

JECKRA

ACCESS ASSESSMENT REPORT

5 Skyline Place Frenchs Forest NSW 2086

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Jensen Hughes Australia

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Our story begins in 1997 with the founding of BCA Logic to fulfill the demand of a consultancy company whose expertise expanded across the entire life cycle of a building, from consulting on the initial planning through to construction and occupation.

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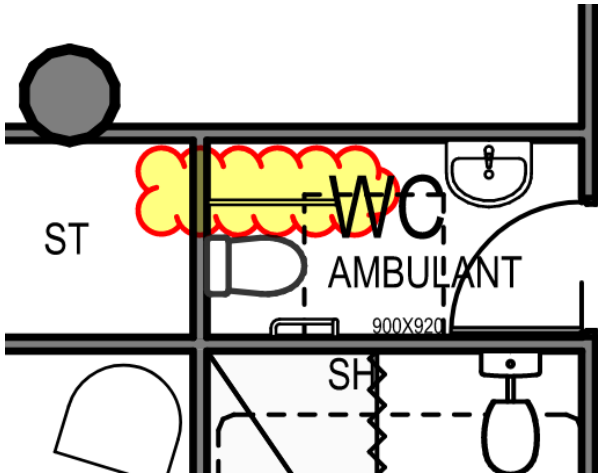
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Executive summary

This document provides an assessment of the architectural design drawings for the proposed Childcare development at 5 Skyline Place Frenchs Forest NSW 2086, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 ‘Matters for Further Consideration’ of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

Item	Description	BCA Provision
Performance Solutions Required		
1.	<div><div><div>Drop Down Grabrail in Ambulant WC</div><div>It is proposed that a dropdown grabrail be installed in lieu of fixed grabrail in accordance with Clause 16.2 of AS1428.1-2009</div></div><div></div></div>	F4D5
Compliance Matters to be Addressed		
1.	NIL	NIL
Further Information Required		
1.	NIL	NIL

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

NCC 2022 Clause Numbering

BCA2022 uses a new structure and clause referencing system to create better consistency across all volumes of the NCC. While the new Section-Part-Type-Clause system makes the NCC look different at first, it's intended to improve user experience and make it more web accessible.

The new structure results in a reorganisation of specifications and parts, some of which are contained in the table below.

The NCC uses a uniform clause numbering system across each of its three volumes. This system is called Section-Part-Type-Clause (SPTC). In each clause number-

- + The first letter indicates which NCC section or part it sits within;
- + The first number indicates the number of the Part within a section or the number of a Specification.
- + The second letter indicates the clause type. It will be either G, O, F, P, V, D, or C. and these are explained below.
- + The second number is the clause number within each Part of Specification.

The clause Types used in the NCC are as follows:

- + G = Governing requirements (mandatory)
- + O = Objective (guidance)
- + F = Functional Statement (guidance)
- + P = Performance Requirement (mandatory) V = Verification Method (optional)
- + D = Deemed-to-Satisfy Provision (optional)
- + C = Clause in a Specification (can be mandatory or optional depending on how the Specification is called up by the NCC).

