

10 August 2012
Our Ref: 091116

Pymble Ladie's College
Avon Rd, Pymble
C/- PMDL Architecture & Design
Suite 801, 28 Clarke St
Crows Nest NSW 2065

Re: DISABILITY ACCESS REPORT

Project: Pymble Ladie's College Masterplan Phase 2
Address: Avon Rd, Pymble
Stage: Development Application Stage

Cheung Access has been engaged to provide disability access advice to eliminate as far as practicable any foreseeable risks of disability discrimination for development of Pymble Ladie's College Masterplan Phase 2.

The purpose of this Disability Access Report is to assess whether the above development satisfies the access requirements of the Disability Discrimination Act (1992) (DDA). Therefore Pymble Ladie's College Masterplan Phase 2 has been assessed for consistency with the Access Code within the Commonwealth Disability Access to Premises Amendment Standards 2010 (No.1) which is reflected in Part D3, E6 and F2.4 of the Building Code of Australia (BCA) (2012)

This report will be submitted as part of the Development Application submission.

Please contact me on 0423 126 726 if you require any further information.

Yours sincerely,



Christine Cheung

Disability Access Consultant
B App Sc (OT), M Env Stud
Accredited with the Association of Consultants in Access, Australia

DISABILITY ACCESS REPORT

Pymble Ladie's College Masterplan Phase 2
Development Application Stage

Pymble Ladie's College
Avon Road, Pymble

Reference: 091116
Date: 10 August 2012

Cheung
access

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Author	Christine Cheung	Signature	



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1 Executive Summary

1.1 General

This “disability access report” is to assess disability access requirements for Pymble Ladie's College Masterplan Phase 2, at Development Application Stage.

Pymble Ladie's College Masterplan Phase 2, consists of the following staged developments:

- Stage 1: Aquatic & Fitness Centre
- Stage 2: Mollie Dive Field + Carpark Under
- Stage 3: Dining Facility
- Stage 4: Health Centre

The following report will focus primarily on the New Aquatic & Fitness Centre. The design of the Aquatic and Fitness Centre will be assessed for consistency with disability access requirements contained within the:

- a) Commonwealth Disability (Access to Premises – Buildings) Amendment Standards 2010 (No.1)
- b) Part D3 Building Code of Australia (2012) BCA
- c) relevant Australian Standards listed the BCA, as follows:
 - i) AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009)
 - ii) AS1735.12 Lifts, escalators and moving walks – Facilities for persons with disabilities, Amendment 1 (1999)
 - iii) AS1735.16 Lifts, escalators and moving walks – Lifts for people with limited mobility – Restricted use – Automatically controlled

A summary of all the clauses foreseen as relevant of Parts D, E and F of the Building Code of Australia are included within Section 4 of this report.

1.2 Report Basis

The content of this report is based on:

1. Design meeting with PMDL architects on 23 July 2012
2. Site inspection undertaken by Cheung Access on 27 July 2012
3. Assessment of current architectural drawings provided by PMDL Architecture (please refer to Appendix A).

1.3 Further Review

Areas within the Aquatic and Fitness Centre, which require more detailed design at Construction Certificate Stage, have been identified within Section 4 as 'Recommended Action' to include:

1. External Stairs to comply with AS1428.1 Cl 11 Stairs and AS1428.1 Cl 11.1 (f) and (g) Fire isolated stairways– Contrast strip on edge of stair nosing
2. Internal Stairs to comply with AS1428.1 Cl 11 Stairs and AS1428.1 Cl 11.1 (f) and (g) Fire isolated stairways– Contrast strip on edge of stair nosing.
3. External ramps to comply with AS1428.1 Cl10 Ramps.
4. Ensure proposed lift complies with AS1735 and BCA Part E3.6: Lifts.
5. Accessible pool entry to the learners pool.
6. Suitable accessible pool entry to the 50m lap pool.

7. Wheelchair accessible seating for 18 spaces around the pool deck level of the 50m lap pool.
8. Provision of hearing augmentation to the aquatic centre ground floor.
9. Ensure unisex sanitary facilities on the ground and upper floor comply with AS1428.1 (2009).
10. Nominate male and female toilets and designate sanitary compartments for people with ambulant disabilities in the staff administration area on the ground floor to comply with AS1428.1 (2009).

It is recommended that further design assessment of accessible building features in section 4 of the report be carried out prior to issue of Construction Certificate, to ensure intended compliance with AS1428.1 (2009) and AS1735.

