

18 December 2017

RPAC St Catherine's School

S96 Access Report

Methodology

This Access Australia (AA) Access Report relates to instructions and documents received to date from Sandrick and Mayoh Architects (Mayoh) regarding Proposed Stage 1 Redevelopment (Research, Performing Arts and Aquatic Centre) at St Catherine's School, 26 Albion St Waverley.

This Report should be read in conjunction with previous AA Access Report and recommendations for St Catherine's School.

AA reports and recommendations relate to the 2010 DDA Access to Premises Standard (APS) as amended, the BCA and applicable local authority access requirements. The intent of the APS is to harmonise BCA access provisions with the complaints based DDA.

Access provisions are to comply with relevant Australian Standards, including current AS1428.1 - 2009, AS1428.2 - 1992, AS1428.4 - 2009, AS1735.12 - 1999, AS2890.6 - 2007 and Waverley Council (WC) access requirements as applicable.

DDA complaints can be lodged in relation to existing and or proposed buildings and services. Accordingly, AA provides a risk management approach, and recommends access modifications / retrofit to existing premises in conjunction with accessible new works and services.

AA directors are members of the ACAA (Association of Consultants in Access Australia).

Scope

AA scope includes access reviews and reports at design development, CC and detailed design stages – and access advice and site inspections to completion.

This AA S96 Access Report provides a review of access related changes in relation to DA conditions, BCA compliance, performance solutions as applicable and APS requirements. AA requirements and best practice recommendations are provided. Documents provided include plans and details received to date, and Advance Building Approvals (ABA) report.

BCA compliance

ABA BCA clause related requirements and status include

- D3.2 Review access to Level 6 research centre and auditorium gallery
- D3.3 Confirm lift access to pool, auditorium seating, orchestra pit and corridor to dressing rooms
- D3.4 Access not required to commercial kitchen and storage areas
- D3.5 Carparking complies subject to overhead clearances
- D3.6 Signage to identify accessible facilities and services
To be resolved at documentation stage
- D3.7 Hearing augmentation to comply
- D3.8 Tactile indicators to comply
- D3.9 Auditorium number of wheelchair spaces complies. Spaces are provided in stalls and gallery. Provision is considered representative
- D3.10 Swimming pool access. Ramp/crane not shown. Access is required to 2m deep 12 lane pool as perimeter is 110m±. Learn to swim pool perimeter is 50m± and 0.8m to 1.2m deep. *To be resolved at documentation stage*
- D3.11 Ramps. Provide details of ramps including complying tactiles, handrails and kerbs. *To be resolved at documentation stage*
- Spec D3.6 Confirm any specific wayfinding requirements.
To be resolved at documentation stage
- Spec D3.10 Accessible water entry/exit for swimming pools to comply
To be resolved at documentation stage

Access assessment & criteria

Level 1 96A100 B

Pool plant room, pump room, and switch & comms rooms

Car parking and bike store at RL 72.250 at grated drain at base of vehicle ramp.

