburb: Phillip.

The ACT Government is investing in a purpose-built CIT campus, Youth Foyer in Woden, stimulating the local economy and supporting the revitalisation of the Woden Town Centre. This assessment relates to the access and mobility compliance of the overall design and fitout detailing of the Youth Foyer Building and CIT Education Building. Each building is documented as a separate package Architecturally and the following assessment looks at the building packages separately.

The drawings provided show a proficient level of compliance with the applicable parts of the National Construction Code 2022, and applicable referenced standards to the degree necessary for this stage. The AFC review has confirmed the design in the reviewed documents will achieve compliance in the fine details, elevation and section of elements in the fitout, fixtures and finishes.

In my opinion, in relation to Access and Mobility the CIT Woden Education building and Youth Foyer Building and Landscape packages as reviewed meet the requirements of the relevant parts of the National Construction Code 2022 (NCC 2022), as required by the project Brief.

PROVISION OF SERVICES

Review of Development Application drawings, in relation to:

- AS4299 – 2009 - Adaptable Housing (as applicable to the adaptable Units)
- AS2890.6 Off Street Parking for people with a Disability

- AS1428.4.1: 2009 - Design for Access and Mobility – Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators;

LEGISLATIVE FRAMEWORK

The assessment of the project for approval for construction will require compliance with the following Codes, Standards and Acts:

National Construction Code (NCC)

This is the overarching instrument for Building construction works approval. The NCC is broken into 2 parts, Building Code of Australia (BCA) and Plumbing Code. This project is subject to the requirements of the BCA Volume 1 for Class 2 – 9 Buildings. The current addition which applies to this project is 2022. For the purposes of the BCA assessment this project is deemed to be a mix of classifications:

- Youth Foyer - Class 3 – Accommodation.
- CIT Building - Class 9b Education. Part Class 6
- Basement - Both Buildings – Class 7a and 7b

The NCC/BCA is Performance Based, and each Part included Performance Requirements presented which are the general requirements which must be met in the project for compliance to be achieved. How the Performance Requirements are to be met is prescribed in the detail of the Deemed to Satisfy requirements. Where there is a departure from the Deemed to satisfy requirements, a Performance Solution can be prepared for consideration by the Building Certifier.

The NCC/BCA has limited provision for spaces in a building which are exempt from meeting the access provisions, and these are outlined in Clause D4D5. Spaces which are not required to be accessible are;

- a. An area where access would be inappropriate because of the particular purpose for which the area is used.
- b. An area that would pose a health or safety risk for people with a disability.
- c. Any path of travel providing access only to an area exempted by (a) or (b).

Disability (Access to Premises - Buildings) Standard 2010 (Premises Standard) -

The Premises Standard was one of a series of Access Standards developed by HREOC to prescribe minimum requirements for access to the built environment. They are now incorporated in the NCC/BCA (Principally Section D4). Compliance with the NCC/BCA will in most cases mean compliance has been achieved with the Premises Standard with respect to the accessibility of the built environment.

AS2890.6 – Off Street Parking

AS4299 – Adaptable Housing (for part of the Youth Foyer)

AS1735.12 – Lift Standard

Disability Discrimination Act 1992 (DDA)

This is an overarching Act which covers all areas of community, it is referenced in the Codes and Standards. There is a section within the Act (Section 23), which relates to Access to Buildings and the Premises Standards have been created under this Act.

The Act seeks to eliminate discrimination against people on the grounds of a disability. It requires that equitable dignified and safe access to and through a building be provided for a person with disability as it would for any user.

The DDA has a complaints-based enforcement mechanism where an individual who considers they have experienced discrimination may make representation to the Australian Human Rights and Equal Opportunities Commission for consideration and conciliation of their complaint. A process of conciliation would then be managed by HREOC between the complainant and the Building owner (in this case).

schedule 2.2(a)(ii)

DRAWINGS REVIEWED

The following assessment is based on the Architectural AFC Design Development Fitout issue drawings prepared by Gray Puksand Architects received 29 February 2024 and the AFC Landscape Documentation.

Woden Police Station (demolished).