1.4 Accessibility Compliance

For the Aquatic and Fitness Centre, it is my professional opinion this development has the capacity to satisfy the following Accessibility requirements:

1. A nominated accessible path of travel from a designated car drop off area and/or the internal road pedestrian pathways to the principal entrance
2. Compliant lift access from Lower levels to Ground and upper floor levels
3. Ground floor entry foyer contains 1 unisex accessible toilet facility and separate change rooms.
4. Accessible toilet on the upper level for the fitness studio.
5. Accessible entry/exit using a sling style lift for the learners pool.
6. Accessible entry/exit to the lap pool via a suitable pool lift.
7. Wheelchair seating for 18 spaces on the pool deck level and North West Facing glazed wall.
8. Sanitary compartment for people with ambulatory disabilities in Staff administration area on Ground Floor.
9. Change rooms on the southern side of the 50m lap pool.

Compliance can be achieved to the maximum extent possible with respect to circulation spaces and pathway widths required on access pathways to and within the development to comply with the BCA Part D3 (2012) and AS1428.1 (2009). This in turn achieves compliance with the Commonwealth Disability (Access to Premises – Buildings) Standards 2010 and the Disability Discrimination Act (1992) (DDA).

2 Disability Discrimination Act 1992 (DDA)

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards (the Premises Standards) made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards, established requirements for access to buildings, that are incorporated into the Building Code of Australia (BCA).

The Premises Standards contain an Access Code of construction that is mirrored in the disability access provisions of the BCA. New building work must comply with the Access Code in the same manner as complying with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

This means if access is provided in accordance with the Premises Standards then it is not unlawful under the DDA. It also ensures that Object 1.3 (a) of the Premises Standards is met which is to:

‘Ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities and services within buildings is provided for people with a disability.’

3 Overview of Masterplan Phase 2

Works are proposed over 4 stages:

- Stage 1: Aquatic & Fitness Centre
- Stage 2: Mollie Dive Field + Carpark Under
- Stage 3: Dining Facility
- Stage 4: Health Centre

Stage 1: Aquatic & Fitness Centre

The Aquatic & fitness Centre will be connected by accessible pathways to the existing Jeanette Buckham PE Centre and surrounding existing buildings.

The accessible building features include:

Level	Description of Use
Lower	- Lift to future carpark under hockey field
Ground	- Entry Foyer accessible toilet and change rooms - Cafe - Offices - Learners Pool - 50 metre Lap Pool - Change rooms - Staff administration areas - Marshalling area
Upper	- Gym - Accessible toilet - Consultation rooms - Warm up area - Grand Stand

Detailed documentation of Stages 2 to 4 have not yet been provided.

In summary the following works are proposed:

Stage 2: Mollie Dive Field + Carpark Under

- 232 car parking spaces
- Hockey Field

Stage 3: Dining Facility

- 1 storey dining facility to seat 600 people.

Stage 4: Health Centre

- 2 storey professional consultation rooms

Overall the Masterplan Phase 2 has the capacity to satisfy the accessibility requirements to comply with the Commonwealth Disability (Access to Premises – Buildings) Standards 2010 and the Disability Discrimination Act (1992) (DDA).

Disability Access Assessment

Aquatic Centre & Fitness Centre

The following sections are a clause-by-clause assessment of the architectural drawings against Part D3 BCA (2012).

3.1 Part D3 – Access For People with Disabilities

The following is a clause-by-clause assessment of the architectural drawings against the relevant deemed-to-satisfy provisions of the BCA 2012.

Clause	Access Requirement	Comments
D3.1	General building access requirements Class 9b Assembly Building	
	<p>To wheelchair seating spaces provided in accordance with D3.9</p> <p>To and within all 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>	<p><i>The drawings demonstrate access will be provided to the maximum extent possible to all areas on the ground and upper floor levels.</i></p> <p>Ground level</p> <p><i>People with disabilities can access the following areas on the</i></p> <ul style="list-style-type: none"> – Learn to swim pool – 50m Lap Pool – Toilet amenities – Change Rooms – Staff administration areas – Wheelchair spaces on pool deck level <p>Upper Level</p> <p><i>On the ground floor, accessibility can be achieved to the fitness centre and the associated consultation rooms.</i></p> <p><u>Recommended Action</u></p> <ol style="list-style-type: none"> 1. <i>Ensure external pathways comply with AS1428.1 (2009).</i> 2. <i>At construction certificate stage, ensure door schedule shows compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways.</i>
D3.2	Access to buildings	
	<p>(a) An accessway must be provided to a building required to be accessible</p> <p>–</p>	<p><i>There are accessible pathways indicated on lower floor drawings and</i></p>