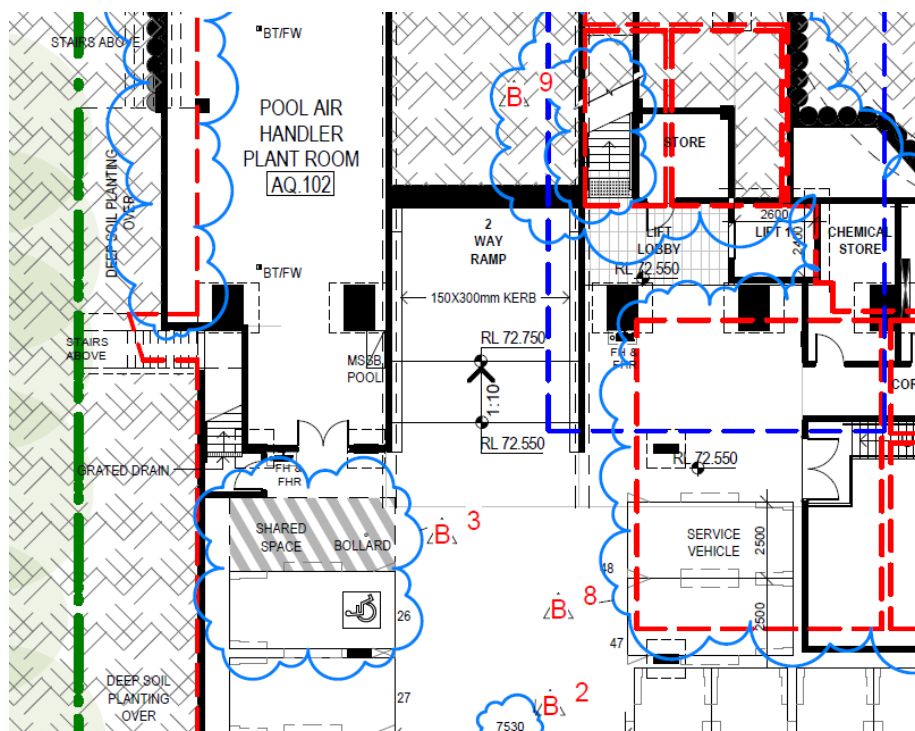
23 cars including 1 accessible space #26, shared zone, overall width 5100.

Lift 1 lift lobby RL 72.050.

Stair 5 tactile indicators at base.

S96 changes

1. CHANGE TO CARPARK RL FROM RL 73.100 TO 72.550 TO ALLOW FOR MINIMUM CLEAR HEIGHTS FOR ACCESIBLE PARKING, POOL STRUCTURE & SERVICES.
3. RELOCATION OF ACCESIBLE CARPARK TO BE CLOSER TO LIFT.
11. CHANGE TO EXISTING PARKING RL TO ALLOW FOR MINIMUM ENTRY HEIGHT CLEARANCE OF 2200mm AFFL. TO EXISTING AND NEW PARKING AREAS.



Relocation of accessible parking

Level 1	Access criteria APS, BCA & Standards
Path of travel (POT) Entries, signage & doors	Provide accessible POTs between carpark and main entrances, consistent signage, and minimum 850 doors with complying nibs and circulation
Stairs, ramps, bollards	Stairs, ramps and walkways to comply with AS1428.1-2009. Provide complying kerb ramps and bollards with minimum 30% luminance contrast between bollards and background Automatic entry doors to include continuous decals 75mm± and 900 to 1000mm high with minimum 30% luminance contrast between decals and background
Accessible parking	Provide accessible parking complying with the BCA and AS2890.6-2009 including minimum 2.4m wide accessible parking spaces with adjacent 2.4m wide shared spaces Provide maximum 1:40 cross fall, minimum 2.2m driveway height, minimum 2.5m parking space height. Install ISA (International Symbol of Access) ground and vertical signage and accessible POT
Signage	Install consistent and accessible identifying signage to each parking level with minimum 30% luminance contrast between signage and background
Passenger lifts	Passenger lifts to provide complying circulation space, minimum 900 wide door and 1400 x 1600 car size, Braille & tactile controls 990 to 1200 high, handrails and audio announcements

Level 2 96A101 B

12 Lane swimming pool, diving bowl, Learn to Swim pool.

Lockers, change rooms, toilets and accessible WCs.

Seating benches shown at both ends of main pool.

Entries

Stair 1 at south side of building leads to main foyer area.

2 x 1:14 ramps on north side of planter lead to main foyer area.

Platform lift 1 1100 x 1400 provides access to Meeting Place entry between Stair 7 and 8.

Airlock 1 with two pairs of doors provides access directly into main pool and diving area. Visitors interface is within the airlock area.

