

ACCESS REPORT

DA STAGE REPORT

My Early Learning Centre - Earlwood

PROJECT LOCATION

20 Earlwood Avenue
Earlwood
NSW 2206

PREPARED FOR

Vogue
Building Service Pty Ltd

REVISION NUMBER

B

DATE

15th February 2022

CERTIS REFERENCE

DDA/NSW 7451

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REVISION HISTORY

Revision	Date	Description
B	15 th February 2022	Concept Design Assessment

Prepared by	Name	Date	Signed
	Nik Dixon	15 th Feb 2022	

CONTENTS

DA STAGE REPORT	1
My Early Learning Centre - Earlwood	1
REVISION HISTORY	2
EXECUTIVE SUMMARY OF COMPLIANCE ISSUES	4
Compliance Items	4
1. INTRODUCTION.....	5
1.1 Purpose of the Report.....	5
1.2 Details of project.....	5
1.3 Occupants and Occupation	5
1.4 Exemptions.....	5
2. NCC REVIEW –dtS and performance considerations	6
2.1 General Building Access Requirements.....	6
2.2 External Access Routes.....	6
2.3 Car Parking	7
2.4 Building Entrances.....	7
2.5 Internal Access Routes	8
2.6 Internal Doors	8
2.7 Door Hardware & Controls.....	9
2.8 Ramps.....	9
2.9 Stairs.....	9
2.10 Lifts	10
2.11 Floor Finishes	10
2.12 Lighting, switches and GPOS	10
2.13 Signage	11
2.14 Hearing Augmentation	11
2.15 Tactile Indicators	11
2.16 Glazing.....	11
2.17 Sanitary Accommodation	12
3 DDA Review.....	13
3.1 Background	13
3.2 Definition of disability	14
3.3 Summary of Key Points	14
APPENDIX A: DRAWINGS REVIEWED FOR THIS ASSESSMENT	18

EXECUTIVE SUMMARY OF COMPLIANCE ISSUES

With regards to the National Construction Code 2019 Amendment 1, the Disability (Access to Premises – Building) Standard 2010 and the following items are highlighted as potential issues that should be considered in more detail as the design progresses.

Compliance Items

Report No.	Summary
2.9	A Performance Solution may be considered at Design Development Stage to permit the existing stairs to have 1 handrail and without the appropriate extensions and TGSIs.
2.17	Based on the drawings it is considered that it is not proposed to alter the existing provisions of the sanitary facilities within the building, therefore under the Premises Standards 'affected part' no new sanitary facilities for people with disabilities are required.

1. INTRODUCTION

1.1 Purpose of the Report

The advice given in this report is based on a professional judgement and an assessment of the information received at the time of the report. As with all aspects of the built environment, there is often more than one way of resolving any issue identified. The client is to assess the recommendations put forward and evaluate their suitability for the proposal and the likely use(s) that they will be used and how the completed project will operate in practice. Certis Access has evaluated the application of deemed to satisfy provisions of the NCC against opportunities for performance solutions for Access for this project. This has been done using the performance requirements of the National Construction Code and liaison with the Building Surveyor.

1.2 Details of project

The assessment has been undertaken against the National Construction Code (NCC) 2019 Amendment 1, the Disability (Access to Premises – Buildings) Standards 2010, relevant Australian Standards and the objectives of the Disability Discrimination Act 1992 (DDA).

1.3 Occupants and Occupation

It is considered that the anticipated occupants will be staff and students of the 2 storey My Early Learning Centre and approved visitors including parents and guardians of the children, therefore the occupancy demographics is diverse and will include people with disabilities, including people with vision or hearing impairments, people with ambulatory disabilities and people who use a wheelchair for mobility.

1.4 Exemptions

Clause D3.4 of the NCC allows exemptions for areas that would pose a health and safety risk for people with disabilities or an area which could be considered inappropriate because of the particular purpose for which the area is used, including the following types of areas - Plant rooms, switch rooms, store-rooms, bin rooms, meter rooms.

