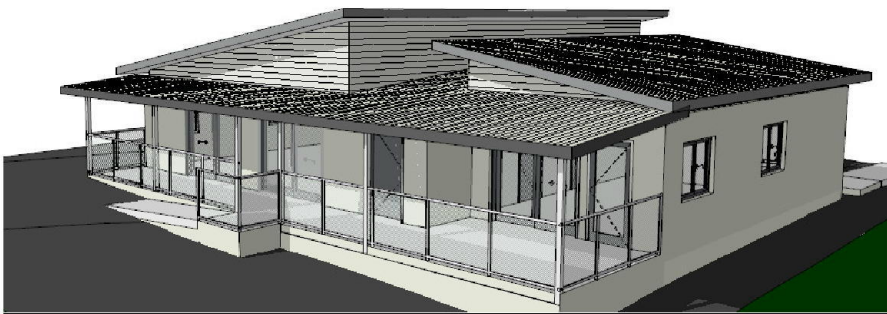


**PSE ACCESS CONSULTING**  
Access/Built Environment  
Architectural Advice/Training  
Adaptation/Certification/B.C.A /DDA  
ACAA Accredited.

## **ASSESSMENT REPORT**



### **ACCESS AND COMPLIANCE REQUIREMENTS;**

**BUILDING CODES AUSTRALIA (BCA),**  
**NATIONAL CONSTRUCTION CODE (NCC)-2016.**  
**DISABILITY DISCRIMINATION ACT 1992 (DDA),**  
**Disability (Access to Premises-Buildings) Standard-2010.**

### **SUBJECT; CHILDCARE.**

**SITE ADDRESS; 64 Doncaster Ave Claremont Gardens.**

**REPORT BY; Mr PETER SIMPSON.**  
**ACAA Accredited Access Consultant.**  
**Accreditation No. 185.**

13<sup>th</sup> June 2018.

14 Mashman Ave  
Wentworthville 2145

**SITE ADDRESS; 64 Doncaster Ave Claremont Gardens.**  
**Childcare.**

**Access requirements for people with disability.**

This report is in regard to the proposed **Childcare centre** complying with, for Development Application or/and Construction Certificate issuance, the Building Codes Australia/National Construction Code (BCA/NCC-2016 & specifically Part D3), Disability (Access to Premises-Buildings) Standard-2010 (**DAtPS**), Children (Education and Care Services) Supplementary Provisions Regulation 2004 and related Australian Standards in addressing the requirements of Disability Discrimination Act 1992 (DDA) pertaining to access for (and applicable technical detail for Construction Certificate or/an Occupation Certificate issuance) and provision of appropriate services for people with disability.

**COMPOSITION OF PROPOSED CHILDCARE CENTRE;**

This Childcare centre development at this address consists of;

1. Childcare centre over one level with street entrance from Doncaster Avenue.
2. At level car parking (with individual spaces and one accessible (disabled) space) with street front driveway entrance from Doncaster Avenue.
3. Ground level non-covered and covered, non-age specific, play areas, reception/ staff room/ facilities/kitchen.
4. All areas are "Accessible" for people with disability (under the guidelines of AS1428.1 *Design for access and mobility* and below stated criteria) compliant with BCA/NCC-2016.

**REFERANCING;**

➤ **Disability Discrimination Act 1992.**

**Part 3 Objects**

The objects of this Act are:

- (a) to eliminate, as far as possible, discrimination against persons on the ground of disability in the areas of:
  - (i) work, accommodation, education, access to premises, clubs and sport; and
  - (ii) the provision of goods, facilities, services and land; and
  - (iii) existing laws; and
  - (iv) the administration of Commonwealth laws and programs; and
- (b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and
- (c) to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

## Part 23 Access to premises

*Disability Discrimination Act 1992*

### Part 4 Interpretation

**premises** includes:

- (a) a **structure, building**, aircraft, vehicle or vessel; and
- (b) a place (whether enclosed or built on or not); and
- (c) a part of premises (including premises of a kind referred to in paragraph (a) or (b)).