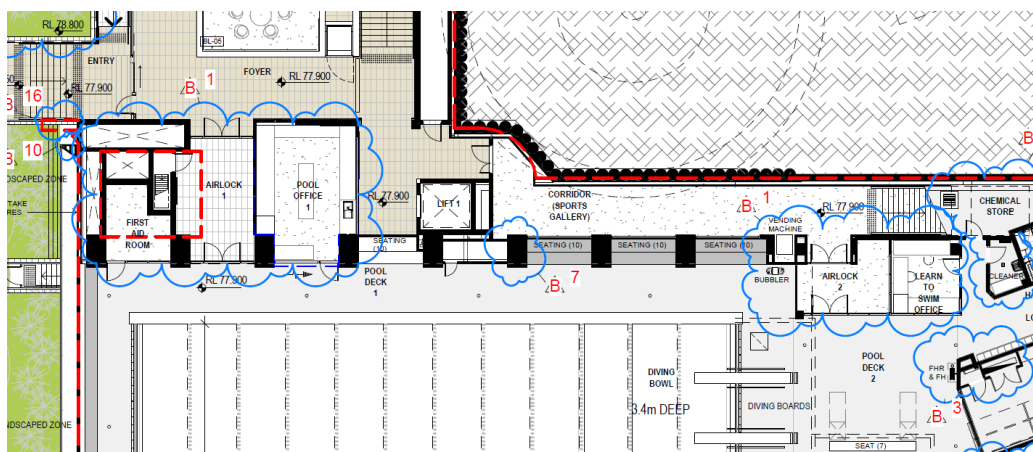
Lift 1 provides access from other levels.

Sports Gallery corridor provides access to Learn to Swim pool via Airlock 2 and two pairs of doors. Learn to Swim interface is within this airlock.

Two unisex accessible toilets and showers, one designated staff/parents and one students, are provided adjacent to lockers, change rooms and general toilets and showers.

S96 changes

1. LOCATION OF POOL OFFICE CHANGED. THE POOL OFFICE INDICATED IN DA HAS BEEN DIVIDED IN TWO OFFICES, ONE FOR THE MAIN POOL AND ONE FOR THE LEARN TO SWIM POOL. A FIRST AID ROOM AND AIR LOCKS HAVE BEEN INTRODUCED FOR SAFETY AND AMENITY. STAIR CONFIGURATION REVISED.



Pool office & learn to swim office

Level 2	Access criteria APS, BCA & Standards
Path of travel (POT) Entries, signage & doors Stairs, ramps, bollards, passenger lifts & signage	Comply with Level 1 access criteria
Seating	<i>Recommendation – provide minimum 20% seating with backs and armrests, and adjacent wheelchair seating spaces</i>
Ramps & stairs	Install tactile indicators to all ramps & stairs with closed risers, complying handrails, kerbs etc
Amenities	Provide complying unisex accessible toilets and showers Install PAD cubicles in gender specific toilets (to assist persons with ambulant disabilities)
Counters	<i>Recommendation – provide minimum 1m wide accessible counter section 850 ±20 high</i>
Pool access	Provide complying accessible water entry / exit for swimming pools

Level 3 96A102 B

North entry with 1.5 doors to corridor from Jo Karaolis Sports Centre. Corridor leads to Green Room, Stairs 10,11, 12 & 13, Fitness Testing and Weights Rooms, kitchenette/laundry.

The existing building has a lift connecting its two levels (Ground and lower ground) equivalent to RPAC L3 & L4. RPAC to provide accessibility to JKSC by a lift at level 3 and the corridor connection. Lift 2 starts at this level.

