



## **ACCESS COMPLIANCE R E P O R T**

Proposed Childcare Centre  
16 Chapman Street, Werrington NOV 2021

**A R C H I D R O M E**

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## Development Application

This report is for a proposed two Storeyed Child Care Centre with Basement parking. The development is a building which is classified as:

- **Class 9B (Child Care Centre)**
- **Class 7A (Car Park)**

This report is based on the relevant components of;

- Building Code of Australia (BCA) 2016, Volume 1- Performance requirements of DP1, DP2, DP8, DP9,
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.2-1992 Part 2: Enhanced and additional requirements- Building and facilities
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1735 Lifts types included in the BCA including Part 12: Facilities for persons with disabilities

The assessment of the proposed development has been undertaken to the extent necessary to issue DA (Development application) consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010, the Disability Access relevant sections of Building Code of Australia 2016,.

## **Summary**

*Wheelchair access is available to all areas where general access is available. It includes parking area, common lobbies, admin area, indoor play areas, toilets, kitchen, laundry, storage facilities, sleep room, milk prep, staff room etc. & all the rooms connected with main lobbies. This is achieved through provision of complying walkways and ramps and lift.*

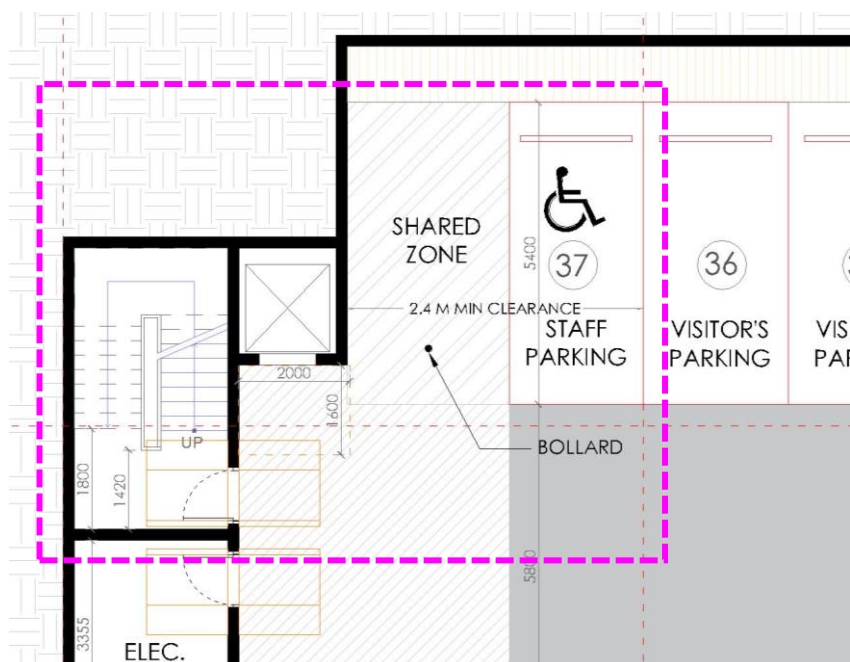
## Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