- (1) It is unlawful for a person to discriminate against another person on the ground of the other person's disability or a disability of any of that other person's associates:
- (a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or
  - (b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or
  - (c) in relation to the provision of means of access to such premises; or
  - (d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or

### ➤ **Building Codes Australia (BCA);**

#### **National Construction Code-2016.**

The Building Codes Australia (BCA) (BCA- National Construction Code (NCC) 2016 & specifically Part D3), calls for compliance with BCA Part D3 *Access for people with disability* for general building access for people with disability and the requirements are

- a) Buildings must be accessible as required by Table D3.1
- b) Parts of buildings *required to be accessible* must comply with this Part and AS1428.1.
- c) External access to a building *required to be accessible* must be in accordance with this part and AS1428.1, and must provide-
  - (i). From the allotment boundary at the main points of entry; and
  - (ii). From any accessible car parking space on the allotment in accordance with **D3.5**; and
  - (iii). From any adjacent and associated *accessible* building on the allotment; and
  - (iv). Through the principal public entrance.

### **Table D3.1 REQUIREMENTS FOR ACCESS FOR PEOPLE WITH DISABILITY**

#### **D3.1 General building access requirements**

Buildings and parts of buildings must be *accessible as required by Table D3.1*, unless exempted by D3.4.

**Table D3.1 REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY**

Class of building	Access requirements
<b>Class 9b</b>	
<i>Schools and early childhood centres</i>	To and within all areas normally used by the occupants.



**BCA/NCC-2016; Part D3 Access for People with disability****SECTION D ACCESS AND EGRESS****OBJECTIVE****DO1**

The *Objective* of this Section is to—

- (a) provide, as far as is reasonable, people with safe, equitable and dignified access to—
  - (i) a building; and
  - (ii) the services and facilities within a building; and
- (b) safeguard occupants from illness or injury while evacuating in an emergency.

**D3.2 Access to buildings**

- (a) An *accessway* must be provided to a building *required* to be *accessible*—
  - (i) from the main points of a pedestrian entry at the allotment boundary; and
  - (ii) from another *accessible* building connected by a pedestrian link; and
  - (iii) from any *required accessible* carparking space on the allotment.
- (b) In a building *required* to be *accessible*, an *accessway* must be provided through the principal pedestrian entrance, and—

**F2.4 Accessible sanitary facilities**

In a building *required* to be *accessible*—

*SA F2.4(a)*

- (a) *accessible* unisex *sanitary compartments* must be provided in *accessible* parts of the building in accordance with *Table F2.4(a)*; and

**Table F2.4(a) ACCESSIBLE UNISEX SANITARY COMPARTMENTS**

Class of building	Minimum accessible unisex sanitary compartments to be provided
Class 5, 6, 7, 8 and 9 — except for within a <i>ward area</i> of a Class 9a <i>health-care building</i>	<p>Where <i>F2.3</i> requires closet pans—</p> <ul style="list-style-type: none"> <li>(a) 1 on every <i>storey</i> containing <i>sanitary compartments</i>; and</li> <li>(b) where a <i>storey</i> has more than 1 bank of <i>sanitary compartments</i> containing male and female <i>sanitary compartments</i>, at not less than 50% of those banks.</li> </ul>

➤ **Disability (Access to Premises-Buildings) Standard-2010.**

*Purpose of the Premises Standards*

- 4. The purpose of the Premises Standards is to provide:
  - a nationally applicable set of provisions that detail what must be done to provide for non-discriminatory access to public buildings for people with disability
  - the first and perhaps the most significant step in the development of consistent and uniform requirements for non-discriminatory building access — bringing together the access requirements under the DDA and building law, and

Premises Standards would harmonise the requirements of the Building Code and the Disability Discrimination Act in relation to access to buildings through incorporation of the Access Code into the Building Code. The Access Code forms Schedule 1 of the Premises Standards and contains its technical requirements.

## **Part 1 Preliminary**

### **1.3 Objects**

The objects of these Standards are:

- (a) 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; and
- (b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.

## **Part 2 Scope of Standards**

### **2.1 Buildings to which Standards apply**

- (1) Subject to subsection (2), these Standards apply to the following:
  - (a) a new building, to the extent that the building is:
    - (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building;

## **ACCESS and COMPLIANCE;**

The requirements of BCA Part D3 *Access for people with disabilities*/National Construction Code (NCC)-2016 & specifically Part D3 and AS1428.1-4, as well as associated standards/legislation, are met with these proposed alterations/additions and in their relation to the requirements to satisfy relevant State and Federal legislation.