D3.4 Exemptions

The following areas are not *required* to be *accessible*:

- (a) An area where access would be inappropriate because of the particular purpose for which the area is used.
- (b) An area that would pose a health or safety risk for people with a disability.
- (c) Any path of travel providing access only to an area exempted by (a) or (b).

ACT Appendix

2. NCC REVIEW –DTS AND PERFORMANCE CONSIDERATIONS

2.1 General Building Access Requirements

This section reviews the proposed scheme against the NCC 2019 Amendment 1. It considers both the deemed-to-satisfy (DtS) provisions and opportunities where Performance Solutions for access may be appropriate to the proposed project.

Building Class	Description	Access Requirements
Class 9b	Assembly (childcare centre)	To wheelchair seating spaces provided in accordance with D3.9. To and within all areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.

2.2 External Access Routes

NCC Clause D3.2		Status
Requirements:	<p>An accessway must be provided to the new building from:</p> <ul style="list-style-type: none"> (i) the main points of a pedestrian entry at the allotment boundary; and (ii) another accessible building connected by a pedestrian link; and (iii) any required accessible car parking space on the allotment. <p>Accessways should have a continuous accessible path of travel which has a minimum unobstructed width of 1000mm in accordance with AS 1428.1. Where paths are less than 1800mm wide then passing places (1800w x 2000mm) at no more than 20m intervals are required.</p> <p>External stairs are required to be in accordance with Clause 11 of AS1428.1.</p> <p>External ramps are required to be in accordance with Clause 10 of AS1428.1.</p> <p>As the DA relates to an existing building the Premises Standards 'affected part' applies, which does not require upgrade to existing external accessways from (i)(ii)(iii) above. However, Certis Access recommends any new external accessway complies with AS1428.1-2009.</p>	Complies
Comments:	Acceptable for DA lodgement.	

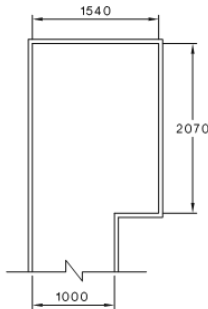
2.3 Car Parking

NCC Clause D3.5		Status
Requirements:	<p>9b - 1 space for every 50 car parking spaces or part thereof</p> <p>Car parking to be in accordance with AS2890.6.</p>	Not applicable
Comments:	Carparking is not proposed for this development.	

2.4 Building Entrances

NCC Clause D3.2		Status
Requirements:	<p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and</p> <ol style="list-style-type: none"> through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances. In a building with a total floor area over 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>Except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>Where a pedestrian required to be accessible has multiple doorways-</p> <ol style="list-style-type: none"> If the pedestrian entrance consists of not more than 3 doorways - not less than 1 of those doorways must be accessible; and If a pedestrian entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible. <p>In accordance with AS 1428.1 2009 the minimum clear width of the entrances is required to be 850mm, where multiple leaves are used an unobstructed width of 850mm must be maintained to at least one doorway leaf.</p> <p>Circulation spaces are required at doorways in accordance with clause 13.3 of AS 1428.1. Where power operated doors are provided and the approach requires a wheelchair to turn through the door from a side on approach the WL or WH dimensions are only required on the approach side. Where a sliding door is power operated and there is a front approach the WL or WH does not apply.</p> <p>The entrance doors are required to have appropriate luminance contrast (Clause 13.1 of AS1428.1).</p>	Complies
Comments:	Acceptable for DA lodgement.	

2.5 Internal Access Routes

NCC Clause D3.2		Status
Requirements	<p>A continuous accessible path of travel with a minimum width of 1000mm wide is required throughout the tenancy.</p> <p>Passing places for 2 wheelchairs minimum 1800mm wide and 2000mm long must be provided at maximum 20m intervals</p> <p>Turning spaces are also required within 2m of the end of accessways where it is not possible to continue on. These are as follows:</p> <ul style="list-style-type: none"> • 60°-90°turn 1500mm wide by 1500mm long • 90°-180° turn 1540mm wide by 2070mm length  <p>(a) Space required in corridor</p>	Complies
Comments	Acceptable for DA lodgement.	