The ACT Government is investing in a purpose-built CIT campus, Youth Foyer and new public transport interchange for Woden, stimulating the local economy and supporting the revitalisation of Canberra's southern hub, with new educational and community facilities to be built in a central, well-connected part of Woden complemented by a new public transport interchange.

The Education Hub including Youth Foyer and new transport interchange will be built on the site of the current Bus Interchange and the former Police Station. The current Interchange will be demolished to make way for the new facilities.

ASSESSMENT

The following tables assess the compliance of the current design documentation with the relevant parts of the NCC/BCA and applicable Referenced Standards.

The assessment covers the whole project.

Only parts relevant to this project are included in the assessment.

* C = *Complies*; NC = *Not Compliant*; ATC = *Able To Comply*

Item No:	BCA/Premises Standard/Australian Standard Requirement Overview	Status	Comments
NCC/BCA Part D Access and Egress			
NCC/BCA D3 Construction of Exits D3D22 Handrails	<p>(1) Except for handrails referred to in D2D23, and subject to (2) handrails must —</p> <p>(a) be located along at least one side of the ramp or flight; and</p> <p>(b) be located along each side if the total width of the stairway or ramp is 2 m or more; and</p> <p>(c) in a Class 9b building used as a primary school — N/A to this development</p> <p>(d) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and</p>	<i>Complies</i>	

	constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (1)(c)(ii).		
	(4) Handrails required to assist people with a disability must be provided in accordance with D4D4.	Complies	
D3D24 Doorways and doors	(1) A doorway in a resident use area of a Class 9c building must not be fitted with— (i) a sliding fire door; or (ii) a sliding smoke door; or (iii) a revolving door; or	Complies	<i>All doorways on escape paths are either hinged or auto sliding. Sliding Fire Doors are only provided between fire compartments.</i>
NCC/BCA Part D4 Access for People with a Disability			
NCC/BCA D4D2 General Building Access Requirements	SOU refers to Sole Occupancy Unit as defined in the NCC/BCA Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5. Which for Class 3 and 9c (as applicable) requires: Class 3 and 9c	Complies	<i>Access is available from the building entrance to all floors via lift or stairs. An accessible path of travel is provided to all SOU entrances for the Youth Foyer</i>
	Common Areas	Complies	
	From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy (SOU) units and to the entrance doorway of each sole-occupancy unit located on that level.	Complies	<i>Via a lift</i>
	To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing	Complies.	<i>Doors to common use rooms are shown to provide a minimum 850mm clear</i>

	<p>(a) to the entrance doorway of each sole-occupancy unit; and</p> <p>(b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</p>		<i>floors via lift or stairs.</i>
	Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.	<i>N/A</i>	<i>Only 2 Accessible SOUs provided in YF</i>
	(7) For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.	<i>Complies</i>	
	<p>(8) For a Class 9b building, access requirements are as follows:</p> <p>(a) Schools and early childhood centres — to and within all areas normally used by the occupants.</p> <p>(b) An assembly building, not being a school or early childhood centre — to and within —</p> <p>(i) wheelchair seating spaces provided in accordance with D4D10; and</p> <p>(ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.</p>	<i>Complies</i>	<i>Wheelchair seating spaces currently shown in Bleacher seating area</i>
	<p>In areas required to be accessible, the following is to be provided:</p> <p>Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1</p>	<i>Complies</i>	
	Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and	<i>ATC</i>	<i>Final review required of door schedule with door numbers on</i>

	Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1		<i>Schedules show compliant finishes</i>
	In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.	ATC	<i>Selection of switches still to be made</i>
NCC/BCA D4D3 Access to buildings	(1) An accessway must be provided to a building to be accessible - From the main points of a pedestrian entry at the allotment boundary; and From another accessible building connected by a pedestrian link; and From any required Accessible parking spaces on the allotment	<i>Complies</i>	<i>An accessible path is provided to all public pedestrian entrances</i>
	(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and; Not less than 50% of all pedestrian entrances and In a building with floor area over 500m ² , a pedestrian entry which is not accessible must not be located more than 50 metres from an Accessible entry.	<i>Complies</i>	<i>Access is available through the ground floor entrance of each building to a lift and stair lobby serving all levels.</i>
	(3) Where a pedestrian entrance required to be accessible has multiple doorways: if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible	<i>Complies</i>	<i>All pedestrian entrances are accessible as designed</i>