### BCA Part D3 Access for People with a Disability

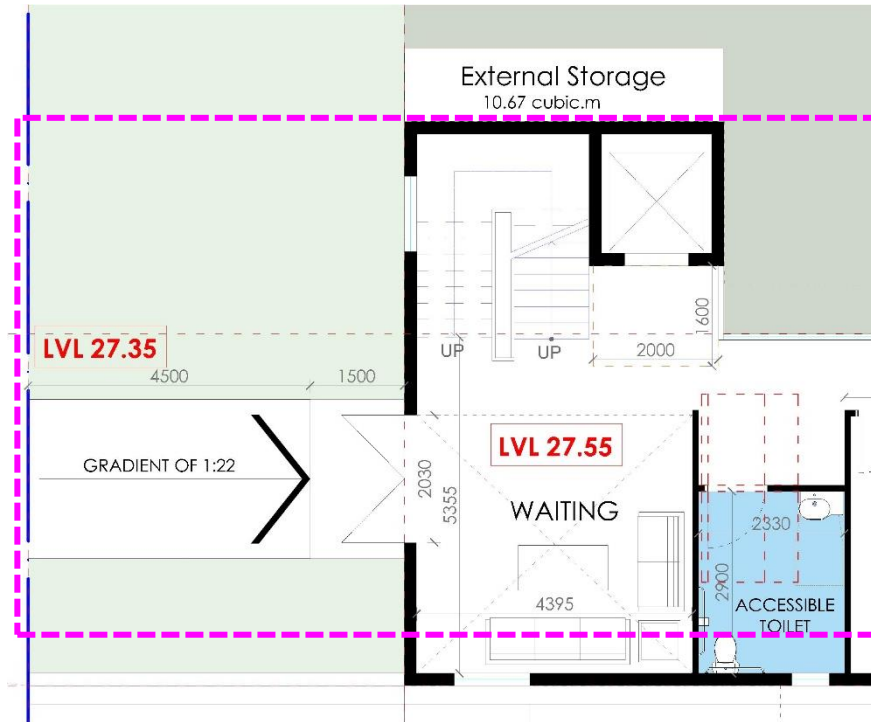
#### BCA D3.1 General building Access requirements

<b>Requirement</b>	<p>CLASS 9B</p> <p>Schools and Early Childhood Centres:</p> <p>Access must be provided to all are as normally used by the occupants with the exception of those areas that are exempted by D3.4. In an assembly building other than a school or a nearly childhood centre, access need not be provided to tiers or platforms containing seating areas if no wheelchair seating spaces are provided on those levels.</p> <p>Wheelchair seating spaces must be provided in locations that are representative of the fixed seating locations provided. Wheelchair seating spaces must be located to take into account amenity, proximity to facilities, available sightlines and pricing. It would not be acceptable in a Class 9b building in which fixed seating is provided to have all wheelchair seating spaces provided in a single location. In the case of assembly buildings such as theatres and concert halls, areas used by the occupants include change rooms, offices, orchestra pits, stages or the like.</p> <p>Some Class 9b buildings maybe public transport buildings. The passenger use areas of these buildings maybe subject to Part H2 in addition to the general access provisions.</p>
<b>Compliance Comments</b>	<p>Capable of compliance</p> <ul style="list-style-type: none"> <li>- Access to all the spaces within the Child Care Centre has been provided by the means of walkways &amp; ramps that complies with AS 1428.1.</li> <li>- An accessible parking space with shared zone and bollard is provided in the Basement.</li> <li>- The common entry lobby on the Ground floor is accessed by the means of walkways &amp; ramps that complies with AS 1428.1.</li> </ul>

