



Access Report

Project –
Long Day Care Centre
84-90 Third Road, Berkshire Park



Design Phase –
Development Application Phase

Date - 8 June 2018
For - Meeks Day Care
Ref - 18239 – Rev 1.1

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Amendment Schedule

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of Meeks Day Care and for the purpose of completing an assessment of the Development Application (DA) architectural documentation associated with the proposed Long Day Care Centre to be located 84-90 Third Road, Berkshire.

1.2 Purpose

The purpose of this report is to identify the compliance status of the DA architectural design documentation against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2016. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- Accessibility related Australian Standards as referenced by BCA 2016, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).

1.3 Documentation / Information Relied Upon

- Architectural plans prepared by Havanah Building Design, as follows:

Drawing No.	Revision	Date	Drawing Title
Sheet 1 of 3		01/03/18	Site Plan
Sheet 2 of 3		01/03/18	Floor Plan & Part Site Plan
Sheet 3 of 3		01/03/18	Elevations & Sections

1.4 Exclusions

The content of this report relates only to the matters directly nominated in this report and does not assess / include any of the following –

- Any parts of the BCA / standards not directly referenced in this report.
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Work Health & Safety considerations.
- Services / equipment operating capacity / design.
- Local planning policies and/or guidelines, other than those directly identified.
- Does not constitute construction approval nor a Part 4A Certificate under the EP&A Act / Regulations.

1.5 BCA Assessment Data

BCA assessment data in relation to the project and relevant building / part.

Below classification(s) is our understanding of the relevant BCA classification(s) to the area under review under this report.

BCA Building Classification(s): Class 9b - Early childhood centre.

Note 1 - BCA Consultant / Certifier shall have the final call in determining BCA classification(s).

Note 2 - The remainder of the building may contain additional building classifications however details are not provided, nor is the remainder of the building assessed as part of this report and building part.

2.0 TECHNICAL ASSESSMENT & COMMENTARY

2.1 General

The following summarises the compliance status of the architectural design in terms of the DTS accessibility provisions of BCA 2016, as are principally contained within Part D3 and Clauses E3.6 & F2.4 of the code.

Alongside each clause heading; one of four compliance categories is provided, as follows –

Complies:	BCA design compliance is achieved.
Does not comply:	A BCA DTS compliance departure is noted. Resolution options are provided.
N/A:	Not Applicable or not directly relevant. Detail offered for application if / as relevant.
Design Detail:	Compliance commentary is provided. Such should not be considered deficiencies, but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.

BCA Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.
- Slip-resistant floor surface/s* - BCA 2016 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.

2.2 SECTION D – ACCESS & EGRESS

Part D3 – Access For People With Disabilities

BCA Clause D3.1 - General building access requirements

Buildings and parts of buildings must be accessible as required by Table D3.1 and as summarised below:

Class 9b

Access must be provided to and within all areas normally used by the occupants.

Design Detail	<p>Access is required to and throughout all parts of the building in accordance with AS 1428.1-2009 (except where exempt by BCA Clause D3.4).</p> <p>Other than the matters identified below, compliance with this clause shall be readily achievable and can be suitably demonstrated at Construction Certificate design phase and/or during construction.</p> <p>In addition to the above we highlight that no steps shall occur to any internal / external doors within the Day Care Centre. Any steps which currently occur shall be removed.</p>
Does not comply	<p><u>DTS Compliance Departure 1</u></p> <p>The following doors will not comply as follows:</p> <ol style="list-style-type: none"> No main entry door clearly detailed to the day care centre. Door to 'Accessible Toilet' - The door does not achieve 530mm latchside clearance. Door to 'Children Amenities' – The door does not achieve 530mm latchside clearance. Door to 'Admin' - The door does not achieve 530mm latchside clearance. Door to 'Outdoor Area' from Admin Room – The door does not achieve 530mm latchside clearance. Detail door to the 'Play Equipment Storage' room.

Resolution Option(s) 1

Minor modification required to the plans at CC stage to demonstrate compliant circulation per AS 1428.1-2009 for the above doors. Compliance readily achievable.

BCA Clause D3.2 – Access to Buildings

An accessway must be provided to a building required to be accessible:

- From the main points of pedestrian entry at the allotment boundary; and
- From another accessible building connected by a pedestrian link; and
- From any required accessible carparking space on the allotment.

An accessway must be provided through the principal pedestrian entrance, and:

- through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

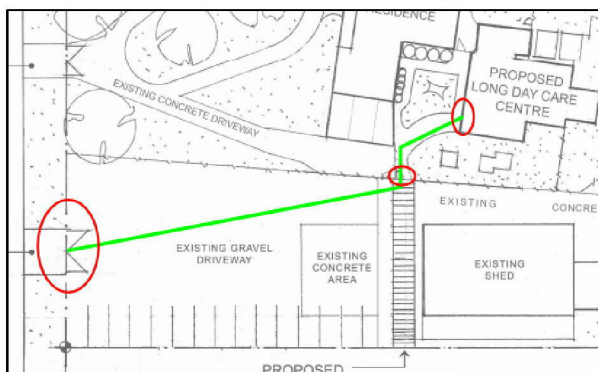
Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Design Detail

- An accessible pedestrian path of travel is required between the point of entry at the allotment boundary and the Day Care Centre (extent detailed below).