These requirements of BCA have been addressed in the following manner

- The BCA/NCC-2016 Part D3.2 (c) (ii) and AS1428.1 Clause 5.1.2 calls for a continuous uninterrupted path of travel from the allotment boundary to the main points of entrances and “from any required accessible car space on the allotment” to and within the proposed Childcare Centre. This is proposed to be provided by fully compliant accessible paths of travel as means of entry to the principal public entry foyer from allotment boundary.
- All pedestrian walkways for entry and/or exit are proposed to have, if applicable, the required Tactile Ground Surface Indicators (TGSI's) compliant with AS1428.4.1-2009 Clause 2.2.3 and Figure A1.
- All pedestrian walkways and paths of travel are proposed to be compliant with the design and technical specifications of AS1428.1 Clause 6 *Continuous accessible paths of travel* for their gradients, surface finish and other relevant features.

- The entrance doors to the childcare centre and all their internal doors, and their circulation areas, are proposed to be of a dimension mandated by AS1428.1-2009 Clause 13.3 *Circulation space at doorways on a continuous accessible path of travel* and Figure 31.
- The doors have a clear opening dimension (Minimum 850mm for single leaf or at least one of a dual leaf door configuration) compliant with AS1428.1-2009 Clause 13.2 *Clear opening of doorways* and their internal and external circulation spaces have dimensions/configuration compliant AS1428.1 Clause 13.3 & Figure 31 with appropriate 30% door jamb/architrave to wall colour luminance contrast.
- The entrance doorways are proposed to have a zero step entrance required by AS1428.1-2009 Clause 7.2 *Construction tolerances, abutment of surfaces*.
- Door handles/gate latches, where required, are positioned to meet requirements of being “child-proof”.
- Items of access/**child safety** requirements such as entry door handle height or security gate latching are overridden by state regulations such as Children (Education and Care Services) Supplementary Provisions Regulation 2004.
- **Children (Education and Care Services) Supplementary Provisions Regulation 2004**

## **21 Child-proof gates at entry and exit points**

- (1) Child-proof gates must be installed at each point of entry to or exit from the premises of the child-minding service.
  - (2) The child-proof gates must:
    - (a) be secured by means of child-proof locks, and
    - (b) be designed:
      - (i) to prevent children from entering or leaving the premises unsupervised, and
      - (ii) to inhibit or impede intruders from entering the premises.
- Clear and uninterrupted paths of travel to and within this Childcare centre to all required facilities/outdoor play areas, by the occupants which includes staff, parents and children, is to be provided with well positioned furniture to avoid any type of hindrance to people with disability whether they be wheelchair or other mobility aid users. This is compliant with BCA/NCC-2016 Part D3.2 (c) (ii) and AS1428.1 Clause 5.1.2 *Continuous path of travel*.
  - All entry and internal doorways (part of *Continuous path of travel*) to the various offices/rooms/kitchen/amenities are of a dimension equal to or greater than that (850mm minimum clear opening for single leaf door or at least one leaf of a dual leaf door configuration) to be compliant with AS1428.1-2009 Clause 13.3 & Figure 31 as well as AS1428.2 Clause 11.5.1 *Clear opening of doorways* & Figure 7.
  - Provided is a sanitary facility meeting the technical requirements of a unisex accessible (disabled) sanitary facility which, with fold down AS1428.1 compliant grab rail, act as a cubicle for people with an ambulant disability.
    - i. The technical specifications (no less than the dimensions required by AS1428.1-2009 Clause 15.2 *Accessible unisex sanitary facility* & Figure 50 at, typically 1900mm X 2600mm) for this accessible (disabled) unisex sanitary facility will be as follows,





### Car park:

At level car parking (with individual spaces and one accessible (disabled) space) provided for staff and parents/visitors with street front driveway entrance from Doncaster Avenue.

- This accessible (disabled) car parking space (one space of 15) is proposed to be technically and feature designed to comply with the AS2890-2009 Part 6 *Parking facilities-Off street parking for people with disability* and Figure 22.
- i. The parking space is proposed to be technically and feature designed to comply with the AS2890.2009 Part 6 *Parking facilities-Off street parking for people with disability* Section 2.2 *Parking space-dimensions* Point 1 *Angle parking spaces*.
- ii. The “Shared area” is proposed to be “any other suitable use i. e. pedestrian access” the pedestrian entrance to childcare centre through carpark.