	<p>of the building; and the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and</p> <p>a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).</p>		
	(5) Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.	<i>Complies</i>	
NCC/BCA D4D4 Parts of buildings required to be accessible	Every Ramp (excluding fire-isolated ramp) to be compliant with Clause 10 of AS1428.1	<i>Complies</i>	
	(ii) Every Stairway (excluding fire-isolated stairway) is to be compliant with Clause 11 of AS1428.1	<i>Complies</i>	
	(iii) Every Fire-isolated Stairway is to be compliant with Clause 11.1 (f) and (g) of AS1428.1	<i>Complies</i>	<i>Nosings detail to be confirmed</i>
	Every passenger lift must be compliant with E3D7 and E3D8	<i>Complies</i>	
	<p>accessways must have—</p> <p>passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>turning spaces complying with AS 1428.1—</p> <p>within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>at maximum 20 m intervals along the accessway;</p>	<i>Complies</i>	<i>Corridors are generally sufficiently wide or straight, thus providing a direct line of sight.</i>

	<p>(m), (n) or (o) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>a passing space may serve as a turning space;</p> <p>It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals.</p> <p>Space required is width of 1540mm x 2070mm (in the direction of travel).</p>		<p>Corridors provide the required passing space.</p>
	<p>h) Carpet specifications</p> <p>Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.</p>	Complies	<p>The specification for the carpets have been reviewed</p>
<p>NCC/BCA Part D4D5 Exemption</p>	<p>The following areas are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>		<p>The following parts of the Buildings have been excluded from assessment: <i>Mechanical, Electrical and hydraulic services Plant and associated rooms (including maintenance - Offices); - Loading dock areas; Waste collection and storage areas</i></p>
<p>NCC/BCA D4D6 Accessible Carparking</p>	<p>(1) Accessible carparking spaces</p> <p>(a) subject to (b), must be provided in accordance with (2) in—</p>	Complies	



	<p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public;</p>		
	<p>(2) For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p> <p>Class 3</p> <p>the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of —accessible sole-occupancy units to the total number of sole-occupancy unit.</p> <p>For a residential part of a school,</p> <p>1 accessible space for every 100 carparking spaces or part thereof.</p> <p>Class 6</p> <p>with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof</p> <p>Class 9b</p> <p>For a school — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>For other assembly buildings—with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof</p> <p>Class 7a, 7b</p> <p>1 accessible space for every 100 carparking spaces or part thereof</p>	<p><i>Complies</i></p>	



<p>Signage</p>	<p>Identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets</p>		<p><i>proposed to be provided. Details not reviewed</i></p>
<p>NCC/BCA D4D8 Hearing augmentation</p>	<p>(1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(a) in a room in a Class 9b building; or</p> <p>(b) in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p> <p>(2) If a hearing augmentation system required by (1) is—</p> <p>(a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>(b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>(i) If the room accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, of 2 receivers, whichever is the greater; and</p> <p>(ii) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</p> <p>(iii) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver</p>	<p>ATC</p>	<p><i>Included in specialist consultant package.</i></p> <p><i>To be accessed after final install and commissioning</i></p>

	<p>thereof in excess of 2000 persons.</p> <p>(3) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.</p> <p>(4) 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.</p>		
<p>NCC/BCA D4D9 Tactile indicators (TGSIs)</p>	<p>Tactile indicators (TGSIs)</p> <p>TGSIs are required for this development when approaching;</p> <p>(a) Stairways other than fire-isolated stairways and stairways</p> <p>(d) Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)</p> <p>(e) Under an overhead obstruction of <2M</p> <p>(i) if no barrier is provided</p> <p>(ii) When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)</p> <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p>	<p><i>Complies</i></p>	<p><i>TGSI are provided at stairs as required</i></p>
<p>NCC/BCA D4D10 Wheelchair seating spaces in Class 9b Assembly Buildings</p>	<p>Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:</p> <p>The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.</p> <p>In a cinema—</p>	<p><i>Complies</i></p>	<p><i>Wheelchair seating positions provided at the top and bottom of bleachers</i></p>

