

# ACCESS COMPLIANCE REPORT

Proposed Boarding Houses at  
LOT 15 & LOT 16  
31-32 PARK AVE, KINGSWOOD  
NSW 2747

**ARCHIDROME**

ARCHITECTURE  
INTERIOR DESIGN

REGISTERED ARCHITECT: TARUN CHADHA: 8777 ABN: 39274159604 TARUNCHADHA@ARCHIDROME.NET 0433 901 701

## Development Application

This report is for 3 proposed Boarding Houses on 3 different lots. The development is a building which is classified as:

- **Class 1B**

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)

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, private open space, indoor communal living area, laundry room, bin room etc. & all the rooms connected through corridors. This is achieved through provision of complying walkways and ramps.*

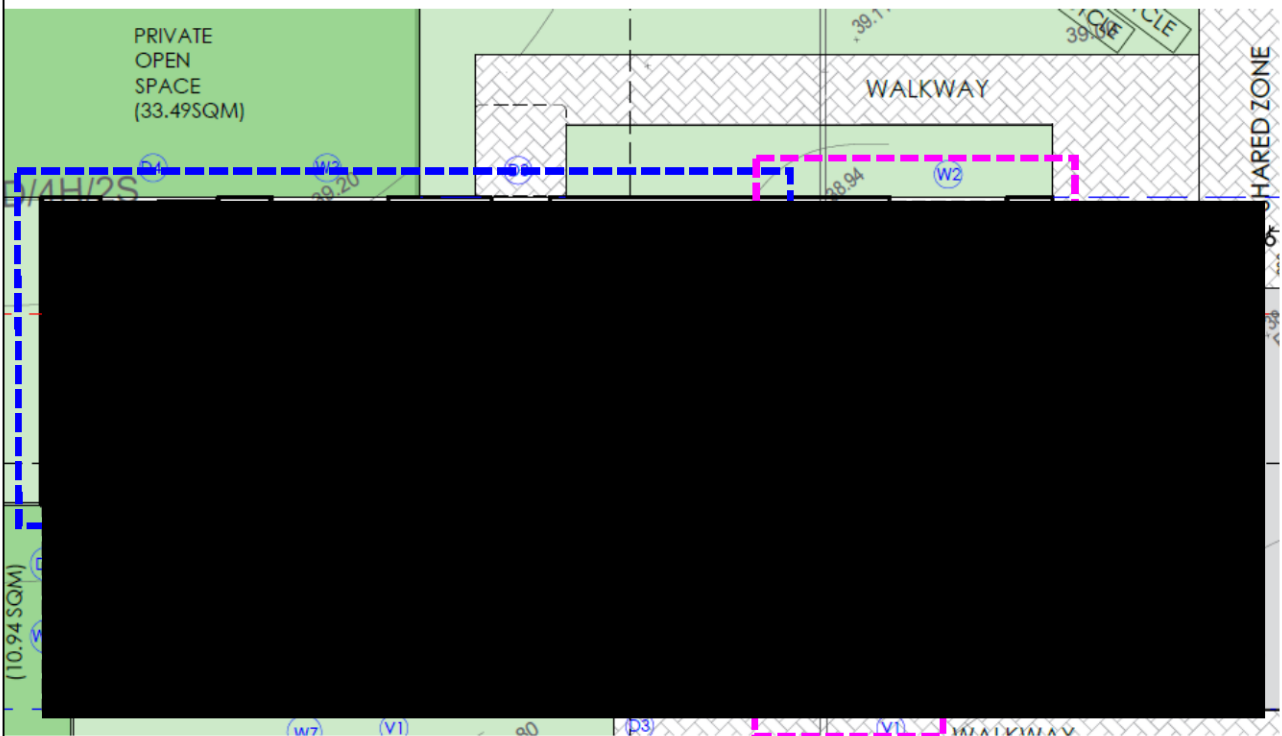
**Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)**

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

*BCA D3.1 General building Access requirements*

<p><b>Requirement</b></p>	<p>CLASS 1B Boarding houses: 1 bedroom and associated sanitary facilities and not less than 1 of each type of room or space for use in common by the residents or guests including basic amenities on a floor to which access by way of a ramp complying with AS 1428.1 or a passenger lift is provided.</p>
<p><b>Compliance Comments</b></p>	<p>Capable of compliance                  - Access to all the spaces within the boarding houses has been provided by the means of walkways &amp; ramps that complies with AS 1428.1.                  - An <b>accessible room</b> with associated accessible toilet and sanitary facilities has been provided at ground floor level.                  - A <b>communal living</b> area with basic amenities and the laundry room are accessible by a way of ramp complying with AS 1428.1.</p>