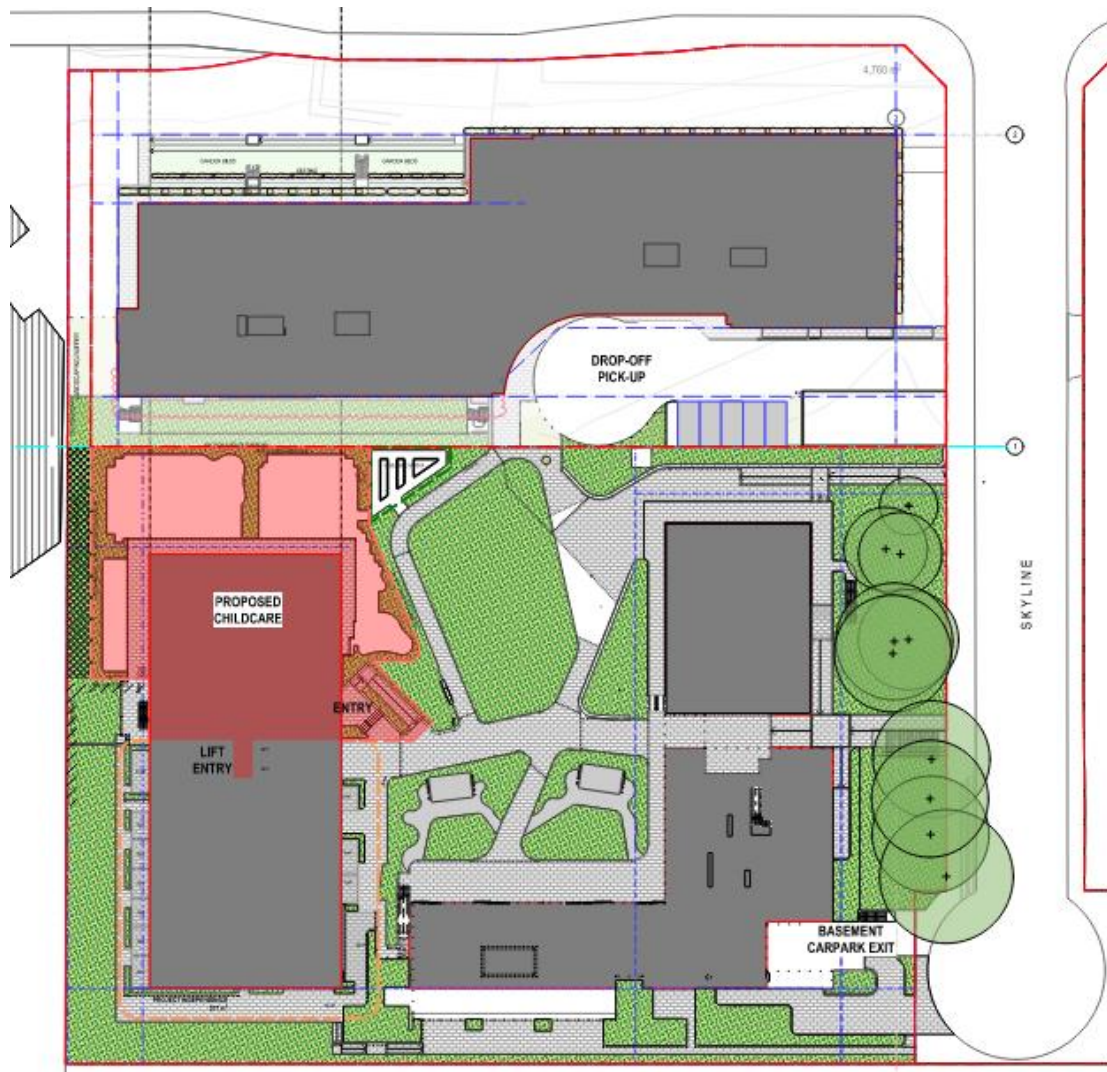
1.0 Basis of Assessment

1.1 LOCATION

The Childcare development, the subject of this report, is located at 5 Skyline Place Frenchs Forest NSW 2086.

The development consist of:

- 5 off road parking spaces located off the drop-off / pick-up area
- Walkway grades and stairways to the Main entrance
- Ground Floor Level containing an adjacent external play space areas, Babies 0-2yrs, Toddlers 2-3yrs, Children 3-6 yrs, Staff room, amenities for children, Kitchen, Laundry, Reception, Directors Office, public amenities, Store rooms and Nappy change rooms.