Clause	Access Requirement	Comments
	<p>(i) from the main points of a pedestrian entry at the allotment boundary</p> <p>(ii) from another accessible building connected by a pedestrian link</p> <p>(iii) from any required accessible carparking space on the allotment.</p> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance.</p>	<p><i>ground floor drawings, these are:</i></p> <ol style="list-style-type: none"> 1. From the future stage 2 car park, via a lift to the aquatic centre principal pedestrian entrance 2. From the existing Jeanette Buckham PE Centre and outdoor foyer area, a series of 1:14 gradient ramps connect the pool level with the external floor levels. 3. Ramp access down hockey field. <p><i>Accessways are provided through the principle entrances of the following areas:</i></p> <ol style="list-style-type: none"> 1. Entry Foyer of the Learn to Swim Centre 2. Outdoor Foyer area for PLC students to access the lap pool. <p><i>Doorways consists of outward swinging doors to both learn to swim and 50m lap pools.</i></p> <p><i>A clear opening of at least 850mm needs to be shown on Construction Certificate drawings.</i></p> <p><u><i>Recommended Action</i></u></p> <ol style="list-style-type: none"> 1. Ensure external pathways comply with AS1428.1 (2009). 2. At construction certificate stage, ensure door schedule shows compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways.
D3.3	Parts of building to be accessible	
	<p>In a building required to be accessible –</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4 must comply with-</p> <p>(i) for a ramp, except fire-isolated ramp, clause 10 of AS1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS1428.1; and</p> <p>(b) every passenger lift must comply with E3.6.</p>	<p>External Stairs</p> <p><i>There are external stairs at the following locations:</i></p> <ol style="list-style-type: none"> 1. Main entrance to aquatic centre's outdoor foyer to paved forecourt. 2. Landscaped area, which is adjacent to the tennis courts. 3. Adjacent to Jeanette Buckham PE Centre to enter the aquatic centre. <p>Internal Stairs</p> <p><i>There are stairs within the aquatic centre to link to lower level where the future car park is located. These stairs</i></p>

Clause	Access Requirement	Comments
		<p>have a clear width of at least 1000mm.</p> <p>There are also stairs leading up to the grand stand tiered seating which require compliant handrails, stair nosing and tactile indicators.</p> <p><u>Recommended Action</u></p> <ol style="list-style-type: none"> 1. Stairs require Clause 11, AS1428 compliant handrails and TGSIs. 2. Stairs require contrast strips to edge on stair nosings 50-75mm deep (30% contrast) to comply with AS1428.1 (f) and (g). <p>External Ramps</p> <p>Ramp access has been indicated in the following areas:</p> <ol style="list-style-type: none"> 1. Adjacent to Jeanette Buckham PE Centre to enter the aquatic centre. 2. Between aquatic centre level and down to Mollie Dive Field. <p>NB. As an interim measure, until the dining facility is constructed, a new 1:14 gradient ramp will be provided from the paved forecourt to Aquatic forecourt level. This provides an accessible pathway to the nominated accessible car space/ designated drop off area.</p> <p><u>Recommended Action</u></p> <p>Provide ramps to comply with Clause 10 (AS1428.1-2009).</p> <p>Lift</p> <p>There is one passenger lift, which provides access to all levels in the aquatic centre and fitness building. Lift Car dimensions is 1400mm by 1600mm.</p> <p><u>Recommended Action</u></p> <p>Further assessment at Construction Certificate stage is required to ensure compliance with relevant clauses of AS1735.12.</p> <p>Floor or ground surfaces</p> <p><u>Recommended Action</u></p>