	must be located in rows other than the front row of seats.		
NCC/BCA D4D12 Limitations on Ramps	<p>On an Accessway –</p> <p>A series of connecting ramps cannot have a vertical height of 3.6M</p> <p>A landing for a step ramp cannot overlap a landing for another ramp</p>	N/A	<i>There are no ramps where these conditions exist.</i>
NCC/BCA D4D13 Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Complies	<i>Visual Indicators are shown on doors and glazing</i>
NCC/BCA Part E Lift Installations			
NCC/BCA E3A8 Passenger Lifts	In an accessible building, every passenger lift must have the following features where applicable. (only those applicable to this development are listed below)	ATC	<i>Lift Shop drawings reviewed. Clarification required on controls locations</i>
	<p>(b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.</p> <p>(c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.</p> <p>(e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.</p> <p>(f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</p> <p>(g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.</p> <p>(h) Lift car and landing control buttons complying with AS 1735.12 for all lifts</p>	<p>Complies</p> <p>ATC</p>	<i>Shop drawings to be reviewed</i>



	<p>stops; and</p> <p>(ii)audible and visual indication at each lift landing to indicate the arrival of the lift car; and</p> <p>(iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.</p>		
NCC/BCA Part F Accessible Sanitary Facilities			
<p>NCC/BCA F4D5 Accessible sanitary facilities</p>	<p>In a building required to be accessible -</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</p> <p>(b) accessible unisex showers must be provided in accordance with F4D7; and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p>	<p><i>Complies</i></p>	<p><i>Provided as required</i></p> <p><i>Provided in both buildings</i></p>

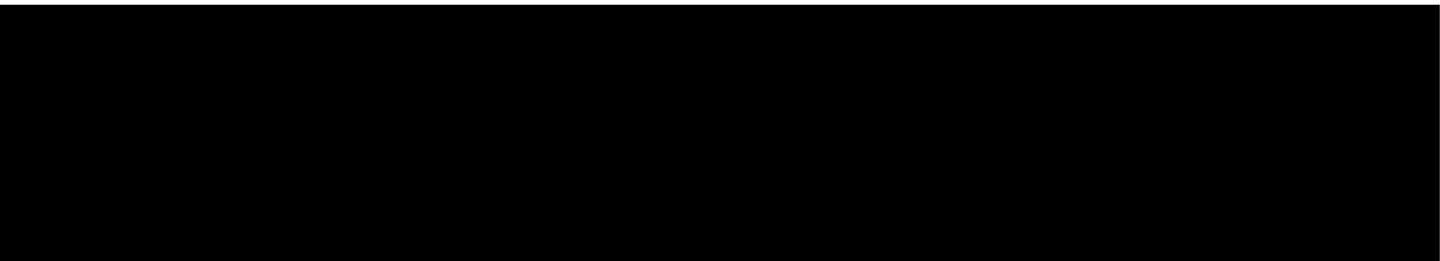


	<p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>		
	<p>F4D6 Accessible Unisex sanitary</p> <p>The relevant sections of this part relating the classifications in this development are presented below.</p> <p>(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(b)For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>(d)For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—</p> <p>(i) 1 on every storey containing sanitary compartments; and compartments, at not less than 50% of those banks.</p> <p>compartments, not less than 1. where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks</p>	<p><i>Complies</i></p>	<p><i>Provided</i></p>

CLARIFICATION ITEMS

The following areas were identified as needing care during construction to ensure compliance of the documentation is achieved in the construction:

- Confirmation required that the wall finishes and paint colours meet the luminance contrast requirements of AS1428.1. This particularly relates to the door / door frame to wall finishes contrast in all areas.



workshops should have one section of easily removable cupboard 800mm wide for access compliance.