The doors located in the path of travel (circled in red below) shall be made to comply with AS 1428.1-2009 and the path of travel (outlined in green below) to achieve gradients per AS 1428.1-2009.

If the above cannot be achieved, a BCA Performance Solution shall be obtained for any compliance departures at CC stage.



- An accessible pedestrian path of travel is required between the accessible carspace and the Day Care Centre. Details to be provided i.e. location of accessible carspace, pathway gradients etc.

Compliance is readily achievable at the Construction Certificate design phase.

BCA Clause D3.3 – Parts of Buildings to be Accessible

In a building required to be accessible:

- every ramp & walkway (except fire-isolated) must comply with Clause 10 of AS1428.1-2009;
- every stairway (except fire-isolated) must comply with Clause 11 of AS1428.1-2009;
- all fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009;
- carpet installed in an accessway must comply with clause D3.3(g) and (h)

Design Detail

- Passing and turning spaces are suitably detailed.
- No new stairs and/or ramps proposed.
- No fire isolated-stairs noted.
- Any new walkways to comply as per Cl. 10 of AS 1428.1-2009.

BCA Clause D3.4 – Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety risk for people with a disability; is not required to be fully accessible.

BCA Clause D3.5 – Accessible Carparking

Accessible carparking spaces complying with AS 2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and on the same allotment as a building required to be accessible.

Design Detail	A single accessible carspace shall be detailed in accordance with AS 2890.6-2009. Compliance is readily achievable at the Construction Certificate design phase.
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BCA Clause D3.6 – Signage

Accessible buildings must have signage to comply with AS1428.1-2009 and as follows –

- braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and
- identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number;
- signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers;
- signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use;
- signage to ambulant accessible facility must be on the door of the facility;
- directional signage where a pedestrian entrance is not accessible.

Design Detail	Signage shall be installed in this project as necessary, but shall include as a minimum: <ul style="list-style-type: none"> ▪ identify each new door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number. ▪ Identify the accessible toilet as either LH or RH transfer. All signage is to be design detailed to comply with the relevant requirements of Specification D3.6. Compliance is readily achievable during Construction Certificate design phase and/or during construction.
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BCA Clause D3.7 – Hearing Augmentation

Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed:

- In a room in a Class 9b building; or
- Meeting room, conference room, auditorium, or room for judicatory purposes; or
- At any ticket office, teller booth, reception area or the like, where the public is screened from the service provider.

If provided in the form of an induction loop, it must cover no less than 80% of the floor of the room served. If in the form of receivers, it must cover no less than 95% of the floor of the room served with a minimum of two (2) in any case but depending on number of people accommodated.

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.

Design Detail	If this building is proposed to have an inbuilt amplification system (other emergency warning), then a hearing augmentation system shall be provided and must accord with the requirements of this clause.
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Compliance is readily achievable during Construction Certificate design phase.

BCA Clause D3.8 – Tactile Ground Surface Indicators (TGSIs)

Accessible buildings must have TGSIs complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

Design Detail

TGSIs complying with AS/NZS1428.4.1-2009 shall be installed in this project as necessary, but shall include to areas as follows –

- any new overhead obstruction less than 2m above floor level.

Compliance is readily achievable during Construction Certificate design phase and/or during construction.

BCA Clause D3.9 – Wheelchair seating spaces in Class 9b assembly buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1-2009 must be provided in accordance with the number and grouping of wheelchair seating spaces in accordance with Table D3.9.

N/A

Not applicable as no fixed seating proposed.

BCA Clause D3.10 – Swimming Pools

Not applicable – no swimming pools have been proposed.

BCA Clause D3.11 – Ramps

Not applicable – no ramps detailed rising more than 3.6m, nor any landing cross-overs occur.

BCA Clause D3.12 – Glazing on an Accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

Design Detail

All fully glazed doors, sidelights and walls forming part of the accessway must be clearly marked in accordance with AS 1428.1-2009.

Compliance is readily achievable during Construction Certificate design phase and/or during construction.

2.3 SECTION E – SERVICES & EQUIPMENT

Part E3 – Lift Installations

BCA Clause E3.6 – Passenger Lifts

Every passenger lift must:

- be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and
- have accessible features in accordance with Table E3.6b; and
- not rely on a constant pressure device for its operation if the lift car is fully enclosed.

N/A	Not applicable as single storey building.
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2.4 SECTION F – HEALTH & AMENITY

Part F2 – Sanitary & Other Facilities

BCA Clause F2.4 – Accessible Sanitary Facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided as per Table F2.4(a).
- 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, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.

Does not comply	<p><u>DTS Compliance Departure 1</u></p> <p>The accessible toilet is required to achieve an internal dimension of 2630mm by 2000 minimum. The longer dimension is ~30mm short.</p> <p><u>Resolution Option(s) 1</u></p> <p>Slight design modification required at CC stage to increase the longer dimension to 2630mm. Compliance is readily achievable.</p>
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3.0 CONCLUSION

This report identifies the compliance status of the Development Application architectural design with the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of the Building Code of Australia (BCA) 2016. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- The Disability (Access to Premises – Building) Standards 2010 (Premises Standards).

The outcome of this report recognises that the existing building contains a number of minor non-compliances which can be readily be rectified via slight design adjustment and/or with BCA Performance Solutions as nominated in Section 2.0 of this report.