Clause	Access Requirement	Comments
		<ol style="list-style-type: none"> 1. All paths of travel to be slip resistant 2. The texture to be traversable by people who use a wheelchair and those and those with an ambulant or sensory disability. 3. A vertical change of not more than 5mm (bevelled edges) occurs between the abutment of two surfaces. 4. If carpet is installed, ensure that 11mm carpet pile height or pile thickness dimension, 4mm carpet backing thickness dimension.
D3.5	Carparking spaces for people with a disability	
	<p>Class 9b</p> <p>1 space for every 100 car parking spaces of part thereof.</p>	<p>There are 274 existing car spaces in total across the entire site. See drawing A101 for existing car parking spaces and a total of 5 accessible spaces are shown.</p> <p>Stage 2 will include 232 new car parking spaces and 4 accessible car spaces as illustrated in Drawing A102 Parking numbers – proposed.</p> <p>Until Stage 2 is developed, it is recommended accessible car spaces or drop off areas be designated in close proximity to the Aquatic Centre. There is space along the road behind the existing boarding houses, which can accommodate an accessible car space.</p>
D3.6	Signage	
	<p>In a building required to be accessible:</p> <p>...</p> <p>c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and ...</p> <p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to</p>	<p>At this stage details for signage have not been provided.</p> <p><u>Recommended Action</u></p> <ol style="list-style-type: none"> 1. Ensure signs contain Braille and raised text and visual symbols and are installed between 1200-1600mm. 2. Signs identifying a facility to be located on latch side of the door with the leading edge of the sign located between 50mm to 300mm from the architrave, if this is not

Clause	Access Requirement	Comments
	the location of the nearest accessible pedestrian entrance	<p>possible, the sign may be placed on the door itself.</p> <p>3. Identification Signage for accessible unisex toilet indicating that it is right or left hand side transfer in accordance with Fig 9 (a) AS1428.1:2009 and ambulant toilet cubicle Fig 9 (f) AS1428.1:2009, requires confirmation at Occupation Certificate stage.</p>
D3.7	Hearing Augmentation	
	(a) A hearing augmentation system must be provided where an imbuilt amplification system, other than one used for emergency warning, is installed - . .	<p>From the information provided, the Aquatic Centre will have a PA system installed.</p> <p><u>Recommended Action</u></p> <p>For Construction Certificate, details as to the type of receiver to be 95% of the floor area.</p>
D3.8	Tactile Indicators	
	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching:</p> <p>(i) a stairway, other than a fire-isolated stairway;. . .</p> <p>(iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp</p>	<p>Tactile indicators have not yet been shown on drawings. TGSI's should be installed at the following locations:</p> <ol style="list-style-type: none"> 1. External stairs 2. Internal stairs. 3. External Ramps <p><u>Recommended Action</u></p> <ol style="list-style-type: none"> 1. Placement of Tactile Ground Surface Indicators is required on the bottom (600mm depth) and top (600mm depth) of landing, set back 300mm from edge of step or end of ramp.
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	
	<p>801 to 10 000</p> <p>16 spaces: plus</p> <p>1 additional space for each additional 100 seats or part thereof in excess of 800 seats.</p>	<p>915 seating spaces are allocated within the tiered grand stand. To comply a total of 18 wheelchair spaces are required.</p> <p>From the information provided, 13 wheelchair spaces have been allocated on the pool deck level at the bottom of the tiered seating. A further 5 wheelchair spaces can be accommodated along the NW facing</p>

Clause	Access Requirement	Comments
		<i>glazed wall.</i>
D3.10	Swimming Pools	
	(a) Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.	<p><i>The learners pool will be installed with a sling style pool lift to enable access for a person with a disability.</i></p> <p><i>The 50m lap pool depth will be a consistent 2m. Although the BCA requires a pool depth of 1330mm where the lift is located, the client is currently investigating suitable pool lifts applications. To be further developed in detailed design phases.</i></p>
D3.12	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 AS1428.1.	<p><i>The DA drawings do not detail whether full glazed doors will be installed. Further compliance to be assessed at Construction Certificate Stage.</i></p> <p><u>Recommended Action</u></p> <ol style="list-style-type: none"> <i>1. On a glazed door, provide a solid contrast line 75mm width at 900-1000mm and 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.</i>
E3.6	Passenger Lifts	
	<p>In an accessible building, every passenger lift must:</p> <p>(a) be one of the lift types identified in Table E3.6</p>	<p><i>There is a lift to comply with AS1735.12 to link the lower ground floor to upper ground floor levels.</i></p> <p><u>Recommended Action</u></p> <p><i>This lift requires accessible features to be in accordance with E3.6b BCA 2012. To be assessed at Construction Certificate.</i></p>
F2.4	Accessible Sanitary Facilities	
	<p>(a) Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a): and .</p> <p>..</p> <p>© at each bank of toilets where there is one or more toilets in addition to an</p>	<p><u>Ground Floor</u></p> <p><u>Entry Foyer Aquatic Centre</u></p> <p><i>There is an accessible toilet facility proposed. This provides sufficient circulation space of 1900mm by 2300mm around the toilet pan to</i></p>