1.0 YOUTH FOYER - AS4299 – 1995 Compliance –


- 1) Siting – Accessible Path of Travel to entries – Provided as an accessible path to the building and then the internal corridors and lifts are compliant.
- 2) Lighting – lighting is not shown on the drawings provided however should be able to be provided to the driveway and entrances to comply to the Code. There is compliant lighting within the building to the Room entrances,
- 3) Letterbox – located in Reception area.
- 4) Carparking: is provided in the basement as designated parking for the Youth Foyer. There are two Designated Accessible Spaces provided.
- 5) Accessible Entry – The building and Adaptable Room entrances comply with the requirements in all respects. Flush thresholds to all entrances are required and able to be provided in the detailed design. These will need to comply to AS1428.1.
- 6) Bathrooms and Kitchens – The Kitchen layout shown is post adaption and is compliant to AS4299 to the degree necessary for these units. There is no oven proposed for the units, only a microwave which is located at bench level.

Bathroom layout shown to the Ensuite is a post compliant fixture layout and shows a compliant Plan layout.

- 7) Circulation – Able to comply. See comments above.

AS1428.1 – 2009 Compliance

The general arrangement of both of the building as per the plans, elevations, details and schedules provided is generally able to comply with the requirements of AS1428.1



The following section of the report reviews design for the CIT Campus Education Building and Youth Foyer against the relevant elements of the *Design for Dignity Guidelines* (2015 V1). The analysis is intended to demonstrate whether the design has incorporated the objectives of the guidelines to provide an inclusive place where people of all abilities can engage with in a seamless manner with equity and dignity. The headings used are those from the functional elements described in the *Design for Dignity Guidelines* for clarity. In some sections they have been adapted to suite the specific nature / amenity of the project.

The assessment is limited to the physical environment of each element. The Design guidelines mention some management related issues such as staff disability awareness training. This is not part of the design brief and therefore unable to be commented on.

GETTING THERE

The development is located adjacent to the Woden Transport interchange which will be constructed concurrently with the CIT development. There is a clear path of travel from the interchange to the main entrances of the CIT and youth Foyer.

The development is located within the Woden Town Centre and there is a network of footpaths from the Woden Plaza Shopping Centre, adjacent multi level carpark (which includes a row of designated accessible parking spaces on the side closest to CIT), and surrounding streets which lead to the Plaza of CIT and then to the building entrances. The pedestrian linkage to the plaza is being enhanced in the design.

There is a Taxi rank adjacent to the Woden Plaza to the southwest of the Youth Foyer. The footpath network from the Taxis to the Main Plaza is accessible.

All accessways are compliant to pedestrian, mobility scooter, vision impaired or wheelchair and mobility device users.

GUIDANCE

A Wayfinding design specialist has been engaged to develop the Wayfinding system and signage throughout the internal and external areas of the project site.

We have not as yet reviewed the final design.

ENTRANCES

All of the public and staff pedestrian entrances to the building are accessible to all users, step free and compliant. There are revolving doors on two entrances. These have a hinged or sliding door adjacent for access. Most principal entrances to the building are automated sliding doors.

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.

TGSI where applicable for hazard and directional. In some situations, so as to reduce confusion and the excessive use of TGSI, shorelining using building edges or hard landscaping cues have been used.

Lighting has been design to meet the requirements of the relevant Australian Standards for external pedestrian areas and interiors

Installations such as bins and seats have been kept to the edges of accessways. In some locations such as near roadways they have been placed intentionally as barriers to prevent people walking into traffic or crossing at the wrong place.

There is a different colour palette for carpet on each floor which assists in orientation. Carpets are a relatively plain (not highly patterned) and have not specifically been incorporated into wayfinding.

LIFTS

Passenger lifts serving all levels of the respective buildings are provided in the Youth Foyer and education Hub buildings. There is a single passenger lift in the North wing and a bank of 3 in the South Wing of the Education Hub. Lifts are designed to be accessibility compliant to AS1735 and AS1735.12. 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.

ACCESSING OFFICE / TEACHING FLOORS

Access is available to the buildings at ground level from the Boulevard and street frontages. There is a clear path of access through the building with wide and clear corridors. Access from the central corridors is available to the lifts and thereby to all levels and areas of the buildings. Independent access is possible to all teaching areas, offices, meeting rooms and Function spaces.

The wayfinding signage will support the ease of movement of people through the buildings.

All doorways in accessways are compliant and independently usable. Main entrance doors are automated.