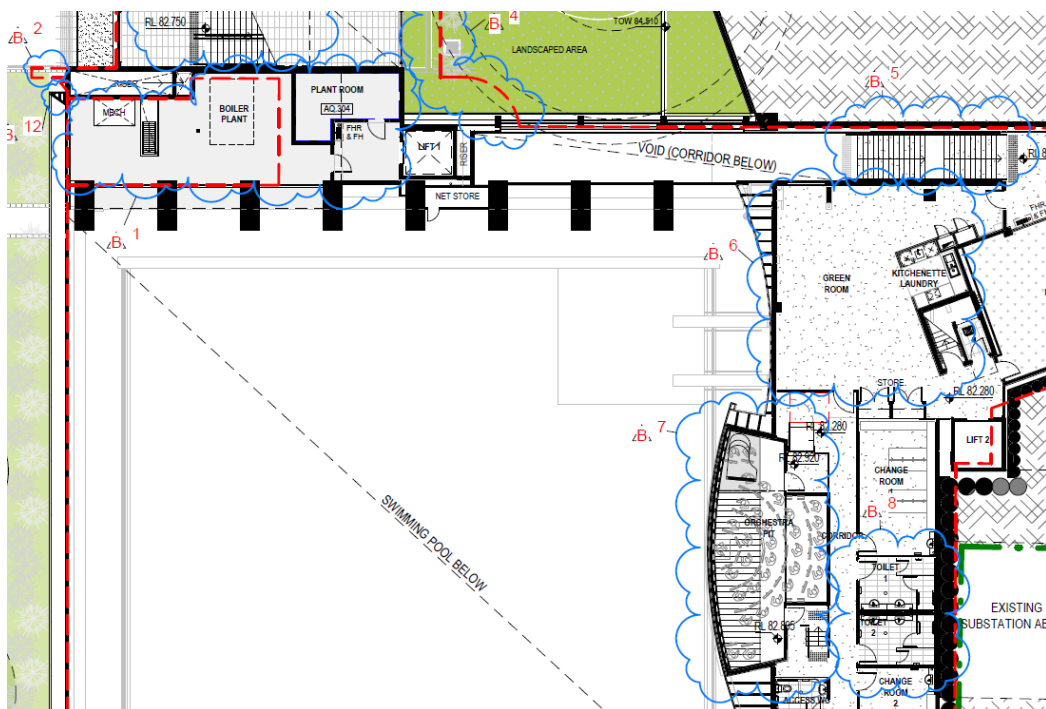
Platform Lift 2 1100 x 1400, and Stair 18 provide access up to Orchestra Pit.

Change rooms with conventional toilets.

Separate toilet and shower located in Dress Room. 1 unisex accessible toilet.

S96 changes

1. EXTENT OF PLANT ROOM AMENDED AND ACCESS PROVIDED VIA LIFT AND NEW STAIR.
5. GEOMETRY OF STAIR AMENDED.
6. SIZE OF GREEN ROOM ENLARGED DUE TO STRUCTURAL REQUIREMENTS. GREEN ROOM TO INCLUDE NEW KITCHENETTE AND STORAGE CUPBOARDS.
7. GEOMETRY OF ORCHESTRA PIT REDEFINED.
8. TOILET LAYOUTS AMENDED.



Lift, stairs and amenities

Level 3	Access criteria APS, BCA & Standards
Path of travel (POT) Entries, signage & doors Stairs, ramps, bollards, passenger lifts & signage Amenities	Comply with Level 1 access criteria Provide complying unisex accessible toilets and showers Install PAD cubicles in gender specific toilets (to assist persons with ambulant disabilities)

Level 4 96A103 B

Entry from existing Dame Joan Sutherland Building via 2 pairs of doors.

Lift 1 access to main foyer and south terrace. East terrace is accessed via door from Foyer 1.

Male and female toilets with PAD cubicles, and adjacent accessible toilet are provided with level access to Foyer 1.

Access via steps from Dame Joan Sutherland building to external landscaped area. The foyer connects to the undercroft area that is linked to the existing playing fields through a portion of the grassy knoll (1:20 slope). New ramp details to be provided

RLs on terrace and foyer area are approx 85.900 and external landscaped area is 83.210. External seating area and steps

RLs on terrace and foyer area are 85.900± and external landscaped area is 85.300±. The area around the magnolia tree is for landscape only.

Foyer 1 pair of doors to Discovery Court, Stair 11 down to Weights and Stair 17.

Platform Lift 3 located adjacent to existing ramp with gradient 1:7 north of Discovery Court.

Auditorium

Direct access from Foyer 1 to auditorium and 1 accessible seating space adjacent to companion seating. A second accessible seating space with companion seating is located on the east side of the auditorium and is accessed via a corridor past public toilets. All seats have backs and armrests.