Site Plan – courtesy of PA Studio (NTS)

1.2 PURPOSE

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- + Disability (Access to Premises – Buildings) Standards 2010 Compilation No. 2 (DAPS);
- + Building Code of Australia 2022 Volume One – Part D4 and Clauses E3D7 and E3D8;
- + Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 LIMITATIONS

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- + The structural adequacy or design of the building;
- + The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- + The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- + The Disability Discrimination Act (it cannot be guaranteed that a complaint under the DDA will not be made, however should the building comply with BCA and the DAPS then those responsible for the building cannot be subject to a successful complaint); and
- + BCA Sections B, C, E (excl. Clauses E3D7 and E3D8), F, G, H, I, J, Parts D2 and D3; and
- + Demolition Standards not referred to by the BCA; and
- + Work Health and Safety Act; and
- + Construction Safety Act; and
- + Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
- + Conditions of Development Consent issued by the Local Consent Authority; and

This Report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of This Report.

1.4 FEDERAL DISABILITY DISCRIMINATION ACT (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease-causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the DAPS and the BCA are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged.

1.5 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 COMPILATION NO.2 (DAPS)

The aim of the DAPS is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The DAPS intends to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The DAPS generally aligns with the BCA and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade; however, they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance (PPE) by a continuous accessible path of travel/accessway complying with AS1428.1-2009. This can mean that an upgrade to the building may be necessary even where no new work is proposed to mitigate the risks of DDA complaints arising in the future.

1.6 DESIGN DOCUMENTATION

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.7 DEFINITIONS

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

2.0 Key Compliance Consideration

2.1 GENERAL

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

2.2 CLASSIFICATION

Under the provisions of Parts A6 of BCA and Part A4 of the Access Code, the building has been classified as follows:

Table 1: Building Classification

Class	Level	Description
Class 5	Part Ground Floor	Office / Reception / Print room
Class 9b	Part Ground Floor	Childcare

2.3 DIMENSIONS AND TOLERANCES

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. Jensen Hughes’ assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite, and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4 PERFORMANCE BASED DESIGN – PERFORMANCE SOLUTIONS

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be address in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2: Performance Solutions

Item	Description of Performance Solution	DTS Provision
1.	NIL	NIL

2.5 AREAS REQUIRED TO BE ACCESSIBLE

The following areas of the building are required to be accessible:

Table 3: Areas Required to be Accessible

Area / Room	Description
Class 5 – Ground Floor	To and within all areas normally used by the occupants
Class 7a – Basement Car Park	To and within any level containing accessible car parking spaces

Note: The limitations and exemptions of Clauses D4D3, D4D4 and D4D5 of the BCA and Access Code been considered where applicable in the process of developing the above table.

3.0 BCA Access Assessment

3.1 BCA PART D4 – ACCESS FOR PEOPLE WITH A DISABILITY

Clause D4D2 – General building access requirements

If Doors are to be manually operated, they must have the following accessible features:

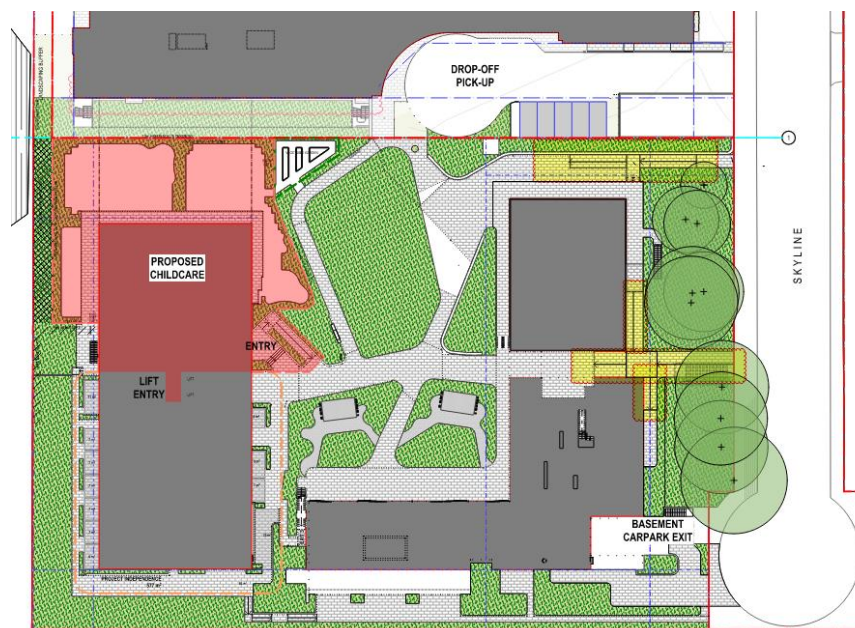
- Minimum of 850mm clearance width (920mm doors) incl. active leaf of double doors.
- Circulation spaces at doorways to demonstrate compliance with Clause 13.3 of AS1428.1-2009 as shown in Figures 31 & 32 of the standard.
- Latch side clearance: doors approached from the front require latch side clearance of 510mm where door opens away from user, 530mm where the door opens toward the user.