2.6 Internal Doors

NCC Clause D3.3 & Clause 13 of AS 1428.1	Status
Requirements	<p>Doors to areas required to be accessible should have a minimum clear opening of 850mm under AS 1428.1. Where multiple leaves are used an unobstructed width of 850mm must be maintained to at least one doorway leaf. The drawings indicate compliance.</p> <p>Circulation spaces are required at doorways in accordance with clause 13.3 of AS 1428.1. All doorways must have a minimum 30% luminance contrast minimum 50mm wide between:</p> <ul style="list-style-type: none"> • Door leaf and jamb • Door leaf & adjacent wall • Architrave & wall • Door leaf & architrave; or Door jamb & adjacent wall <p>The distances between doorways in vestibules, airlocks and other similarly enclosed spaces shall not be less than 1450mm.</p>
Comments	Acceptable for DA lodgement.

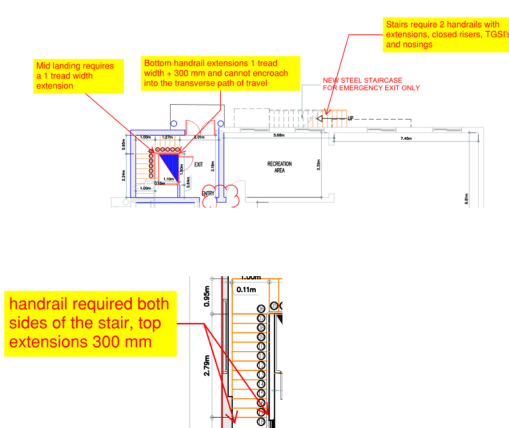
2.7 Door Hardware & Controls

NCC Clause D3.3 & Clause 13.5 AS 1428.1		Status
Requirements	<p>Door hardware and any security measures must be selected and installed to comply with the requirements of AS 1428.1 (2009). Door handles and hardware should be designed to allow operation by one hand, such as D type handles. Handles should be positioned between 900-1100mm above finished floor level.</p> <p>Security/ access controls (including to internal automated doors and intercom systems) to be located as per AS1428.1 (2009) with: mounting height between 900-1100mm above FFL; and not closer than 500mm to any internal corner.</p> <p>Controls that only need to be touched should be positioned between 900-1250mm above ffl</p> <p>Door operating forces to manual doors to meet the requirements for operating forces of 20N.</p>	Complies
Comments	Acceptable for DA lodgement.	

2.8 Ramps

NCC Clause D3.3		Status
Requirements	Any ramps provided (except fire isolated ramps) should be in accordance with clause 10 of AS 1428.1.	Not applicable
Comments	It appears no accessways are steeper than 1:20	

2.9 Stairs

NCC Clause D3.3		Status
Requirements	All stairs (except fire isolated stairs) should be in accordance with clause 11 of AS 1428.1, including any external stairs.	Performance Solution
Comments	<p>Non fire isolated stairs are to comply with NCC Clause D2.13,D2.17, AS 1428.1(2009) Clauses 11/12, in particular the stairs require a minimum width of 1000 mm between handrails, handrails each side of the stair with extensions at the top, mid and bottom landings, closed risers, TGSI's and nosings.</p>  <p>A Performance Solution may be considered at Design Development Stage to permit the existing stairs to have 1 handrail and without the appropriate extensions and TGSI's</p>	

2.10 Lifts

NCC Clause E3.6		Status
Requirements	<p>Lifts to be in accordance with AS1735.12 1999</p> <p>This would include:</p> <ul style="list-style-type: none"> • Handrail in accordance with clause 5.3 • Lift floor dimensions min 1100 x 1400mm where the lift travels less than 12m. • Minimum clear door opening of 900mm. • Have a passenger protection system. E.g. be fitted with a series of door opening sensory devices which will detect a 75mm diameter rod across the door opening between 50mm and 1550mm above floor level. • Have car control buttons complying with clause 7 • Have audible and visual indication at each landing to indicate the arrival of the lift car. 	Complies
Comments	<p>The proposed platform lift will be required to comply with the NCC Table E3.6a & b, in particular the car width and length dimensions. Further details required as the design progresses.</p> <p>Acceptable for DA lodgement.</p>	

