

MERITON

**100 BENNELONG ROAD, OLYMPIC
PARK: CHILDCARE CENTRE**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

13th June 2014

REPORT REVISIONS		
Date	Version	Drawing No / Revision
28.04.14	Draft	DA01 [rev A]
13.06.14	Final	DA01 [rev A]

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the proposed childcare centre and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas and accessible sanitary facilities comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, ingress and egress, common area access, circulation areas and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

The main recommendations that have risen from the access review include:

- (i) Review door clearances to comply with AS1428.1; and
- (ii) Modify ambulant cubicles to comply with AS1428.1 and the DDA Premises Standards.

2. INTRODUCTION

2.1. General

Meriton has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed childcare centre located at 100 Bennelong Road, Olympic Park.

From the information provided, the childcare centre is located on the ground floor of Building B of the proposed development. .

The requirements of the investigation are to:

- Review supplied drawings of the proposed development,
- Provide a report that will analyse the provisions of disability design of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The report considers user groups such as residents and residential visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✕ People with sensory impairment (hearing and vision)
- ✕ People with mobility impairments (ambulant and wheelchair)
- ✕ People with dexterity impairments

The Report seeks to provide compliance with the DDA. In doing so, the Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Statutory Requirements

The following standards are to be used to implement the Report:

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- SOPA Access Guidelines 2013

3. INGRESS & EGRESS

3.1. Main Entry

Entry into the childcare centre is via the Building 1 lobby entry.

There are appropriate entry stairs and a 1:20 walkway which provides an appropriate path of travel in accordance with AS1428.1 and the DDA Premises Standards.

From the top of the entry stairs and walkways, a suitable accessible path of travel compliant with AS1428.1 is achievable. The entry has appropriate clearances to allow for suitable door circulation as required under AS1428.1 and the DDA Premises Standards.

The lobby has appropriate turning areas to allow a person in a wheelchair to perform 180° turns and for two wheelchair users to pass one another in the opposite direction. There is a suitable accessible path of travel to the childcare centre entry door compliant with AS1428.1 and the DDA Premises Standards.

3.2. Childcare Centre Entry

There is a hinged entry door leading to the main foyer of the childcare centre.

The door has an 850mm clear width with suitable latch side clearance compliant with AS1428.1 and the DDA Premises Standards. There is a sign-in desk located on the internal latch of the door which will need to be relocated to ensure suitable clearances in accordance with AS1428.1.

Recommendation:

- (i) Ensure a suitable 530mm clear internal latch side clearance compliant with AS1428.1 and the DDA Premises Standards.

3.3. Emergency Egress

The principle entry of the childcare centre leading out onto the Beattie Street footpath would appear to be the most appropriate means of accessible emergency egress for all persons in a wheelchair.

Recommendations:

- (i) Consideration to ensure all egress doors has minimum 850mm clear widths compliant with AS1428.1 and the DDA Premises Standards.
- (ii) Should the provision of any emergency warnings systems be installed, the emergency warning systems should include audible and visual warnings indicators to assist people with sensory disabilities

4. PATHS OF TRAVEL

4.1. General

From the main foyer, there is a suitable accessible path of travel to the waiting lounge compliant with AS1428.1 and the DDA Premises Standards. A suitable 1000mm clear path of travel to the outdoor play area door is achievable. There are appropriate clearances to allow two wheelchair users to pass one another in the opposite direction compliant with AS1428.1 and the DDA Premises Standards.

There are suitable clearances to the staff areas of the childcare centre as well as to sanitary facilities via a 1600mm clear width path of travel in accordance with AS1428.1 and the DDA Premises Standards. The corridors allow suitable clearances for a person in a wheelchair to perform 180° turns in accordance with the DDA Premises Standards.

A suitable accessible path of travel to all playrooms is achievable in accordance with AS1428.1 and the DDA Premises Standards.

4.2. Doors

In general, internal doors have appropriate 850mm clear widths compliant with AS1428.1 and the DDA Premises Standards. Review of latch side clearances is required to some doors to ensure suitable access in accordance with AS1428.1 circulation requirements.

Hinged doors opening out to the outdoor play area appear to have 750mm clear widths which will require modification to ensure compliance with AS1428.1.

Recommendations:

- (i) Ensure the staff room and office interview doors have appropriate external latch side clearances of 510mm in accordance with AS1428.1.
- (ii) Ensure the bathroom 1 and office interview doors have appropriate internal latch side clearances of 530mm in accordance with AS1428.1.
- (iii) Ensure all hinged doors opening to outdoor play areas have minimum 850mm clear widths (920mm door leafs) in accordance with AS1428.1 and the DDA Premises Standards.

4.3. Outdoor Play Area

From the waiting lounge and the playrooms, there are hinged entry doors leading to the outdoor play area. The transition area has appropriate clearances and circulation to allow for wheelchair manoeuvrability.

A level accessible path of travel between the childcare centre, transition area and outdoor play area is achievable compliant with AS1428.1 and the DDA Premises Standards.

The hardstand paths of travel allows for suitable clearances to allow wheelchair users to perform 180° turns and for two wheelchair users to pass one another in the opposite directions.

5. AMENITIES AND FACILITIES

5.1. Accessible WC

There is an accessible WC located adjacent to the reception area.

Entry into the bathroom is via an appropriate 850mm clear width doorway. There are suitable clearances to allow for an appropriate latch side clearance compliant with AS1428.1

The bathroom has appropriate internal dimensions to allow for suitable clearances around the pan, basin and shower. The basin will need to be relocated to ensure suitable clearances outside of the shower recess in accordance with AS1428.1.

Recommendation:

- (i) Rotate the basin to be on the adjacent wall (opposite the shower head) to ensure suitable clearances outside the shower recess in accordance with AS1428.1.

5.2. Ambulant Cubicles

There are male and female ambulant cubicles located adjacent to the meeting/lunch room.

The cubicles have suitable 750mm clear width doors, however the basin encroaches in the door clearances. The cubicles have an 865mm clear width which will require modification to ensure suitable compliance with AS1428.1.

Recommendations:

- (i) Ensure cubicle doors have minimum 900mm x 900mm clearances outside of the door swing in accordance with AS1428.1.
- (ii) Pan requires a minimum 900mm x 900mm clearance in front of the pan to allow for suitable clearances compliant with AS1428.1.