#### BASEMENT

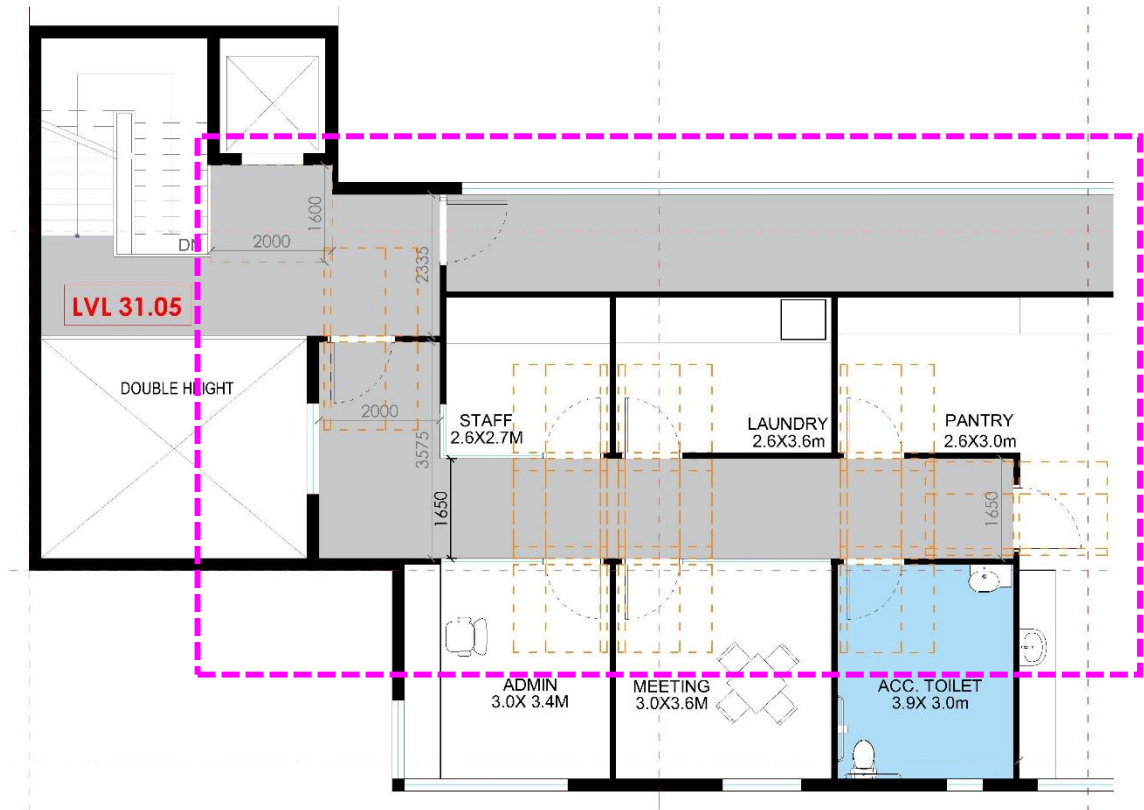


## GROUND FLOOR



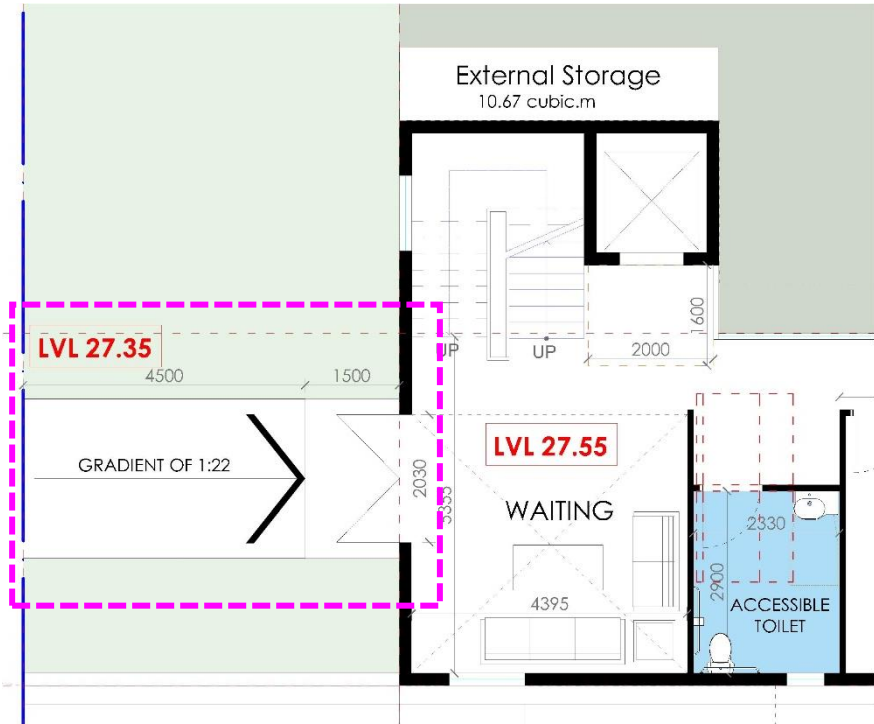
## FIRST FLOOR

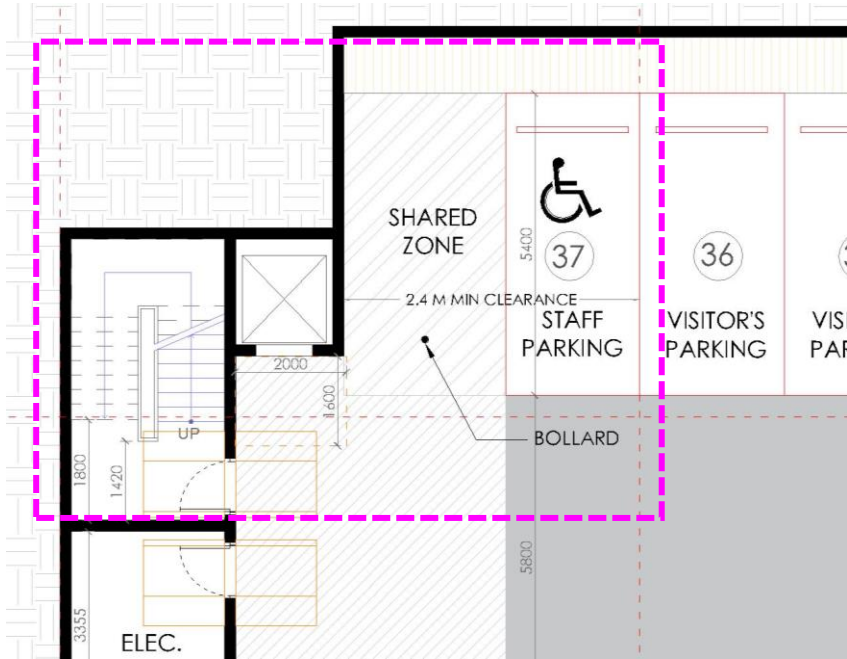
BCA Part D3.2 Access to buildings



<b>Requirement</b>	<p>Accessway is required from;</p> <ul style="list-style-type: none"> <li>- Main pedestrian entry at the site boundary for new buildings.</li> <li>- Main pedestrian entry door for existing buildings (as per APS).</li> <li>- Any other accessible building connected by a pedestrian link.</li> <li>- Accessible car parking spaces.</li> </ul>
<b>Compliance Comments</b>	<p>Capable of compliance</p> <ul style="list-style-type: none"> <li>- Access has been provided to the Child Care Centre building by means of accessible pathways.</li> <li>- An accessible parking space with shared zone and bollard is provided in the Basement.</li> <li>- The access from main door of the Child Care Centre to all the areas on ground floor level is through main lobby which is in the same level and the upper floor level by means of lift.</li> <li>- All Walkway / Pedestrian Access ramps comply with requirements of AS1428.1-2009</li> </ul>

<i>BCA Part D3.3 Parts of buildings required to be accessible</i>	
<b>Requirement</b>	<p>Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire isolated ramp) is to be compliant with :</p> <ul style="list-style-type: none"> <li>- AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings after a maximum of 9M of a flight of ramp).</li> <li>- Handrails and kerbs to be provided on both sides with appropriate handrails extensions.</li> <li>- 1M clear width to be provided between handrails / kerb / kerbrails.</li> <li>- Every Fire-isolated Stairway is to be compliant with AS1428</li> <li>- Slip resistance of ramp and landings to comply with BCA as per AS4299</li> </ul>