2.11 Floor Finishes

NCC Clause		Status
Requirements	<p>Finishes must be slip resistant. The pile height of any carpet shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm.</p> <p>Any changes in level along the floor or at the entry point must not be more than 3mm vertically or 5mm if rounded or bevelled above or below the surrounding surface.</p> <p>Recessed matting must not be more than 3mm vertically or 5mm if rounded or bevelled above or below the surrounding surface.</p>	Complies
Comments	Acceptable for DA lodgement.	

2.12 Lighting, switches and GPOS

AS1428.1		Status
Requirements	<p>All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 90mm nor more than 1100mm above the plane of the finished floor and not less than 500mm from internal corners except where on the architrave on the latch side of a door.</p>	Complies
Comments	Acceptable for DA lodgement.	

2.13 Signage

NCC Clause D3.6		Status
Requirements	<p>Signage needs to be provided in accordance with AS1428.1 and include Braille and tactile specifications. In particular signage will be required to identify:</p> <ul style="list-style-type: none"> • Accessible unisex sanitary facility & whether it is for left or right handed use • Ambulant accessible sanitary facility • Each door required by E4.to be provided with an exit sign, stating 'exit and floor level' • Where sanitary facilities do not contain accessible facilities directional signage must be provided to the nearest facility. • Each door required by NCC Clause E4.5 to be provided with an exit sign and state "FIRE EXIT" and the floor level number. 	Complies
Comments	Acceptable for DA lodgement.	

2.14 Hearing Augmentation

NCC Clause D3.7		Status
Requirements	A hearing augmentation system needs to be provided if an inbuilt amplification system (other than one used solely for emergency warning) is installed.	Complies
Comments	Acceptable for DA lodgement.	

2.15 Tactile Indicators

NCC Clause D3.8		Status
Requirements	<p>Tactile indicators will be required in the following locations and designed in accordance with AS1428.4.1-2009:</p> <ul style="list-style-type: none"> • Stairways (other than fire isolated stairways). • Ramps (other than a step or kerb ramp). • Where an overhead obstruction is less than 2m (except doorways) if no suitable barrier is provided • Where an accessway adjacent to a pedestrian entrance meets a vehicular way if there is no kerb or kerb ramp at that point. 	Complies
Comments	Acceptable for DA lodgement.	

2.16 Glazing

NCC Clause D3.12		Status
Requirements	Glazing on an access way that is capable of being mistaken for a doorway must be clearly marked with a solid non-transparent contrasting line min 75mm positioned between 900- 1000mm above finished floor level.	Complies
Comments	Acceptable for DA lodgement.	

2.17 Sanitary Accommodation

NCC Clause F2.4		Status
Requirements	<p>Where sanitary compartments are provided in common areas, not less than 1 accessible WC is required.</p> <p>The design of unisex accessible sanitary facilities shall be in accordance with Clause 15 of AS1428.1.</p> <p>Sanitary compartments suitable for a person with ambulant disabilities must be provided at each bank of toilets where separate male and female facilities are provided.</p> <p>The design of ambulant sanitary facilities shall be in accordance with Clause 16 of AS1428.1.</p>	Not applicable
Comments	<p>Based on the drawings it is considered that it is not proposed to alter the existing provisions of the sanitary facilities within the building, therefore under the Premises Standards 'affected part' no new sanitary facilities for people with disabilities are required.</p>	

3 DDA REVIEW

3.1 Background

The Disability Discrimination Act 1992 (DDA) states it is unlawful to discriminate on the basis of disability, protecting persons with disability and their associates. Section 23 of the DDA relates to access to premises and facilities which the public may enter or use, and states it is unlawful to:

- Refuse access to, or the use of, any premises, or the facilities within them.
- Impose terms or conditions specific to persons with disability and their associates on the access and use of any premises or facilities;
- Exclude access based on the provision of an appropriate means of access;
- Request persons with disability or their associates to leave premises or cease use of facilities

