



Graythwaite, North Sydney

**Sydney Church of England Grammar School
(Shore)**

Concept Application

**Access Capability Statement
for the Provision of Access for People with Disabilities**

November 2010

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Contents:

1.	Introduction	
1.1	Method and key issues of access appraisal	3
1.2	Drawings reviewed	4
1.3	References	5
1.4	Legislative background	6
1.5	Access strategy recommendations	8
1.5.1	Management strategies	8
2.	Site and building description	9
3.	Access capability statement and concept plan recommendations	10
3.1	Stage 1: Existing buildings (Graythwaite House, Coach House, Tom O'Neill Centre)	10
3.2	Stage 2: Proposed new buildings (North, East)	12
3.3	Stage 3: Proposed new buildings (West)	12
4.	Ongoing Key Issues of Access Provisions	13

1. Introduction

1.1 Method and key issues of access capability statement

This access capability statement addresses the requirements for access and egress by people with disabilities for the Concept Application based on the Building Code of Australia (BCA) and the objectives of the Disability Discrimination Act 1992 (DDA) – section 23, which focuses on equitable and dignified access for all users of a building or facility. This does not just include meeting the requirements of people who use wheelchairs but also people who have ambulatory disabilities and cognitive or sensory impairments. The DDA extends beyond buildings to include outdoor spaces and areas within the building, to address furniture, fittings and practices and is concerned with providing equitable, dignified access to services and facilities for people with a disability.

An access appraisal of the existing paths of travel linking the facilities within the site provides information on the key issues of accessibility on which to base the ongoing strategy/recommendations in the future provision of pedestrian links proposed in the site master plan.

An initial access appraisal by Access Associates Sydney of the existing buildings Graythwaite House, Coach House and Tom O'Neill Centre to review the provision of access for people with a disability was conducted at the on-site meeting with Tanner Architects on 3 August 2010.

The paths of travel and links to the existing and proposed site facilities identified in the proposed Site Context Plan including entries to the Graythwaite House, Coach House and Tom O'Neill Centre and proposed locations for accessible parking were reviewed and discussed on site.

As the site master plan develops, the preparation of a coordinated strategy for accessibility which provides access statements for proposed new works to meet the intent of the DDA should be prepared for each phase of work, in association with the design team.

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

Principles of equitable, dignified, independent access for people with mobility, vision or hearing disabilities underpin comments and recommendations of this access capability statement.

Equitable access throughout the site is to be provided via a continuous accessible path of travel which links facilities including:

- points of arrival: proposed vehicular drop off and accessible parking space
- proposed links to adjacent senior and preparatory school campuses
- proposed accessible entry to administration building (Graythwaite House); reception, staff offices, function and meeting facilities, proposed museum and the equitably provided unisex accessible sanitary facility
- proposed landscaped garden
- proposed accessible entry and at least one proposed teaching/staff facility for the Tom O'Neill Centre and the equitably provided unisex accessible sanitary facility
- proposed accessible entry, staff offices and equitably provided accessible sanitary facility at the Coach House

1.2 Drawings Reviewed

All comments written in this access capability statement for the Concept Application have been made after the undertaking of the initial site appraisal of the Graythwaite House, Coach House and Tom O'Neill Centre, discussions with the design team and reviewing of the following PDF copies of architectural drawings received at this office on 10 November 2010 from PD Mayoh Architects.

Dwg. No.	Revision	Title	Scale	Date
A.000	A	Cover Page & Staging Diagram	1:1000@A1	November 2010
A.001	A	Locality/Context Plan	1:5000@A1	November 2010
A.002	A	Existing Site Plan	1:1000@A1	November 2010
A.003	A	Proposed Site Plan	1:1000@A1	November 2010
A.004	A	Site Survey Plan	1:600@A1	November 2010
A.005	A	Site Analysis Plan (Existing)	1:600@A1	November 2010
A.006	A	Vehicle Access Plan (Proposed)	1:600@A1	November 2010
A.007	A	Pedestrian Access Plan (Proposed)	1:600@A1	November 2010
A.100	A	Level 1 Plan (RL 63.8 – 67.78)	1:250@A1	November 2010
A.101	A	Level 2 Plan (RL 67.17 – 71.24)	1:250@A1	November 2010
A.102	A	Level 3 Plan (RL 70.67 – 74.24)	1:250@A1	November 2010