30% Luminance contrast to be provided at the Entry doorway to assist people with vision impairment the location of the entry door – this detailed information is anticipated to be provided post-DA stage.

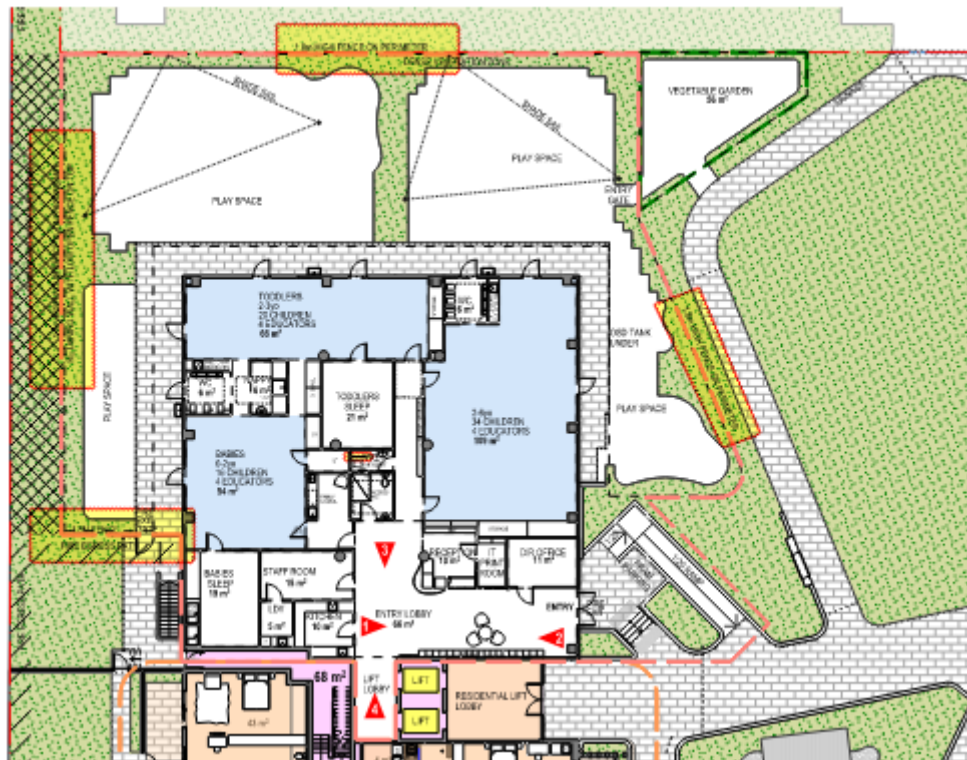
Access for people with disabilities as required Clause D4D2 can be readily achievable for The Development.

Clause D4D3 – Access to buildings

From the Architectural Site plan, it is noted that pedestrian access from the building boundary is provided along Skyline Place where a combination of level and walkway grades of 1:20 are provided onto the entry forecourt at the front of the building entrance. It should be noted that this is a shared accessway for the entire development on this site.



With respect to the Childcare development, which is the subject of this report, the document indicate the provision of 1800mm high perimeter fencing.