There is a different colour palette for carpet on each floor which assists in orientation. Carpets colours in the main corridors are a different colour to the adjacent rooms.

DOORS

Doorways throughout the building have been reviewed by the Access consultant and determined to be compliant to the requirements of AS12428.1 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. Some rooms with loose furniture such as small meeting rooms / teaching spaces are tight as shown graphically on the drawings however the final arrangement can in practice be adjusted to provide the required accessibility.

by part 7 of AS1428.1

STEPS AND STAIRWAYS

There is only one circulation stair provided in the building which is located in South wing. The stairs have been reviewed and are compliant with the requirements of AS1428.1 in the provision of:

- Handrails and handrail extensions
- Contrast non slip nosing's
- Opaque risers
- TGSi as required

Lifts are provided in all areas as the principal form of connection between floors.

MEETING ROOMS / TEACHING SPACES / RECREATION SPACES

Loose furniture is provided to meet client requirements and is movable to provide access circulation. Allocation of workstations will be managed by CIT.

Student Work areas have a range of bench and workbench heights and designs to suit the subject matter. The Joinery drawings show that these provide accessible heights and accessible knee spaces to the range of seated work areas.

Function areas are accessible to the public. The layout and type of furniture will vary depending on the event being held so was not assessed.

Hearing Augmentation has been provided throughout the CIT Buildings where required by NCC 2022 and as required specifically by CIT. It is believed that Appropriate signage is to be installed.


Artificial lighting levels in Offices, work areas and Function spaces have been designed to meet the Australian Standards. The building has been designed with a high percentage of glazing on walls to provide good natural light levels internally.

STORAGE AND UTILITIES

A range of storage amenities is provided. Half height storage is provided for staff so it can be accessed by someone using a wheelchair.

Utility areas are accessible and have a wheelchair accessible space in the workbench.

Lockers are provided in Staff and Change areas and there is the opportunity to assign lower-level locker spaces to those who require them.



All Gender Toilets and shower / change facilities are provided on all levels where there is a bank of toilets. There are also All Gender Facilities in the End of Trip Facilities

KITCHENS IN THE OFFICES /COMMON AREAS

Kitchenettes and Tea Points throughout the project which are used by Staff or Students have been designed to provide an accessible sink and workspace (including knee space under bench), in each room.

EVACUATION

The Fire Stair in the Youth Foyer provides a fire refuge area for people with a mobility impairment to wait for rescue during an evacuation.

Illuminated exit signs will be provided directing to Fire Stairs and exits.

An audible emergency evacuation system will be installed.



Education Hub Building,

Youth Foyer

Plaza and Terrace Landscape areas

Thank you for the opportunity to provide comment on this project.

Yours faithfully,

schedule 2.2(a)(ii)

Architecture

Interiors

Access

Heritage

6 May 2025

schedule 2.2(a)(ii)

Thank you for the information and phone discussion this morning.

We consider the installation of controls at the entry points to be compliant with the requirements of NCC 2022 and AS1428.5 as relates to provision of Hearing Augmentation. There is no specific requirement in either of these documents requiring hearing augmentation for an external entry point audio connection.