A.103	A	Level 4 Plan (RL 74.6 – 77.28)	1:250@A1	November 2010
A.104	A	Roof Plan/Level 5 Plan (RL 80.78)	1:250@A1	November 2010
A.160	A	East & West Site Sections	1:250@A1	November 2010

1.3 References

Building Code of Australia BCA 2010 - Parts D3, E3.6 & F2.4

- AS1428.1 – 2001 Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.1 – 2009 Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 – 1992 Design for access and mobility Part 2: Enhanced and additional requirements – buildings and facilities.
- AS1428.4 – 1992 Design for access and mobility Part 4: Tactile Ground Surface Indicators for the orientation of people with vision impairment
- AS1428.4 – 2009 Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment - tactile ground surface indicators
- AS1735.12 – 1999 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities
- AS2890.1 – 1993 Car Parking – Off - street parking
- AS2890.6 – 2009 Parking facilities– Off - street parking for persons with disabilities

North Sydney Council Development Control Plan 2002

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

Disability (Access to Premises - Buildings) Standard 2010 released by the Attorney General – 15 March 2010

Sydney Olympic Park Authority – Access Guidelines – Second Edition – 2008

1.4 Legislative background

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) best practice is to be emphasised in the provision of access for people with a disability in the design of the proposed Graythwaite facilities.

This initial access strategy prepared at the concept stage of the site master plan design addresses the requirements for access by people with a disability, to the proposed facilities as staff, students and visitors and reviews the key legislative requirements the Building Code of Australia (BCA) and North Sydney Council Development Control Plan 2002.

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

DDA Advisory Notes on Access to Premises (June 1997) provides recommendations for provision of access via continuous accessible paths of travel and facilities meeting the requirements of AS1428.2.

Disability (Access to Premises - Buildings) Standard 2010 released by the Attorney General – 15 March 2010 is proposed as an update of the BCA (2011) access provisions for people with disabilities to more fully meet the intent of the DDA.

BCA

The BCA (2010) D3 - Access for People with Disabilities outlines the general building access requirements. Table D3.2 outlines the parts of the building required to be accessible that must comply with AS1428.1. D3.5 outlines accessible car parking requirements. D3.6 includes specification for identification of accessible facilities, services and features. D3.8 outlines the requirements for tactile ground surface indicators. E3.6 outlines the requirements for passenger lifts. F2.4 outlines the requirements for unisex accessible sanitary facilities designed to meet the requirements of AS1428.1.

The draft BCA (2011) includes the following relevant parts to meet the deemed to satisfy provisions to satisfy the performance requirements DP1, DP4, DP6, DP8 and DP9:

D3 Access for People with Disabilities outlines the general building access requirements it includes:

- Table D3.1 which outlines the parts of the building required to be accessible that must comply with AS1428.1(2009)
- D3.2 access to buildings which outlines requirements for accessways, doors and entrances

- D3.3 the parts of buildings required to be accessible and meet the requirements of AS1428.1 (2009)
- D3.4 exemptions
- D3.5 accessible car parking requirements
- D3.6 signage requirements for identification of accessible facilities, services and features
- D3.7 hearing augmentation requirements
- D3.8 tactile ground surface indicators
- D3.9 wheelchair spaces in Class 9b Buildings
- D3.10 swimming pools
- D3.11 ramps
- D3.12 glazing requirements on an accessway

Part D4 Braille and tactile Signs

Part D5 accessible water entry/exit from swimming pool

E3.6 outlines the requirements for passenger lifts in accessible buildings

F2.4 outlines the requirements for unisex accessible sanitary facilities, accessible showers and cubicles for people with ambulant disabilities designed to meet the requirements of AS1428.1 (2009)

AS1428.1 (2009)

AS1428.1 was revised and update in 2009 and while currently not referenced in the BCA it is our understanding it will be referenced in BCA 2011. The 2009 version of AS1428.1 adopts in principal the increased circulation space requirements of AS1428.2 (1992). Proposed updates of AS1428.2 will include fittings and fixtures only (currently not anticipated in the near future).

We note that the Australian Standards on access and mobility do not include a section for outdoor environments. We recommend that Sydney Olympic Park Access Guidelines (2008) section 6 Public Domain and Outdoor Access be used as guidelines in access provision in outdoor spaces.