A continuous accessible path of travel is located on the southern end via a 1:20 walkway grade to the main entrance. A clear width circa 1500 is provided capable of providing a wheelchair and pram to pass.

Access for people with disabilities as required by BCA Clause D4D3 can be readily achievable for this development.

Clause D4D4 – Parts of buildings required to be accessible.

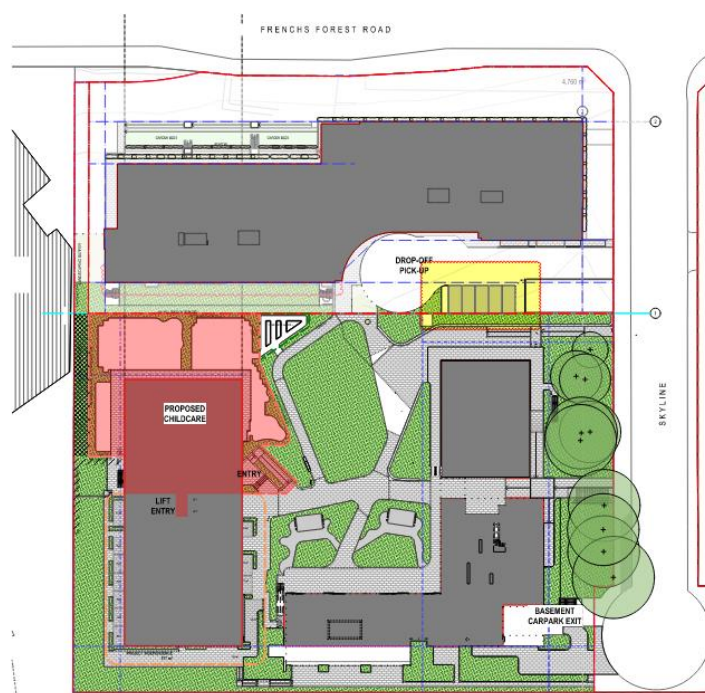
External Walkway

- Landscape documents indicate that walkways to the play areas are at grade with 1:40 cross falls.

Internal Corridors

Internal corridors where provided is capable of achieving a minimum clear width of 1000mm noted to be located between the Toddlers area and the Babies area.

General circulation space located between Toddlers Sleep and Children Educators, the corridor is capable of achieving a clear width of 1300mm.



The accessible parking space in this development is capable of meeting the requirements under Clause D4D6 of the BCA

Clause D4D7 – Signage

Braille and Tactile signage information to be provided during the coordination phases post-DA submission.

Signage as required by BCA Clause D4D7 can be readily achieve compliance for this development.

Clause D4D8 – Hearing augmentation

Hearing augmentation system is required to be provided where inbuilt amplification is provided. At this stage of the development, detailed room information has not be provided. Further information to be sought during post-DA coordination.

Clause D4D9 – Tactile indicators

Detailed information on tactile ground surface indicators to be provided during the coordination phases post-DA submission.

Clause D4D10 – Wheelchair seating spaces

This clause is not applicable in this development.

Clause D4D11 – Swimming pools

This clause is not applicable in this development.

Clause D4D12 – Ramps

This clause is not applicable in this development. There is no interconnecting ramp being provided.