The DDA also addresses discrimination in other areas, including:

- In employment (Sections 15 to 21);
- Provision of goods, services and facilities (Section 24);
- Accommodation (Section 25);
- Administration of Commonwealth laws and programs (Section 29);
- Requests for information (Section 30)

The DDA is not prescriptive and therefore it does not give any specific details to adhere to. The DDA does however include provision for enacting Standards which give a greater degree of assistance in narrowing down the technical requirements necessary to demonstrate compliance. Currently Disability Standards that are in force relate to transport, education and access to premises. When the disability standards are adhered to, the risk of attracting a complaint under the DDA is minimised in respect of items covered by the standard.

Compliance with the NCC and referenced Australian Standards will also provide an environment that is considered accessible under the Building Codes. However, whilst this legislation focuses on the physical aspects of building design and construction, the DDA goes further. The DDA focuses on the people that use the building and the built environment. Therefore, there will always be a need for those responsible for buildings and their uses to consider broader issues of access, such as management and staff training as well as matters such as maintenance. The Building Management should consider the implementation of some Access Management Plan to minimise potential litigation under the DDA with constant review built in to its application and use.

The Federal DDA and State Anti Discrimination Act provides protection from discrimination for anyone who is affected by a disability. Discrimination occurs when people with a disability are treated less fairly than people without a disability. Discrimination can also occur when people are treated less favourable because they are friends, carers, co-workers or an associate of a person with a disability. Therefore, it is perfectly feasible to achieve a technically compliant building, but still discriminate in the way that activities are carried out in that building once it is in use. The DDA seeks service providers and employers to make reasonable adjustments to ensure that facilities are accessible. This can be via physical changes to buildings, but also important is the approach to management and policies and procedures.

3.2 Definition of disability

The term disability is very broad and as such will cover many in the community. It includes:

- Physical disability
- Physical illness or disease that makes, or has made, any part of the body or brain work differently
- Mental or psychiatric disability (including behavioural disorder)
- Intellectual disability
- Learning difficulty
- Disfigurement or different formation of any part of the body
- Any organism in the body that could cause disease or illness (e.g. hepatitis or HIV)

Discrimination can occur by the way a person is treated in the following ways:

- Due to any disability they may have now
- Due to any disability that someone thinks they have
- Any disability that was in the past or someone thinks you had in the past
- Any disability that will occur in the future or someone thinks may occur in the future

Any past present or future disability of an individual that affects a family member, associate or work colleague – that person is also covered by the DDA; this also applies where someone thinks there may have been or will be a disability in the future.

3.3 Summary of Key Points

Some key points which are not covered in the NCC or Premises Standard but could be considered at this stage in the design are listed in the table below.

DDA

Car Parking

Although there is no requirement under the NCC for Class 2 with respect to providing accessible car parking spaces, it is recommended that at least 1 of the visitor's spaces is designed to be accessible. Accessible car parking design is included within AS2890.6 and gives the following layout:

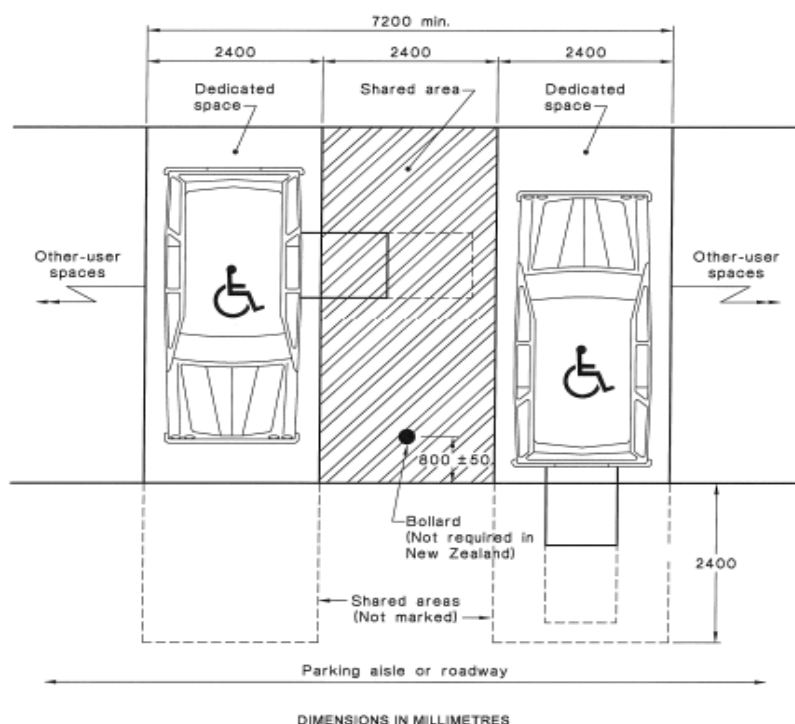


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

DDA

Surface Finishes

Floor, wall, door and ceiling finishes can help or hinder the use of buildings by people with disabilities. E.g. blind or partially sighted people and people who are deaf or hard of hearing might have difficulty finding their way around spaces if they cannot respond to visual cues or find it difficult to distinguish sounds in an acoustically reverberant environment.

When considering surface finishes, the following should be considered:

- Colour, pattern, luminance contrast and texture of the surfaces. Shiny surfaces can cause glare and reflections which can confuse people with vision impairments. Certain patterns of carpets can cause confusion for example strips across the path of travel can be confused as steps by people with vision impairments.
- The definition of features e.g. the treatment of components and finishing elements such as doors, architraves and skirting's can be designed to define elements. Consider providing luminance contrast of floor finishes against wall finishes, hardware against doors, fittings to sanitary accommodation against surrounding walls and floors.
- Consider the acoustic environment e.g. hard surfaces reflect sound and create a noisy environment in which a person with a hearing impairment may have difficulty understanding what is being said.
- Slip resistance properties of floor finishes. Ensure adjacent surfaces have similar slip resistance properties to prevent slipping or tripping.
- Excessive use of glazing. Glazing can often give the illusion that there is unimpeded access even when decals are provided in accordance with the NCC, if large areas of glazing are to be specified consider using greater areas of manifestation.

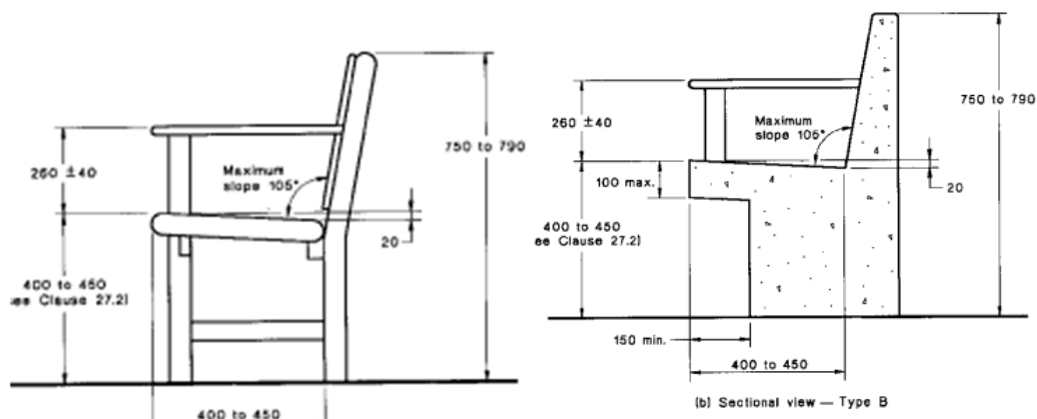
Furniture & Fittings

Consideration should be given to the type and specification of street furniture and any equipment provided. AS 1428.2 provides further information. Pathways should be continuous to the area it is leading to. In particular consider the following:

Seating

AS 1428.2 provides guidance on suitable ranges of seating depending upon the occupant profile. Consider seat styles and where possible always offer a range of different types of seats. If a seat is too high or too low or if there are no armrests or side supports a person with disabilities can experience considerable discomfort as a result of poor posture. A person may also experience difficulty rising from the seated position if the seat is too low or has no armrests.

