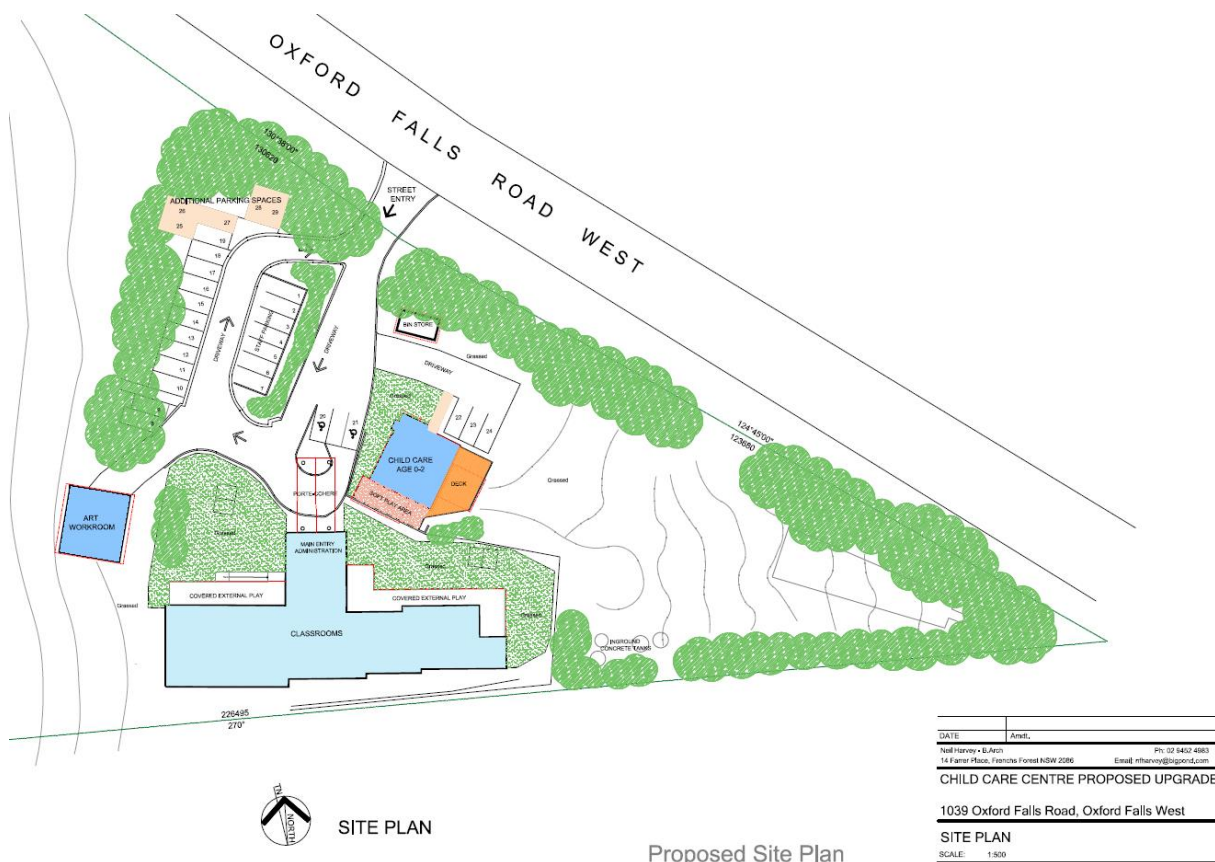


# ACCESS REPORT DEVELOPMENT APPLICATION GREENFIELD PRE-SCHOOL CENTRE OXFORD FALLS ROAD WEST OXFORD FALLS

7<sup>TH</sup> MAY 2018



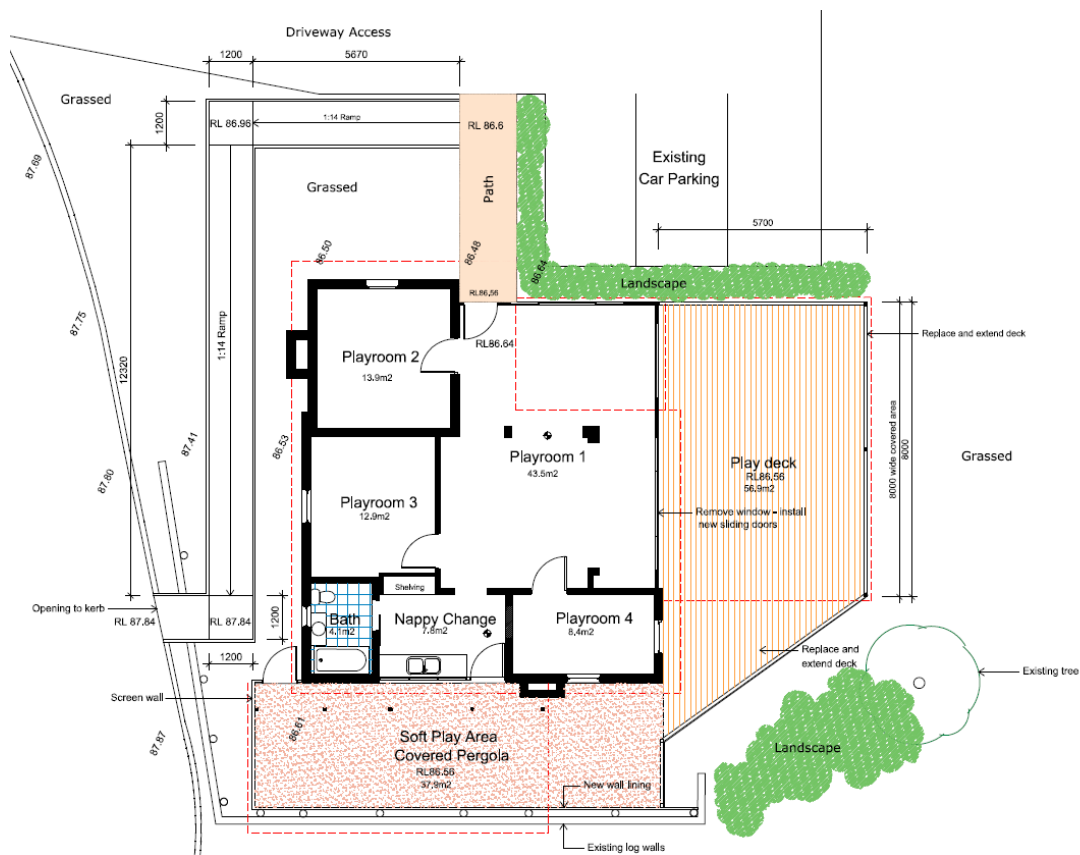
This report has been prepared in consideration of the accessibility of alterations and additions to the stone cottage building and use of a former shed for a craft workshop for the purpose of an extension of services to the existing child care centre at the above location.

This assessment has had regard to the requirements of Parts D3.2, D3.3, D3.5, D3.8 of the Building Code of Australia (BCA 2016), AS1428.1 (2009), AS1428.4.1 (2009) and the Warringah Local Environment Plan – Clause D18 Accessibility.