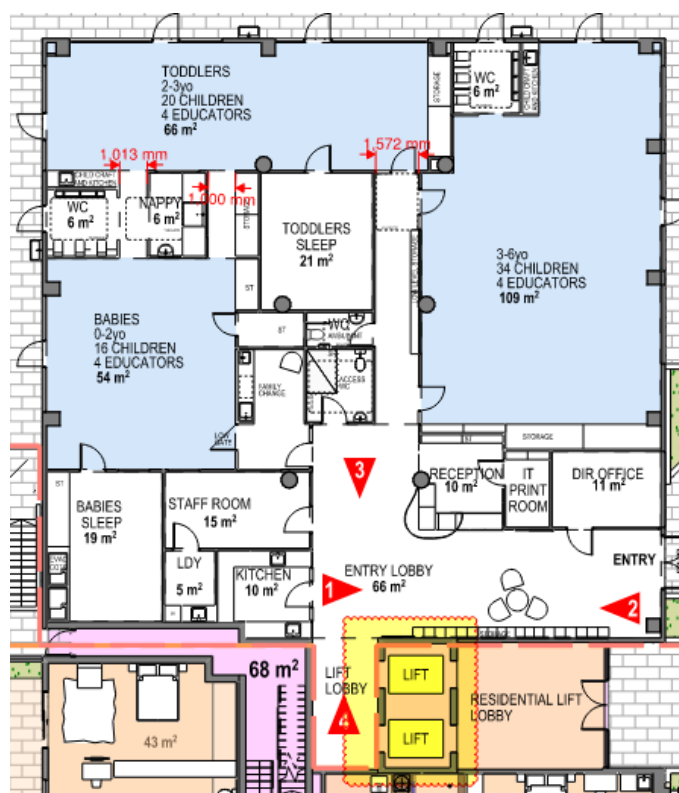
Clause D4D13 – Glazing on Accessway

A glazing schedule has not been provided at this stage of the documentation. Detailed door and window schedule shall be provided post DA-stage noting the location of transoms and/or opaque decals as necessary.

Glazing on an accessway as required by BCA Clause D4D13 can readily achieve compliance under this clause.

3.2 BCA CLAUSE E3D7 – PASSENGER LIFTS

Passenger lifts are noted to be located on the Southern end of the proposed Childcare development. However, while access to the proposed Childcare Centre is provided off the Lift Lobby, the provision of the lift is not part of this development.

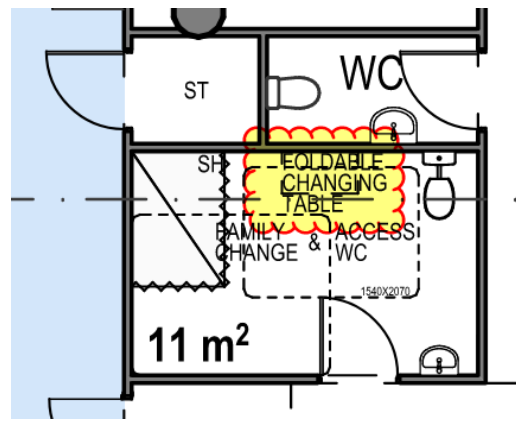


3.3 BCA CLAUSE F4D5 – ACCESSIBLE SANITARY FACILITIES

Unisex Accessible WC

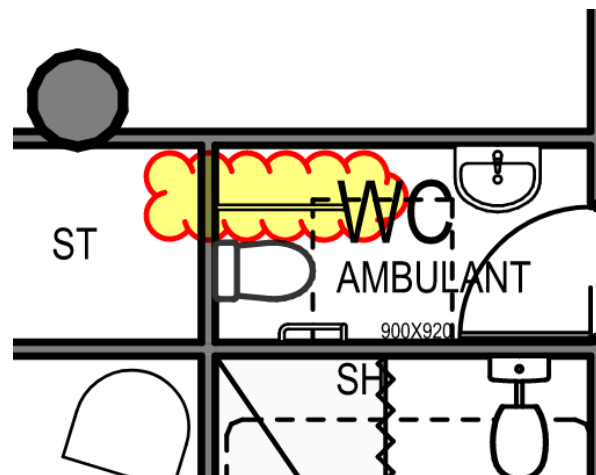
At this stage of the development, one unisex sanitary facility is being provided for staff / visitor use located on the ground Floor. The documents currently indicate that the internal size is capable of meeting the spatial requirements under Clause 15 of AS1428.1-2009.

Please ensure that the foldable change table does not protrude into the pan circulation space when in the up position. This is to be further detailed during post-DA coordination.