**LOT 3**

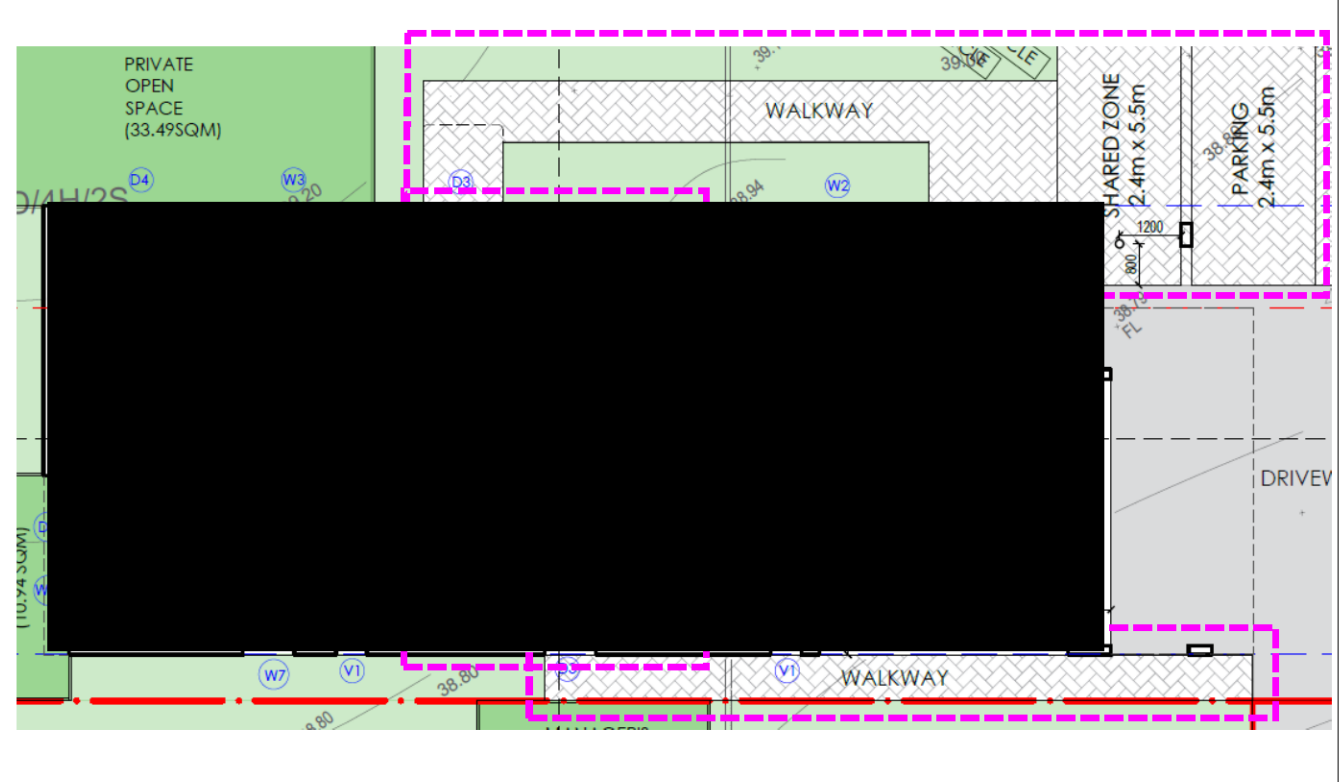




BCA Part D3.2 Access to buildings

<p><b>Requirement</b></p>	<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>
<p><b>Compliance Comments</b></p>	<p>Capable of compliance</p> <ul style="list-style-type: none"> <li>- Access has been provided to each boarding house by means of accessible pathways.</li> <li>- Equitable Access from respective accessible parking area to the buildings is through the communal living areas.</li> <li>- The access from main door of the boarding houses to the rooms on ground floor level through corridors with AA 1428.1 compliant ramps and on upper levels by means of stairs.</li> <li>- Equitable access is available from bin storage areas to street by a pathway.</li> <li>- Equitable access is available to common living area and outdoor communal areas on ground level .</li> <li>- All Walkway / Pedestrian Access ramps comply with requirements of AS1428-2009</li> </ul>