AS2890.6 (2009)

AS2890.6, referenced in AS2890.1 (2004) was published in 2009 and while currently not referenced in the BCA (2010) it is our understanding it will be referenced in BCA 2011. To meet the requirements of people driving current models of accessible vehicles we are recommending designers provide the off street car space layouts as per AS2890.6, which include additional circulation space for the operation of vehicle mounted hoists. In our opinion AS2890.6 more fully meets the intent of the DDA.

1.5 Access Strategy Recommendations:

In principle a design based on AS1428.1 (2009) will in our opinion meet the following:

- The intent of the DDA
- BCA (2010) and proposed draft BCA 2011
- The intent of the North Sydney Council Development Control Plan 2002

1.5.1 Management Strategies

In this education facility it is important to design paths of travel and circulation spaces within the proposed site concept plans and proposed new building works to meet the intent of the Disability Discrimination Act.

For the existing campus facilities including heritage buildings it will be necessary to develop an operational management strategy that includes the proposed intention to provide additional services and equipment and adapt areas within the facility as required. This strategy is to meet the specific individual requirements of staff and students with a disability which are in addition to the existing accessible provisions.

An operational management strategy acknowledges the need to meet full accessibility compliance through the provision of policy strategies. A design that has the potential to be modified as required to suit individuals with a disability is desirable.

Operational management strategies will be required for the following:

- accessible parking
- Graythwaite House: accessible entry; allocation of accessible staff offices, meeting rooms and facilities
- emergency egress

2. Site and Building Description

Tanner Architects and PD Mayoh Pty Ltd have completed extensive site analysis and master planning work for the site (contributing in part to a new Conservation management Plan (CMP) for the site). The master planning work, shown on the earlier listed plans/sections by PD Mayoh Architects comprises three stages of development to be completed over 10 to 15 years, including:

Stage 1

- Conservation and refurbishment of the Graythwaite house (the house), Coach House, Tom O'Neill Centre and associated garden area (the house will not be used for school classes but rather for administrative support and other activities)
- Drainage and stormwater improvements, site levelling and landscaping of the site (significantly on the middle and lower terraces)
- Transport, traffic, parking and access improvements to the Graythwaite and Shore sites (spread over stages 1 to 3)
- Miscellaneous works including site fencing
- No anticipated increase in student or staff population

Stage 2

- Development of a new building to the north of the house which may be used for educational or administrative purposes
- Demolition of the Ward building to the east of the house
- Construction of two new buildings to the east of the house for additional classrooms, teaching or other educational facilities
- Capacity or potential to accommodate approximately 100 additional students and 10 additional staff

Stage 3

- Construction of a new building to the west of the house for additional classrooms, teaching and other educational facilities
- Capacity or potential to accommodate 400 additional students and 40 additional staff
- Potential demolition of Tom O'Neil Centre

1. Additional gross floor area (new buildings) of approximately 5,500m²

2. Capacity or potential to accommodate up to 500 students and 50 staff

The master plan for stages 1 to 3 (including building footprints/envelopes) would be the subject of an application for Concept plan approval.

Stage 1 works are to be the subject of a Project Application (to be commenced as soon as practicable to ensure that the house is restored as soon as possible). Further Project Applications would be submitted for Stages 2 and 3.

Separate to this part 3A application, it is planned to seek approval to undertake temporary works to prevent further deterioration of the house.

Shore intends to undertake the works proposed by the Concept Plan in conjunction with other proposed works on their North Sydney and Northbridge sites. These other works will be the subject of separate applications for consent.

3. Access capability statement and concept plan recommendations

This Access Capability Report for the Concept Application addresses the external paths of travel within the proposed landscaping and links to the existing and proposed buildings within the site and to site boundaries with the adjacent senior and preparatory school campuses. It is recommended that the ongoing design address in detail the provision of a **continuous accessible path of travel** to link:

- The proposed buildings to the site boundary of the adjoining senior and preparatory school campuses
- Stage 1 - the existing buildings (Graythwaite Mansion, Coach House, Tom O'Neill Centre)
- Stage 2 - the proposed new buildings (North Building and East Building) north and east of the house
- Stage 3 - the proposed new building (West Building) west of the house

3.1 Stage 1

3.1.1 Graythwaite House

The historic building Graythwaite House (the house) is proposed to be substantially restored and the adjacent existing garden restored.

Informal car parking (6 spaces) is proposed adjacent to the main entrance on the southern side of the house linked to the designated/general vehicle access via Union Street.