Ambulant WC

A single unisex ambulant WC facility is provided adjacent to the accessible facilities. It is proposed that a dropdown grabrail be installed in lieu of fixed grabrail in accordance with Clause 16.2 of AS1428.1-2009. This has been identified as a deemed-to-satisfy departure and to be addressed in a separate performance solution at CC subject to PCA concurrence.



Further detailed information shall be provided at post-DA stages.

Unisex Ambulant facilities – in accordance with Clause F4D4 separate sanitary facilities for males and females must be provided unless the following requirements are met:

- If not more than 10 people are employed
- If the majority of employees are of one gender, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partition and doors to afford privacy.

This is to be further clarified during post-DA coordination.

Accessible sanitary facilities as required by BCA Clause F4D5 can be readily achieve compliance under this clause for this development.

Annexures

Annexure A - Design Documentation

This report has been based on the following design documentation.

Table 4: Architectural Plans

Architectural Plans Prepared by PA Studio			
Drawing Number	Title	REV	Issue
CH.3	Childcare Option 3	G	DA
CH.6	Site Plan	A	DA

Landscape Plans Prepared by Paddock Studio			
Drawing Number	Title	Rev	Issue
01	Title sheet, Drawing Register, General Notes & Extent of Works Plan	A	DA
02	Overall Landscape DA Plan Design Intent Diagrams	A	DA
03	Landscape DA Plan1 of 2	A	DA
04	Landscape DA Plan 2 of 2	A	DA
05	Suggested Play Equipment & Materials	A	DA
06	Planting DA Plan	A	DA
07	Plant DA Schedule	A	DA
08	Maintenance Requirements & Management Plan Typical Planting Details	A	DA
09	Signage Plan & Typical Elevations	A	DA
10	Shade Plan	A	DA

Annexure B - Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1-2009 (incl. Amendments 1 and 2).

1. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
2. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
3. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
4. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
5. Walkways will comply with Clause 10 of AS1428.1-2009.
6. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
7. Stairways will comply with Clause 11 of AS1428.1-2009.
8. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.
11. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009. Refer to below for diagrammatic explanation.

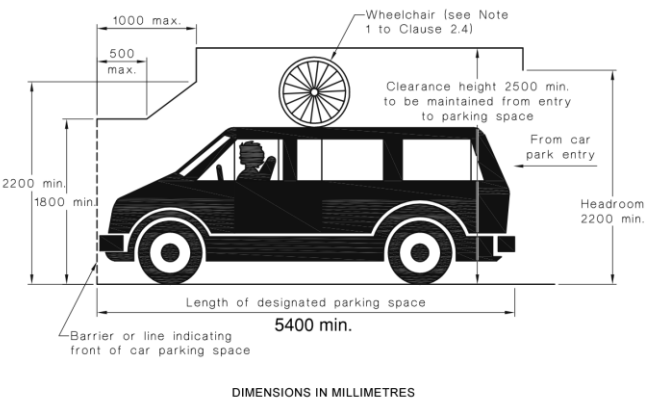


FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

12. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6-2009. Refer to below for diagrammatic explanation.

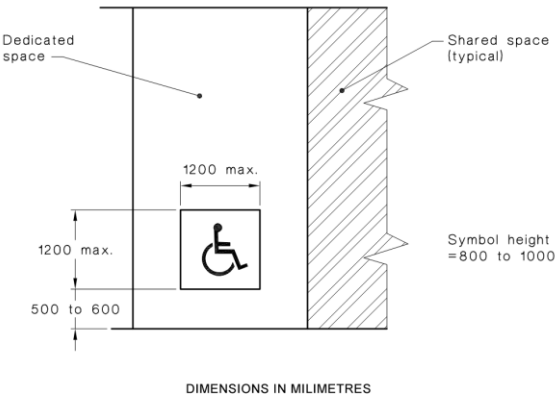


FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

13. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to below for diagrammatic explanation.