LOT 3





BCA Part D3.3 Parts of buildings required to be accessible

**Requirement**

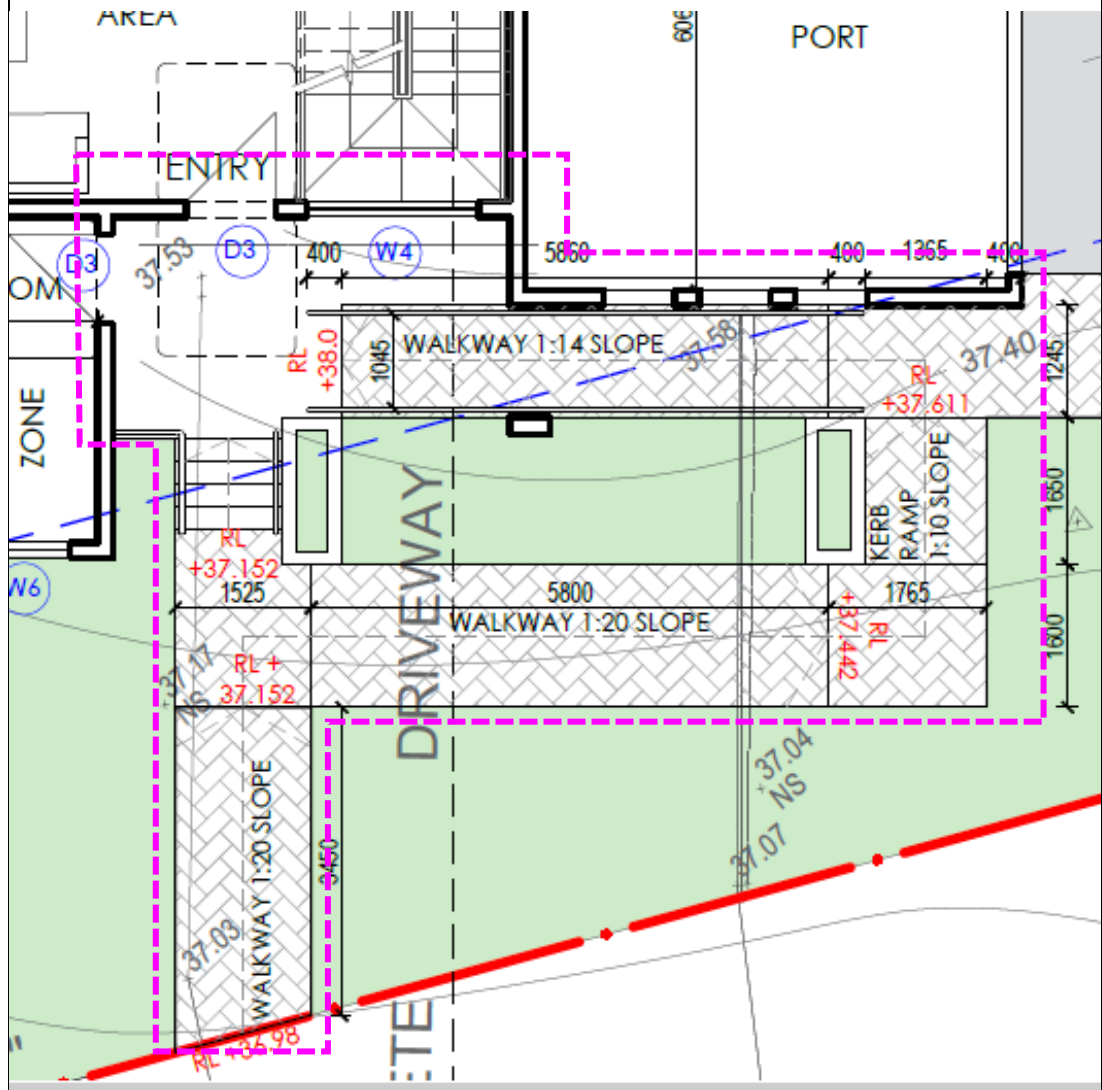
Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire isolated ramp) is to be compliant with :

- AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at a maximum of 9M of a flight of ramp).
- Handrails and kerbs to be provided on both sides with appropriate handrails extensions.
- 1M clear width to be provided between handrails / kerb / kerbrails.
- Every Fire-isolated Stairway is to be compliant with AS1428
- Slip resistance of ramp and landings to comply with BCA as per AS4299

**Compliance Comments**

Capable of Compliance

- There are walkways and ramps in outdoor or indoor areas with a 1:20 Gradient. These comply with AS1428.1.
- Access to parking, waste disposal areas, store room, community space, entry to each room achieved through walkways or ramps not more than 1:20 slope as noted on plans.
- There is one kerb ramp and one 1:14 ramp with handrails in the LOT 1 development. No step ramp , kerb ramp have been identified in the LOT 2 & LOT 3 development.
- 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.