<b>Compliance Comments</b>	<p>Capable of Compliance</p> <ul style="list-style-type: none"> <li>-There are walkways and ramps in outdoor or indoor areas with a 1:20 Gradient. These comply with AS1428.1.</li> <li>- Access to parking is through basement, all the areas in ground floor are achieved through walkways which are at 1:20 slope as noted on plans.</li> <li>- There is one walkway of 1:20 slope in the front area of the development. No kerb ramp has been identified in the development.</li> <li>- Every Stairway, Slip resistance requirements as per AS4299, turning spaces requirement, carpet specifications are capable of compliance. Details to be verified at CC stage of works.</li> </ul> 
<b>BCA Part D3.4 Exemption</b>	
<b>Requirement</b>	<p>Access is not required to be provided in the following areas :</p> <ul style="list-style-type: none"> <li>- Where access would be inappropriate because of the use of the area</li> <li>- Where area would pose a health and safety risk</li> <li>- Any path which exclusively provides access to an exempted area</li> </ul>
<b>Compliance Comments</b>	<p>No such areas identified</p>

BCA Part D3.5 Accessible Carparking	
<b>Requirement</b>	1 space for every 100 car parking spaces or part there-of.
<b>Compliance Comments</b>	<ul style="list-style-type: none"> <li>- 1 accessible parking space with a shared zone has been provided to comply with the requirement for the proposed Child Care Centre.</li> <li>- The entry from parking space to the building is by the means of lift in the basement.</li> </ul>
	