The refurbishment of the **Ground Floor** is proposed to include: the principal entry via existing stairs, terrace and main entry door including a threshold step on the southern side of the building; new accessible entry via a ramp, the terrace and new doorway on

the eastern side of the building; entry foyer/hall; reception; meeting room; function room; two offices; lift lobby; commercial kitchen; kitchenette; male, female toilets and a unisex accessible sanitary facility; courtyard and museum. An accessible path of travel is proposed to provide links to all required ground floor facilities.

The refurbishment of the **First Floor** is proposed to include: lift lobby; reception; nine offices, meeting room, store room and the existing verandah. An accessible path of travel is proposed to provide links to all required general use facilities on the first floor. Management strategies to facilitate staff access to specific office areas are proposed.

A new lift is proposed for the northern side of the building to provide vertical access linking the ground floor corridor (G14) and first floor corridor/new landing (F14). The main stair 1 linking the ground and first floor is proposed to be retained. New stairs and existing stairs are proposed to provide links from the lift lobby to three of the offices, store and the verandah on the first floor.

3.1.2 Coach House

The heritage significant Coach House is located on the western side of the Graythwaite House and Tom O'Neill Centre and is proposed to be refurbished for use for administrative offices on the ground floor and for the caretaker's residence on the first floor.

A car space is proposed adjacent to the main entrance on the southern side of the Coach House.

While an accessible path of travel is not required to the caretakers residence proposed for the first floor, to meet the intent of the DDA an accessible path of travel complying with the BCA and AS1428.1 is required to the properties department offices proposed for the ground floor.

The proposed refurbishment includes: an accessible entry doorway via the terrace on the eastern side of the ground floor, two offices and a unisex accessible sanitary facility.

3.1.3 Tom O'Neill Centre

The single storey Tom O'Neill Centre located adjacent to the Graythwaite garden and on the western side of the Graythwaite Mansion is not listed as having heritage significance and is proposed to be refurbished for potential short term use for music tuition.

The proposed refurbishment includes: an existing accessible entry doorway via the existing garden on the eastern side of the building; four music practice rooms, one of which is linked to an accessible path of travel to the entry and relevant facilities; general multipurpose activity room and a unisex accessible sanitary facility.

3.2 Stage 2

The proposed new buildings (North Building and East Building) north and east of the house.

3.2.1 North Building

The new North Building is proposed to be for educational use on Level 3, with a possible storage area below ground on Level 2. Stairs are proposed to provide the only link between the levels.

Recommendation:

- (i) Ensure an operational management strategy is developed to provide assistance for a staff member who is not able to negotiate stairs and future modification of the stair to enhance accessibility if required for a future member of staff.
- (ii) Ensure in ongoing design the stair includes a width and circulation space at the top and bottom landings to facilitate the future installation of a platform stairlift if required for a future member of staff.

3.2.2 East Building

The proposed new building (East Building) east of the house is proposed to include educational facilities on Levels 1- 5 and an underground car park on Levels 1 and 2 (21 spaces on Level 1 and 20 spaces on Level 2).

Vehicular access is via the designated/general vehicular access on Union Street and a new driveway providing a link to the underground car park on Level 2.

The eastern side of the building is proposed to include links to the lift and adjacent existing senior school buildings.

A lift on the eastern side of the building is proposed to provide a continuous accessible path of travel/vertical access to link all levels of the proposed East Building and the adjoining senior school building.

Recommendation:

- (i) Ensure in ongoing design that an accessible car space meeting the requirements of the BCA D3.5 and AS2890.6 (2009) is provided linked via an accessible path of travel complying with AS1428.1 (2009) to the lift.

3.3 Stage 3

The proposed new building (**West Building**) west of the house is proposed to include Levels 1, 2, 3 and 4 for educational purposes.

External entries are proposed for the eastern side on Levels 2 and 3. A lift on the western side of the building is proposed to provide a continuous accessible path of travel/vertical access to link all levels of the building.