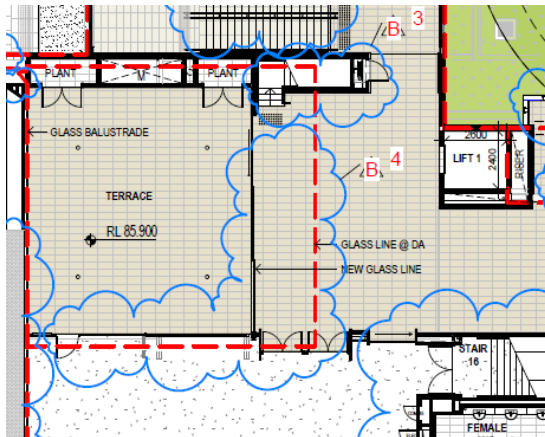
Stair 13 is located east of stage and Lift 2 provides access to stage.

Stage is also accessible from seating side as entry points to auditorium and stage are at RL 85.925.

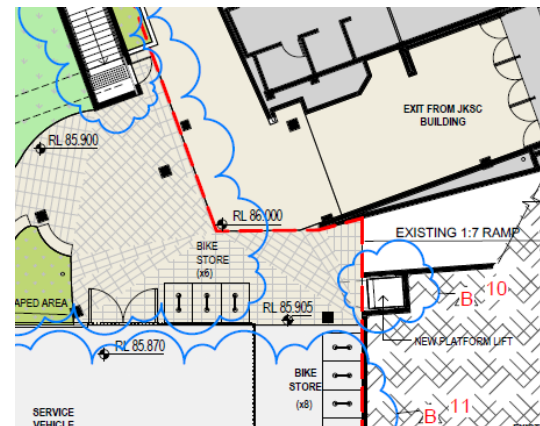
S96 changes

5. STEPS BETWEEN FOYER AND TERRACE DELETED TO PROVIDE A LEVEL CONNECTION BETWEEN BOTH AREAS.

10. NEW PLATFORM LIFT TO PROVIDE DISABLED ACCESS BETWEEN LEVEL 4 AND EXISTING PLAYGROUND AREA ABOVE.



Foyer and terrace



Platform lift

Level 4	Access criteria APS, BCA & Standards
Path of travel (POT) Entries, signage & doors Stairs, ramps, bollards, passenger lifts & signage	Comply with Level 1 access criteria Provide level junctions between new and existing paving
Amenities	Install complying PAD cubicles and adjacent accessible toilet
Auditorium	Provide complying wheelchair seating spaces with adjacent companion seats Provide equitable access to the stage
Counters	<i>Recommendation – provide minimum 1m wide accessible counter section 850 ±20 high</i>
Platform lift	Passenger platform lift to provide complying circulation space, minimum 900 wide door, 1100 x 1400 car size, Braille & tactile controls 990 to 1200 high, handrails and audio announcements Platform lift controls to be momentary pressure and usable without a key during normal school operation hours

Level 5 96A104 B

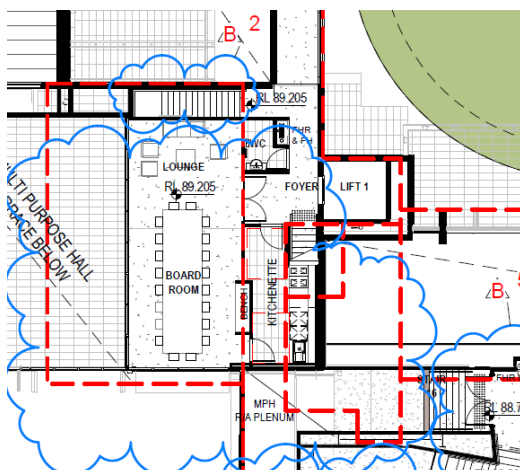
Walkway from Dame Joan Sutherland Building to Boardroom foyer, lounge, boardroom, kitchenette and WC.

The accessible toilet for the boardroom is at Level 4 in the main foyer area. Lift 1 provides direct access.