AS2890.6-2009 requirements for Accessible car parking space	
<b>Requirement</b>	Dedicated space, slip resistant flooring surface, central Bollard, pavement marking in dedicated space, minimum headroom at entrances.
<b>Compliance Comments</b>	<p>Capable of compliance.</p> <p>Parking has a shared zone and meets minimum width length and height requirements.</p> <p>Detailed review has been undertaken by Motion Traffic Engineers (Traffic engineer's Report)</p>

BCA Part D3.6 Signage	
<b>Requirement</b>	Braille and Tactile signage is required to identify Accessible Sanitary facilities, Hearing Augmentation, a Fire exit door.
<b>Compliance Comments</b>	<ul style="list-style-type: none"> <li>- Capable of compliance.</li> <li>- Signages provided at sanitary facilities, all the common area and exit doors etc.</li> <li>- Details of selected signage to be verified at CC stage of works.</li> </ul>



<i>BCA Part D3.8 Tactile indicators (TGSIs)</i>	
<b>Requirement</b>	<p>TGSIs are required when approaching:</p> <ul style="list-style-type: none"> <li>- Stairways other than fire-isolated stairways.</li> <li>- Escalators / passenger conveyor / moving walk.</li> <li>- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps).</li> <li>- Under an overhead obstruction of &lt;2M if no barrier is provided.</li> <li>- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location).</li> </ul> <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p>
<b>Compliance Comments</b>	<p>Capable of compliance.</p> <p>TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.</p>

<i>BCA Part D3.11 Limitations on Ramps</i>	
<b>Requirement</b>	<p>On an accessway:</p> <ul style="list-style-type: none"> <li>- A series of connected ramps must not have a combined vertical rise of more than 3.6M;</li> <li>- a landing for a step ramp must not overlap a landing for another step ramp or ramp.</li> </ul>
<b>Compliance Comments</b>	<p>Complies.</p> <p>No such instances are noted on plans.</p>

<i>BCA Part D3.12 Glazing on Accessways</i>	
<b>Requirement</b>	<p>Glazing strips requirements:</p> <p>Where any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1</p>
<b>Compliance Comments</b>	<p>Capable of compliance</p> <p>Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>

<i>BCA Part E Lift Installations</i>	
<i>BCA E3.6 Passenger lift</i>	
<b>Requirement</b>	<p>In an accessible building, Every Passenger Lift (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with Tables E3.6a and E3.6b</p>
<b>Compliance Comments</b>	<p>Capable of compliance</p> <p>Selection of lift specified above will lead to compliance and this selection details are to be verified at CC stage of works.</p>

<i><b>BCA Part F Accessible Sanitary Facilities</b></i>	
<i>BCA F2.4 Accessible sanitary facilities</i>	
<b>Requirement</b>	<ul style="list-style-type: none"> <li>- Accessible unisex toilet is to be provided in accessible part of building such that;</li> <li>- It can be entered without crossing an area reserved for 1 sex only</li> <li>- Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations</li> <li>- Even distribution of LH and RH facilities</li> <li>- An accessible facility is not required on a level with no lift / ramp access.</li> </ul>
<b>Compliance Comments</b>	<p>Capable of Compliance</p> <ul style="list-style-type: none"> <li>- Provision has been made in ground floor and 1<sup>st</sup> floor for accessible toilets for general use.</li> <li>- In adaptable units, toilets are designed to be adaptable.</li> <li>- Details to be verified at CC stage of works.</li> </ul>