Figure 32 of AS1428.2 gives typical seating details to consider.

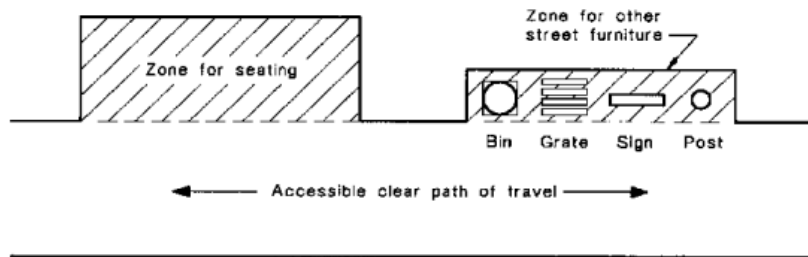


Consider also the location of seating and manoeuvring space around the seats. Do not site directly on a path of travel but consider setting back to allow for the seat and people's feet when sitting down,

DDA

however ensure that they are a suitable connecting path of travel to access the seat. AS1428.2 suggests a minimum of 500mm (zone for feet).

Figure 31 indicates the preferred zone.



NOTE: There should be no projections into the accessible path of travel.

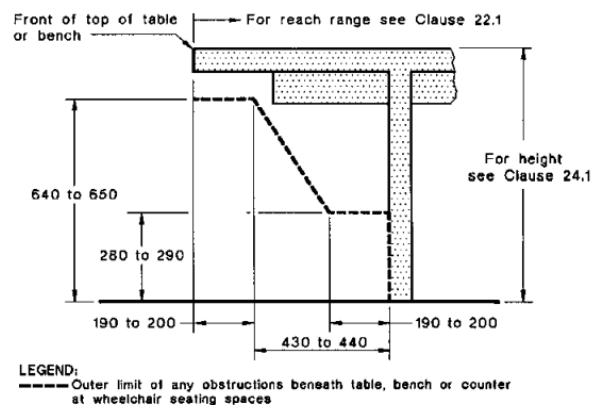
For internal seating the layouts should be designed to allow for passing of people who use mobility aids and ensure there is sufficient turning spaces at the end of rows of seating.

Benches/worktops:

Consider the heights of tables, counters, and worktops, in particular at BBQ areas. Where possible incorporate benches at both higher and lower heights. AS1428.2 Clause 24 offers more guidance. Also consider the clear space beneath to enable people who use wheelchairs or other mobility aids to be able to position themselves close enough to be able to use the worktop.

Kitchenette/sink areas:

As discussed in section 5.6.2 above consider the bench heights and allow for suitable clearances under. Consider position of key facilities such as sink, dishwashers, hobs, microwaves and ensure adequate clear space is provided to access these areas. Consider the reach ranges discussed in section 5.9.



NOTE: For width of seating spaces see Clause 24.1.3.

DIMENSIONS IN MILLIMETRES

FIGURE 25 KNEE AND FOOT CLEARANCE BENEATH A TABLE, BENCH OR COUNTER

DDA

Reception spaces:

As well as considering the heights of counters detailed in section 5.6.2 consideration should be given to ensuring any reception desks are located so they are easily identifiable from the entrance by blind or partially sighted people. There should be an unobstructed route to the desk with sufficient manoeuvring space in front. Where it is likely that a person may be required to use the counter to write a suitably wide space with knee clearance should be provided. A suitable hearing loop or similar device should be provided and the area should be adequately lit with suitable surface finishes to avoid glare and shadows to allow for lip reading.

Lighting

Consideration should be given to comply with minimum levels of maintenance illumination for various situations shown in the notes to AS1428.2 (1992) Clause 19.1.