3.4 Proposed Landscaped External Paths of Travel

3.4.1 Main pedestrian links

New landscaped paths are proposed to provide links as follows:

- on the northern side of Graythwaite House providing links to the Preparatory School campus; proposed North Building; Coach House; Tom O'Neill Centre and proposed West Building
- on the eastern side providing links to Graythwaite House; the Senior School campus and proposed East Building

3.4.2 Secondary pedestrian links

New landscaped paths are proposed to provide links as follows:

- on the northern side of Graythwaite House providing links to the proposed museum and the proposed new North Building
- on the western side of Graythwaite House providing links to the adjacent existing garden; Tom O'Neill Centre and the proposed new West Building
- on the southern side providing links between the proposed new East Building and the Senior School campus

3.4.3 Accessible entries

New landscaped paths are proposed to provide links to accessible building entrances as follows:

- on the eastern and western sides of Graythwaite House
- to the proposed museum on the northern side of Graythwaite House
- on the southern side of the proposed new North Building
- on the eastern side of the Coach House

- on the eastern side of the Tom O'Neill Centre
- on the eastern side of the proposed new West Building
- in three locations of the proposed new East Building

4. Ongoing Key Issues of Access Provisions

Following the site appraisal and review of the proposed site context plans and proposed options for the refurbishments the key requirements for the provision of access for people with disabilities to be addressed in ongoing design development are outlined below:

4.1. Points of arrival

Accessible paths of travel complying with AS1428.1 (2009) are required to link the following points of arrival to the proposed main building entrances on the Graythwaite site:

- Site boundary of the Senior and Preparatory School campuses
- on site accessible car parking spaces to proposed entrances to the existing buildings (Graythwaite House, Coach House, Tom O'Neill Centre) and proposed new buildings (north Building, East building, West Building)

4.2 Parking

Provision of accessible parking is required to meet the intent of the DDA and the requirements of the BCA D3.5:

- Accessible spaces are to be linked via an accessible path of travel complying with AS1428.1 (2009) to the main entry/administration proposed for Graythwaite House; the Coach House and the proposed new East Building
- Accessible parking spaces are to include a layout to comply with AS2890.6 (2009)

4.3 Landscaping – external paths of travel

Accessible paths of travel are to be provided to meet the BCA D 3 and to comply with AS1428.1 (2009) as follows:

It is recommended that the ongoing design address in detail the provision of a **continuous accessible path of travel** to link:

- Stage 1 the existing buildings (Graythwaite House, Coach House, Tom O'Neill Centre)
- Stage 2 the proposed new buildings (North Building and East Building) north and east of the house
- Stage 3 the proposed new building (West Building) west of the house
- The proposed buildings to the site boundary of the adjoining Senior and Preparatory School campuses

4.4 Internal accessible paths of travel and facilities

To meet the intent of the DDA and the requirements of the BCA provision of an accessible path of travel complying with AS1428.1 (2009) is required to the proposed: main entries to buildings; function and meeting rooms; relevant staff offices; teaching facilities and accessible sanitary facilities to comply with AS1428.1 (2009).

4.5 Sanitary facilities

4.5.1 Accessible sanitary facilities

To meet the intent of the DDA and the requirements of the BCA F2.4 equitable provision of unisex accessible sanitary facilities is to be provided with the inclusion of unisex accessible facilities adjacent or near to all gender specific toilets. Equitable provision of showers and left and right hand use layout of WC facilities is required.

- Accessible facilities are to be designed to meet the circulation space (door, shower, WC pan and basin) and fitout requirements of AS1428.1 (2009) clause 15.

4.5.2 Gender specific sanitary facilities

Where more than one cubicle is provided, gender specific facilities are to include a cubicle for people with ambulant disabilities as follows:

- The cubicles are to be designed to meet the requirements of AS1428.1 (2009) clause 16.

4.6 Vertical access

- All lifts are to comply with BCA E3.6 and AS1735.12 (1999)
- All ramps are to comply with AS1428.1 (2009) clause 10
- All stairs are to comply with AS1428.1 (2009) clause 11

4.7 Emergency Evacuation

A safe means of evacuation to meet the performance requirements of BCA section D (2009)

- To meet the objective of the DDA and all users of the facility should be provided with a means of egress from the premises to a place of safety. People with disabilities should be provided with the same level of protection as other premises users.

4.8 Wayfinding and facilities to assist people with sensory, cognitive and mobility impairment

- An operational management strategy to orientate new staff and to escort visitors to the appropriate area within the Graythwaite site will allow minimal use of wayfinding signage.
- Appropriate identification and directional signage where required must comply with BCA D3.6 and Specification D3.6 to include Braille and tactual information, use of contrast, international symbols and pictograms.
- The provision of easily identifiable paths of travel, particularly to the lifts is recommended. The use of colour contrast and/or texture change in the floor finish will assist people with low vision.



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