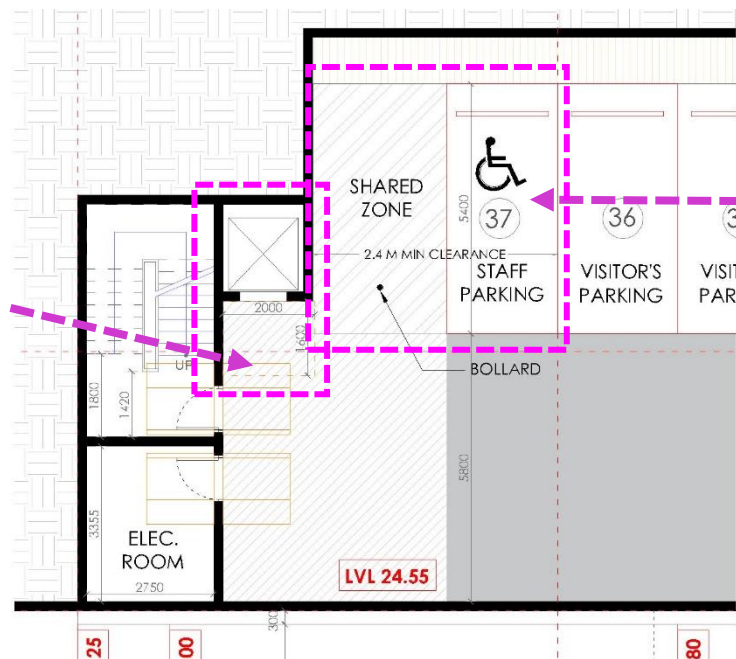
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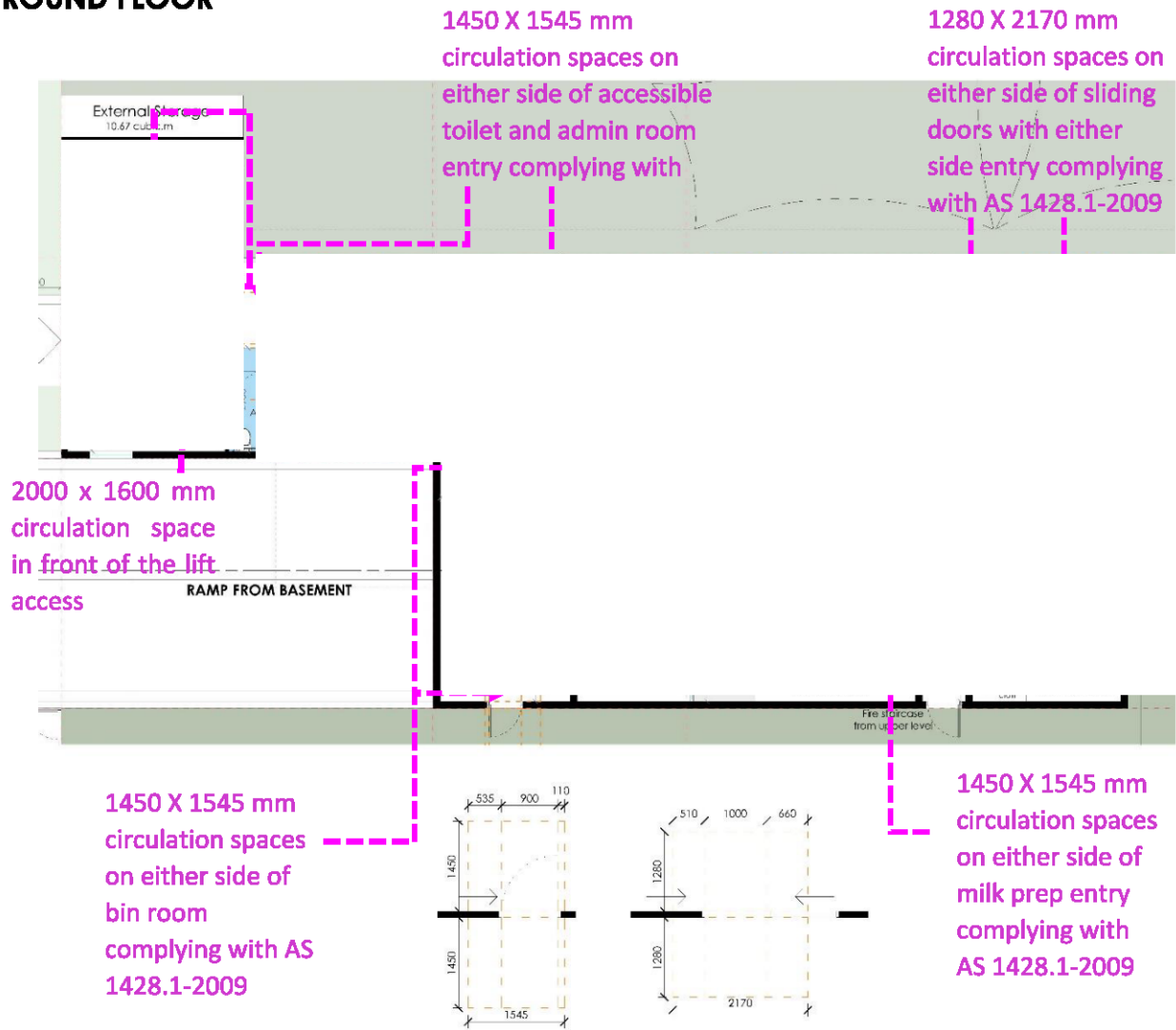
## BASEMENT