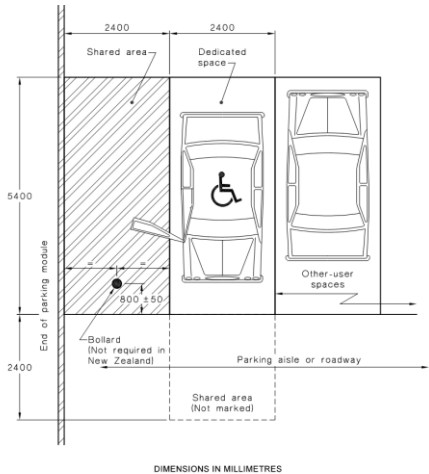


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

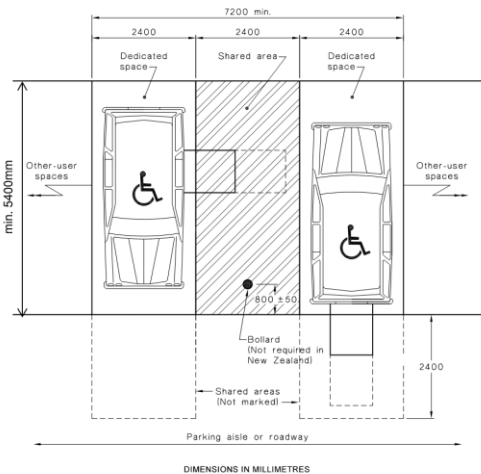


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

14. Switches and power points will comply with Clause 14 of AS1428.1-2009.

15. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
16. Braille and tactile signage will comply with BCA Clause D4D7 and Specification 15.
17. Signage will need to comply with Clause 8 of AS1428.1-2009.
18. The passenger lifts will comply with BCA E3D7, E3D8 and AS1735.12-2009.
19. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways. Refer to below for diagrammatic explanation.

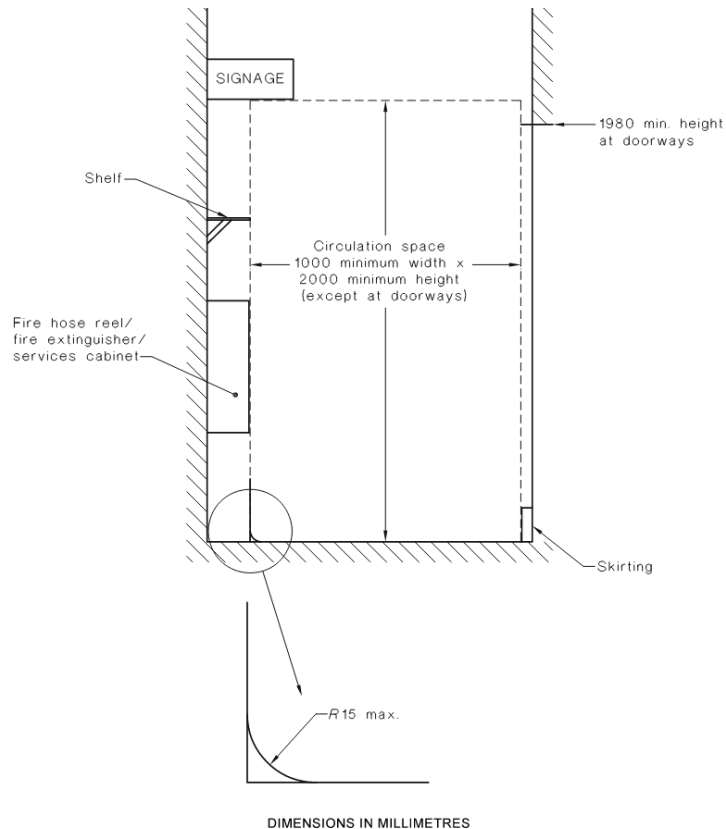


FIGURE 2 CONTINUOUS ACCESSIBLE PATH OF TRAVEL—MINIMUM HEIGHT AND WIDTH

20. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.