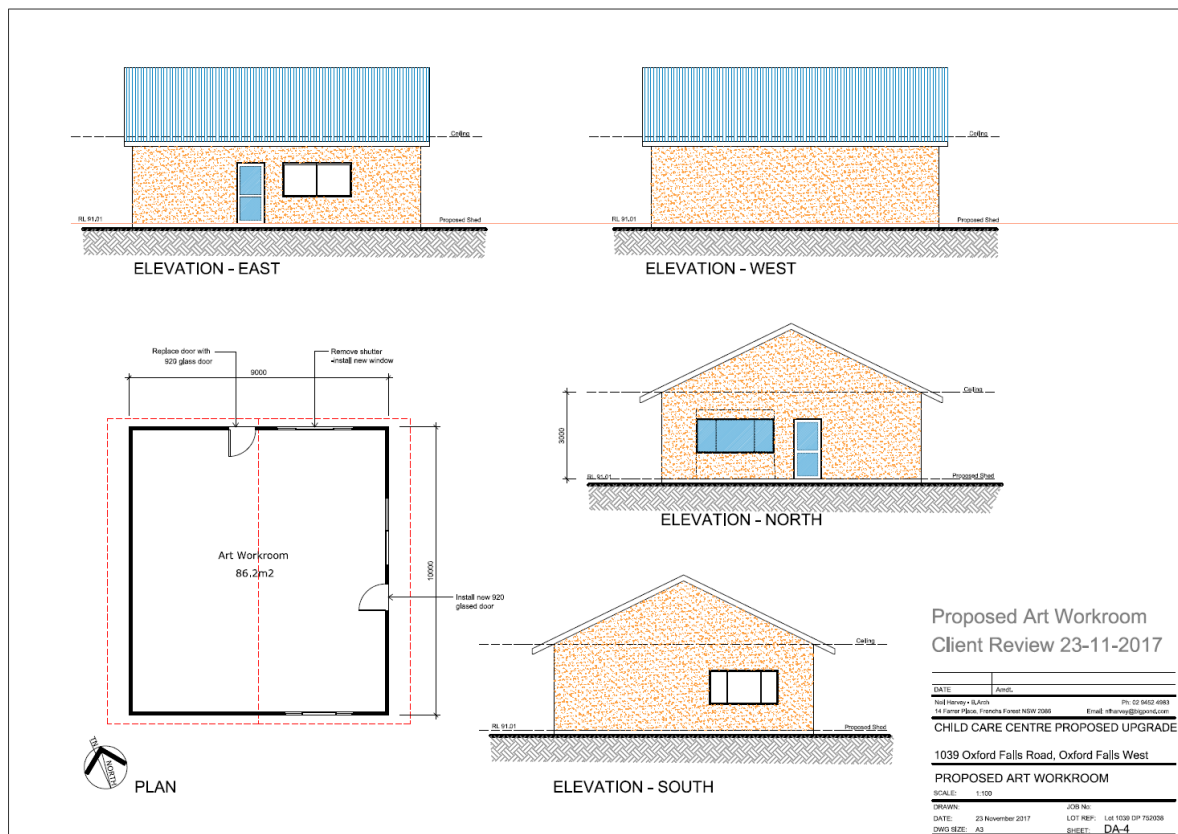
# ACCESS ASSESSMENT

## BCA PARTS D3.2 & D3.3 – INTERNAL SITE & BUILDING ACCESS

1. **Stone Cottage** - The plans propose minor alterations to the stone cottage to establish 4 indoor playrooms, nappy change, bathroom, outdoor deck and a soft play area.
2. The plans also show three parking spaces, entry path and the installation of a 1:14 ramp connection with the main building at the principal reception entrance and adjacent to the accessible parking to enable equitable access in a manner complying with clauses D3.2, D3.3 and D3.5 of the BCA.
3. Details of ramp handrails, kerbs/kerbrails, landings and tactile ground surface indicators shall be confirmed at the construction certificate stage in accordance with AS1428.1 and AS1428.4.1 to satisfy clauses D3.3 and D3.8 of the BCA.



4. The new works will include the entry door joinery modified to achieve 850mm clear opening width and a level threshold with a 1600mm width pathway approach and doorway landing which includes 530mm latchside clearance to comply with AS1428.1 and clauses D3.2 and D3.3 of the BCA.
5. The internal doors will also provide 850mm clear openings and circulation spaces complying with AS1428.1 and clause D3.3 of the BCA.
6. Access to the outdoor play deck will include wheelchair accessible thresholds in accordance with AS1428.1 to satisfy clause D3.3 of the BCA.
7. With respect to sanitary facilities the bathroom will be fitted out with a childrens toilet pan to comply with clause F2.3 of the BCA while the existing unisex accessible toilet in the reception entry area of the main building is available to all occupants who require an accessible toilet.



8. **Art Workroom** – With respect to the adaptive reuse of an existing shed for the purposes of an arts and crafts workroom the development proposes an accessible entrance and open floor plan that can comply with ASI428.1 and satisfy Part D3.3 of the BCA.
9. With respect to the access path between the buildings to the Art Workroom the staff of the child care centre will provide supervision and assistance to children with a disability and be able to facilitate appropriate access.
10. **Summary** – In review of the plans it is my opinion that the adaptive reuse of the two buildings and associated alterations and additions will comply with ASI428.1 to satisfy Part D3 of the Building Code of Australia (BCA), DDA Premises Standards and Council's WLEP accessibility requirements.

*Mark Relf*

Mark Relf,  
Access Consultant (ACAA #74)

## Appendix A –



### CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standard, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