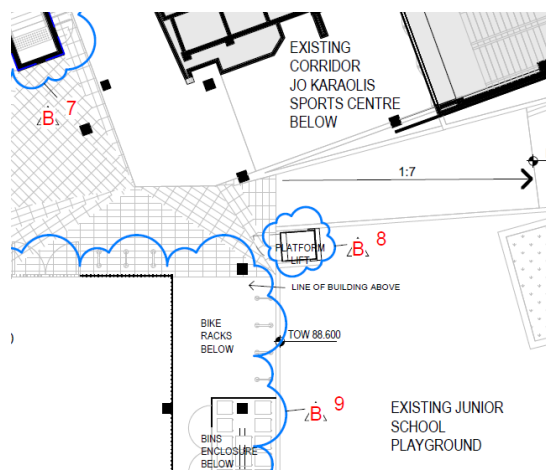
Auditorium second tier of seating is accessed via Stairs 15 & 16 only.

S96 changes

3. BOARDROOM SIZE REDUCED AND LAYOUT AMENDED. NEW KITCHENETTE INCLUDED. BATHROOM RE-LOCATED. STORE DELETED, STAIR ORIENTATION AMENDED.
8. NEW PLATFORM LIFT TO PROVIDE DISABLE ACCESS BETWEEN LEVEL 4 AND EXISTING PLAYGROUND AREA.



Board Room



Platform lift

Level 5	Access criteria APS, BCA & Standards
Path of travel (POT) Entries, signage & doors Stairs, ramps, bollards, passenger lifts & signage	Comply with Level 1 access criteria
Kitchenette	<i>Recommendation – provide minimum 1m wide accessible counter section 850 ±20 high</i>
Platform lift	Refer Level 4 criteria

Level 6 96A105 B

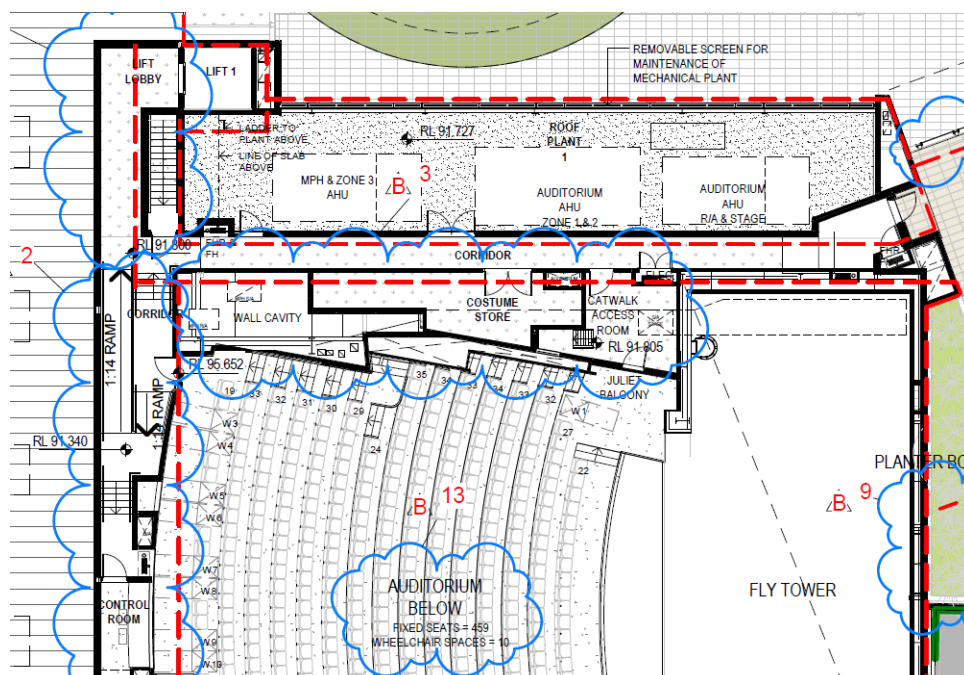
Direct access from Lift 1 to Auditorium accessible seating spaces via 2 x 1:14 ramps with tactile indicators. 8 accessible seating spaces with adjacent companion seating.

Corridor access from Lift 1 via Costume Store & Catwalk Access Room to door access to Seniors Terrace, Research Centre Senior and Seminar Rooms, Research Centre Junior, Teachers Store, conventional unisex WCs, unisex accessible WC and Junior Outdoor Learning Centre.