2000 x 1600 mm circulation space in front of the lift access

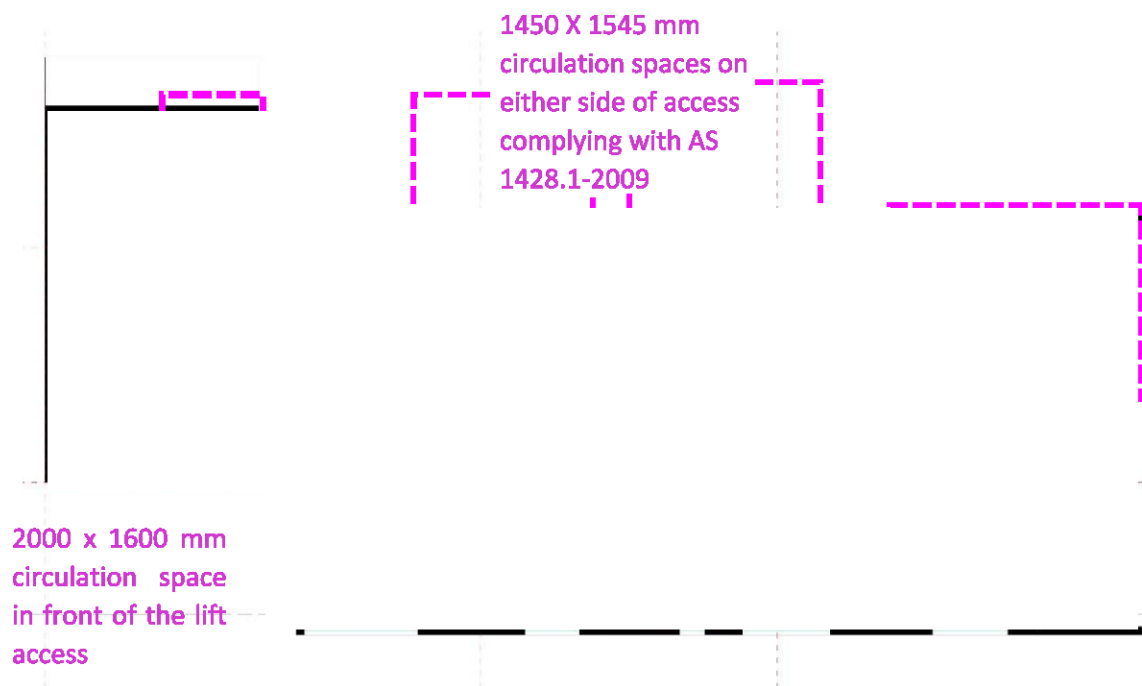


Accessible parking and shared zone with bollard.

## GROUND FLOOR



## FIRST FLOOR



**CONCLUSION:**

**FEW PARTS OF THE FRONT PEDESTRIAN ACCESS WALKWAY ARE STEP RAMPS IN 1:10 GRADIENT AND FULLY COMPLYING TO AS 1428.1-2009, NONE OF THE OTHER GRADIENT ON THE SITE ARE STEEPER THAN 1:20.**

**ENTIRE SITE IS AN ACCESS COMPLIANT 'DEEMED TO SATISFY' SOLUTION.**