Clause	Access Requirement	Comments
	accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females;. .	<p><i>comply with Fig 43, AS1428.1 (2009).</i></p> <p><u><i>Lap pool Change Rooms</i></u></p> <p><i>A sanitary compartment for people with an ambulant disability needs to be provided for male and female toilets to comply with AS1428.1 (2009).</i></p> <p><u><i>Staff administration</i></u></p> <p><i>A sanitary compartment for people with an ambulant disability needs to be provided for male and female toilets to comply with AS1428.1 (2009).</i></p> <p><i>Upper Floor</i></p> <p><i>There is an accessible toilet facility proposed. This provides sufficient circulation space of 1900mm by 2300mm around the toilet pan to comply with Fig 43, AS1428.1 (2009).</i></p> <p><u><i>Recommended Action</i></u></p> <ol style="list-style-type: none"> <i>1. Nominate location of sanitary compartments suitable for ambulant disabilities for male and female toilets.</i> <i>2. Ensure details for fixtures and fittings comply with AS1428.1 (2009) at Construction Certificate Stage.</i>

4 Conclusion

In summary, the following key access areas require further design detail to ensure compliance with the Deemed-to-Satisfy provisions of Part D3 BCA (2012):

11. External Stairs to comply with AS1428.1 Cl 11 Stairs and AS1428.1 Cl 11.1 (f) and (g) Fire isolated stairways– Contrast strip on edge of stair nosing
12. Internal Stairs to comply with AS1428.1 Cl 11 Stairs and AS1428.1 Cl 11.1 (f) and (g) Fire isolated stairways– Contrast strip on edge of stair nosing.
13. External ramps to comply with AS1428.1 Cl10 Ramps.
14. Ensure proposed lift complies with AS1735 and BCA Part E3.6: Lifts.
15. Accessible pool entry to the learners pool.
16. Suitable accessible pool entry to the 50m lap pool.
17. Wheelchair accessible seating for 18 spaces around the pool deck level of the 50m lap pool.
18. Provision of hearing augmentation to the aquatic centre ground floor.
19. Ensure unisex sanitary facilities on the ground and upper floor comply with AS1428.1 (2009).
20. Nominate male and female toilets and designate sanitary compartments for people with ambulant disabilities in the staff administration area on the ground floor to comply with AS1428.1 (2009).

A further assessment of detailed design drawings of accessible building features described in section 4 of the report will be carried out prior to issue of Construction Certificate. This will ensure compliance with the Commonwealth Disability (Access to Premises – Buildings) Standards 2010 and the Disability Discrimination Act (1992) (DDA).

Please contact me on 0423 126 726 if you require any further information.

Yours sincerely,



Christine Cheung

Disability Access Consultant

B App Sc (OT), M Env Stud

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APPENDIX A – Drawings reviewed

#	DWG. No	Title	Issue	Scale	Date
1.	DA001	Cover Sheet & Locality Plan			Jan 2012
2.	DA002	Locality Plan		1:1500	Jan 2012
3.	DA003	Overall Site Analysis 1		1:500	Jan 2012
4.	DA004	Overall Site Analysis 2		1:500	Jan 2012
5.	DA005	Overall Site Shadow Diagram – Equinoxes		1:1000	Jan 2012
6.	DA006	Overall Site Shadow Diagram – Solstices		1:1000	Jan 2012
7.	DA010	Overall Ground Level Site Plan		1:500	Jan 2012
8.	DA011	Overall Upper Level Site Plan		1:500	Jan 2012
9.	DA012	Overall Lower Level Site Plan		1:500	Jan 2012
10.	DA020	Overall Site Elevations		1:200	26.8.11
11.	DA030	Overall Site Sections		1:200	22.11.11
12.	DA100	Aquatic Centre Stage 1 Site Plan		1:500	Jan 2012
13.	DA101	Aquatic Centre Ground Level Plan		1:200	Jan 2012
14.	DA102	Aquatic Centre Upper Level Plan		1:200	Jan 2012
15.	DA103	Aquatic Centre Lower Ground Level Plan		1:200	Jan 2012
16.	DA200	Aquatic Centre Elevations		1:200	Jan 2012
17.	DA300	Aquatic Centre Sections		1:200	Jan 2012
18.	DA400	Aquatic + Fitness Centre Finishes Board		NTS	April 2012
19.	A101	Parking Numbers – Existing	B	1:2000	8/8/12
20.	A102	Parking Numbers – Proposed	B	1:2000	8/8/12