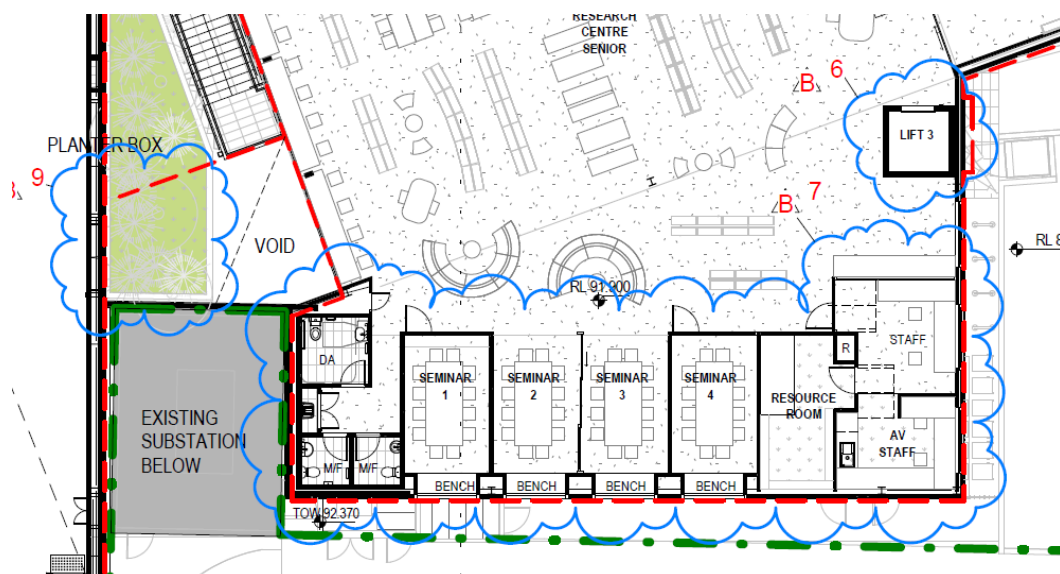
Lift 3 is located in Research Centre Senior and provides access to Level 7 Junior Break out space, Senior Stacks and Teachers Resource

S96 changes

2. - AREA INCREASE DUE TO ACCESSIBILITY CIRCULATION ARRANGEMENTS.
- LAYOUT MODIFICATION TO AUDITORIUM SEATING FOR ADEQUATE SIGHT LINES TO STAGE.
6. NEW LIFT LOCATION FOR STRUCTURAL REASONS.
7. FLOOR LAYOUT CHANGES TO WET AREAS, SEMINAR ROOMS AND STAFF AREAS.
8. OUTDOOR LEARNING AREA DESIGN TO ADDRESS SCHOOL TEACHING REQUIREMENTS AND TO SAVE FLOOR LEVEL DIFFERENCE BETWEEN EXISTING OUTDOOR AREAS AND NEW RESEARCH CENTRE BUILDING.
13. TOTAL NUMBER OF SEATS REDUCED TO 469 (459 FIXED +10 ACCESSIBLE)



Auditorium



Lift and amenities

Level 6	Access criteria APS, BCA & Standards
Path of travel (POT) Entries, signage & doors Stairs, ramps, bollards, passenger lifts & signage	Comply with Level 1 access criteria
Auditorium	Refer level 4 criteria
Amenities	Provide complying unisex accessible toilets Install PAD cubicles in gender specific toilets (to assist persons with ambulant disabilities)

Level 7 RL 95.20 A106 W

Lift 3 and Stairs 11 & 25 provide access.

S96 changes

No access related changes.

Access Compliance

In accordance with Schedule 3 Condition B4 of the development consent, and subject to compliance with the recommendations in this report, the RPAC building has been designed to provide access and facilities for people with a disability in accordance with the Building Code of Australia.

AA Access Reports provide assessments and recommendations during design, documentation and construction, regarding access to and within the built environment.

Access compliance requires access inspections during construction, to review, assess and report on access compliance or non-compliance. Access Certification and sign-off can be provided on satisfactory resolution and completion of all access related issues.

Access Australia

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Director