The following min. levels of maintenance illumination are recommended:

Entrances	150lx
Passageways and walkways	150lx
Stairs	150lx
Counter tops	250lx
Toilets and locker rooms	200lx

Many people require better artificial lighting than is normally provided, particularly older persons and persons with low vision. For persons with a hearing impairment, a level of illumination of not less than 150lx, without glare, is needed to support lip reading.

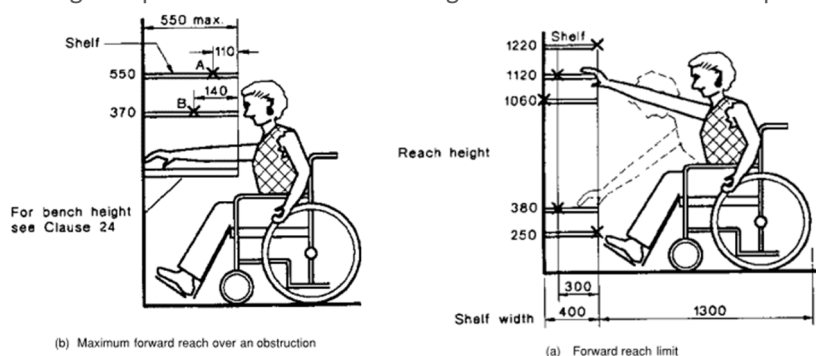
Signage

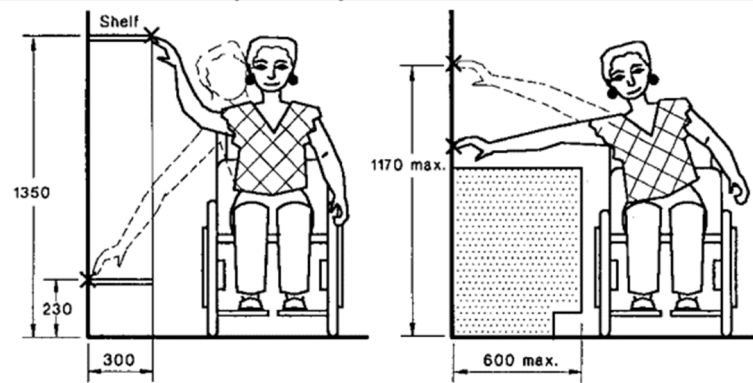
Consideration should be given to the extent and positioning of information signage that will be provided. Where possible consider providing Braille and Tactile information.

People need clear information about the purpose and layout of spaces if they are to maintain a clear sense of direction and independent use of a building. Signs should form part of an integrated communication scheme that gives clear directions, information and instructions. Information is particularly important at junctions of circulation routes and at key destination points. In this particular information should be provided to locate lifts and common spaces and indicate the direction of apartment numbers. Clear signs are important and are necessary for people with hearing impairments who may not be able to ask or feel comfortable about asking for directions. Signs should include Braille and tactile information wherever possible and use appropriate colour schemes and fonts.

Reach Ranges

Consider reach ranges in particular when considering letterboxes etc. AS1428.2 provides guidance.





(a) High and low side reach limits

LEGEND:

X = points reached

(b) Maximum side reach over obstruction

DIMENSIONS IN MILLIMETRES

APPENDIX A: DRAWINGS REVIEWED FOR THIS ASSESSMENT

The following drawings were referenced as part of the assessment process in compiling this report.

DA 00	COVER SHEET , SITE LOCATION DRAWING LIST	NTS	A3
DA 01	PROJECT SPECIFICATIONS	NTS	A3
DA 02	PROPOSED SITE LAYOUT	1:200	A3
DA 03	PROPOSED GROUND FLOOR DEMOLITION PLAN	1:100	A3
DA 04	PROPOSED FIRST FLOOR DEMOLITION PLAN	1:100	A3
DA 05	PROPOSED GROUND FLOOR PLAN	1:100	A3
DA 06	PROPOSED FIRST FLOOR PLAN	1:100	A3
DA 07	PROPOSED ELEVATIONS	1:100	A3
DA 08	PROPOSED STAIRS & LOBBY PLAN AND SECTION	1:50	A3