#### 1.3.2 Shared area

An area adjacent to a dedicated space provided for access or egress to or from a parked vehicle and which may be shared with any other purpose that does not involve other than transitory obstruction of the area, e.g. a walkway, a vehicular aisle, dual use with another adjacent dedicated space.

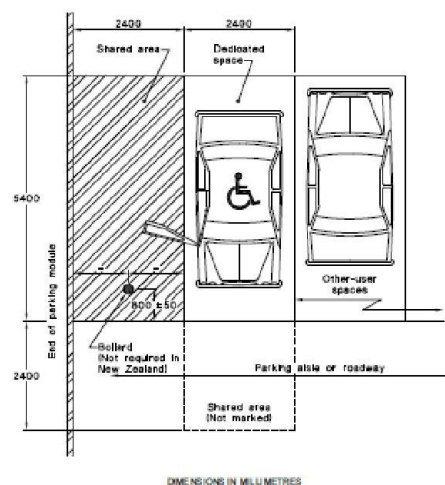


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY\*

### A2.2 Angle parking spaces

The shared area can be shared with any other suitable use, noting that it needs to be accessible in accordance with AS 1428.1 and free of other than transitory obstructions at all times. In a typical case, as illustrated in Figure 2.3, a 2.4 m area can be shared between two



## Certification

The Vinyl floor coverings installed to the centre have the following slip resistance measures;

Walkways-	W rating
Entry foyer/toilets-	X rating
Internal floors-	Z rating

The certificates from the manufacture for both vinyl and direct stick carpet are attached showing the fire hazard details are compliant.

- The outdoor play areas and play equipment is accessible for children with disability with the surface finishes (Soft fall surface compound/Wetpour rubber ground surface or grass) providing minimal obstructions to their use yet minimises impact trauma in the event of an accident/mishap.
- The walkway and paths of travel are compliant with the design and technical specifications of AS1428.1-2009 Clause 10 *Walkways ramps and landings* for their gradients, surface finish and other relevant features.
- The appropriate crossfall and abutting surfaces are proposed to be compliant with AS1428.1-2009 Clause 10 *Walkways ramps and landings* Point 2 *Walkways*.
- Level abutting surfaces are proposed between interior, covered playground area and non-covered playground area for **access** “to all areas normally used by the occupants including staff, children and visitors”

Dimensions refer to finished surfaces (e.g., face of wall tiles and floor finishes).

Unless otherwise indicated, limiting dimensions for an inclined surface on a continuous accessible path of travel shall be taken as horizontal and vertical only.

## **6 CONTINUOUS ACCESSIBLE PATHS OF TRAVEL**

### **6.1 General**

A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment.

### **6.2 Heights of a continuous accessible path of travel**

The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm or 1980 mm at doorways (see Figure 2).

### **6.3 Width of a continuous accessible path of travel**

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width (see Figure 2) of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- Any ramp where required comply with AS1428.1-2009 Clause 10.3 *Ramps*, Figure 14-19 & Clause 11 *Stairways*, Figure 26-29 in finish and construction detail with handrails compliant with AS1428.1-2009 Clause 12 *Handrails* with technical design Figure 14 & 15 *Ramp Handrails* and Figures 26 *Stair handrail*.

**SUBJECT; Childcare**

**SITE ADDRESS; 64 Doncaster Ave Claremont Gardens.**

The full implementation of these requirements, for Development Application or/and Construction Certificate issuance, of the **BCA/NCC-2016 Part D3, Table 3.2**, Children (Education and Care Services) Supplementary Provisions Regulation 2004 and Disability (Access to Premises-Buildings) Standard-2010 has been actioned with the planning and designing of this childcare centre **providing access “to and within all areas normally used by the occupants including staff, children and visitors”**.

➤ The plans assessed reflect the accessibility/services/facilities of the building comply (*suitable for use by a person with disability*) with AS 1428.1-2009 *Design for access and mobility* (public/common areas) and any other relevant Australian Standard.

The technical requirements called for in the AS1428 series of standards, and related standards/codes, and detailed prescriptive technical requirements within the BCA/NCC-2016 of how the building is to be constructed and equipped have been adhered too in addressing the Disability Discrimination Act 1992 legislation in regard access to premises (and applicable technical detail for Construction Certificate issuance) for and provision of services/facilities for people with disability.

Yours sincerely



Peter Simpson

Accredited by;  
Association of Consultants in Access Australia.

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