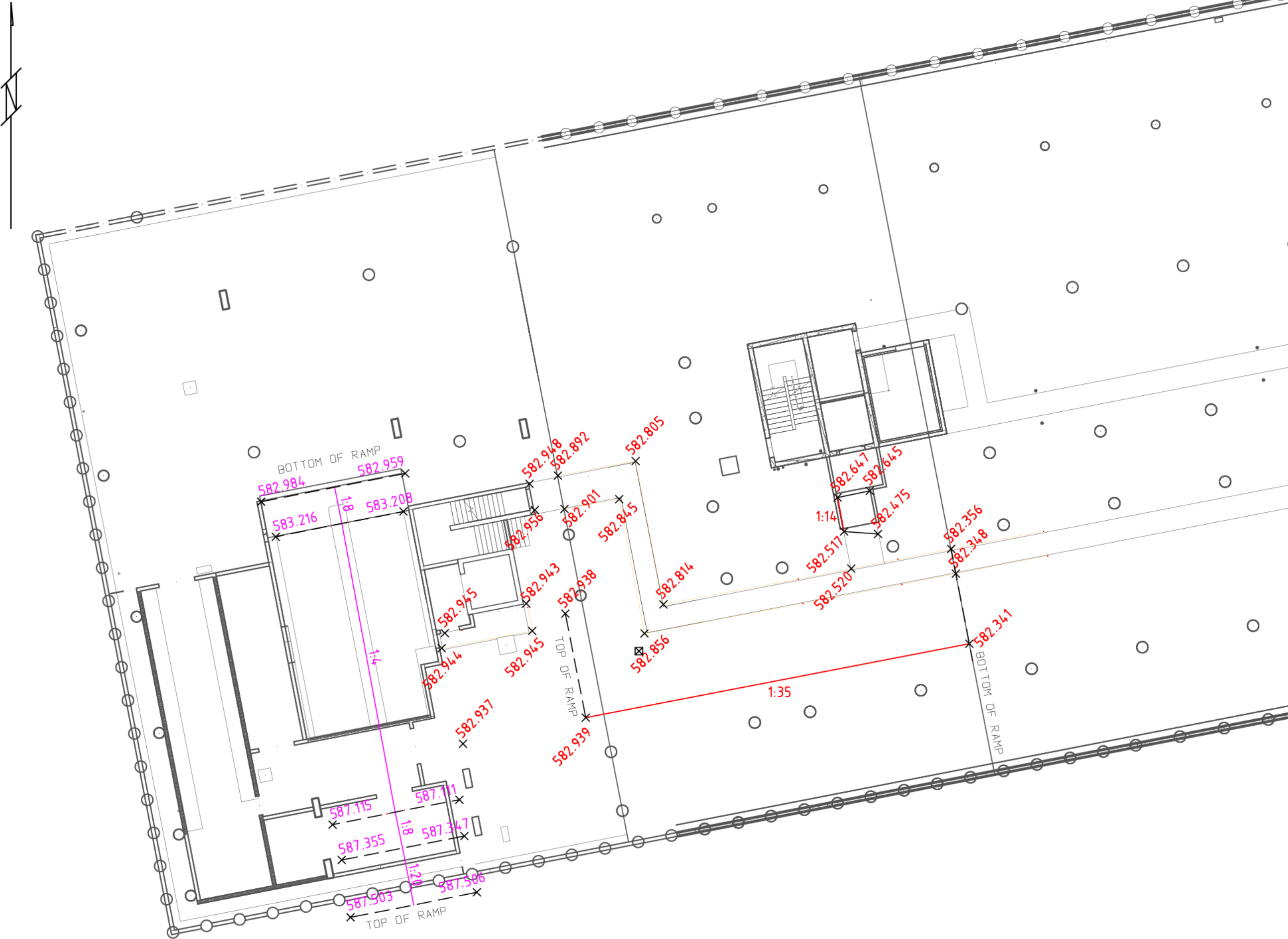
The advice ^{schedule 2.2(a)(ii)} confirms our understanding that this is a compliant installation, as found in a range of similar building types to CIT.

Yours faithfully,

schedule 2.2(a)(ii)

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*SQC Group acknowledge the Ngunnawal people who are the Traditional Custodians of this land and pay our respect to the Elders of the Ngunnawal Nation past, present and emerging.
We extend this respect to all Aboriginal and Torres Strait Islander peoples today.*



REV.	DATE	DESCRIPTION
A	2/04/25	INITIAL RELEASE



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 FYSHWICK, ACT
 BATEMANS BAY, NSW

SURVEY	DATE
L.B	01/04/2025
DRAWN	DATE
L.B	01/04/2025
REVIEWED	DATE
S.H	02/04/2025

SURVEYOR REGISTERED UNDER THE SURVEYING Act 2007 (ACT)

CLIENT
LENLEASE

DRAWING TITLE
BASEMENT GRADES

PROJECT
CIT WODEN

DRAWING NUMBER	REV.
03476-56-RPT	A
CO-ORDINATE DATUM	SCALE
ACT GRID	1:200
HEIGHT DATUM	SIZE
AHD71	A3

File Reference
 03476-56-RPT-A-250401.dwg