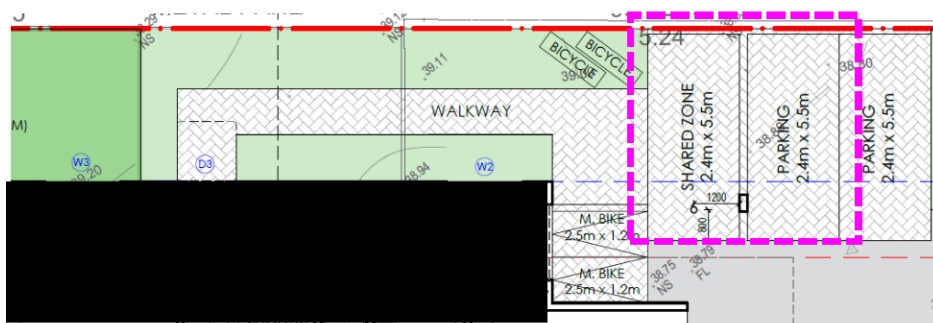
**BCA Part D3.4 Exemption**

<b>Requirement</b>	Access is not required to be provided in the following areas : - Where access would be inappropriate because of the use of the area - Where area would pose a health and safety risk - Any path which exclusively provides access to an exempted area
<b>Compliance Comments</b>	No such areas identified

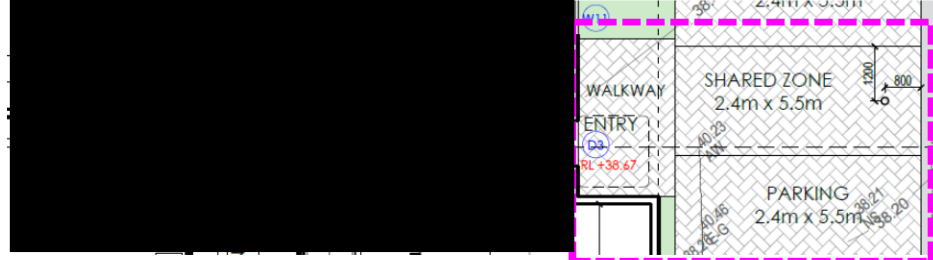
**BCA Part D3.5 Accessible Carparking**

<b>Requirement</b>	To be calculated by multiplying the total number of car parking spaces by the % of - accessible rooms by total rooms
<b>Compliance Comments</b>	- 1 accessible parking space with a shared zone has been provided to comply with the requirement for all 3 boarding houses. - The entry from parking space to the building is through the Communal living area and foyer.

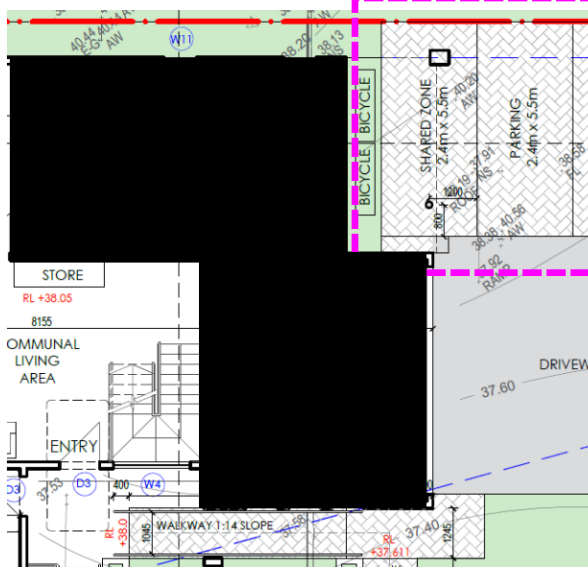
**LOT 3**



**LOT 2**



**LOT 3**



<i>AS2890.6-2009 requirements for Accessible car parking space</i>	
<b>Requirement</b>	- Dedicated space, slip resistant flooring surface, central Bollard, pavement marking in dedicated space, minimum headroom at entrances.
<b>Compliance Comments</b>	Capable of compliance. Parking has a shared zone and meets minimum width length and height requirements. Detailed review has been undertaken by Motion Traffic Engineers (Traffic engineer's Report)
<i>BCA Part D3.6 Signage</i>	
<b>Requirement</b>	Braille and Tactile signage is required to identify Accessible Sanitary facilities, Hearing Augmentation, a Fire exit door.
<b>Compliance Comments</b>	- Capable of compliance. - Signages provided at sanitary facilities, all the common area and exit doors etc - Details of selected signage to be verified at CC stage of works.
<i>BCA Part D3.8 Tactile indicators (TGSIs)</i>	
<b>Requirement</b>	TGSIs are required when approaching: - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction of <2M if no barrier is provided. - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location). Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
<b>Compliance Comments</b>	Capable of compliance. TGSIs 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.
<i>BCA Part D3.11 Limitations on Ramps</i>	
<b>Requirement</b>	On an accessway: - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - a landing for a step ramp must not overlap a landing for another step ramp or ramp.
<b>Compliance Comments</b>	Complies. No such instances are noted on plans.
<i>BCA Part D3.12 Glazing on Accessways</i>	
<b>Requirement</b>	Glazing strips requirements: 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
<b>Compliance Comments</b>	Capable of compliance 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.
<i>BCA Part E Lift Installations</i>	
<i>BCA E3.6 Passenger lift</i>	
<b>Requirement</b>	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
<b>Compliance Comments</b>	No lift has been provided.

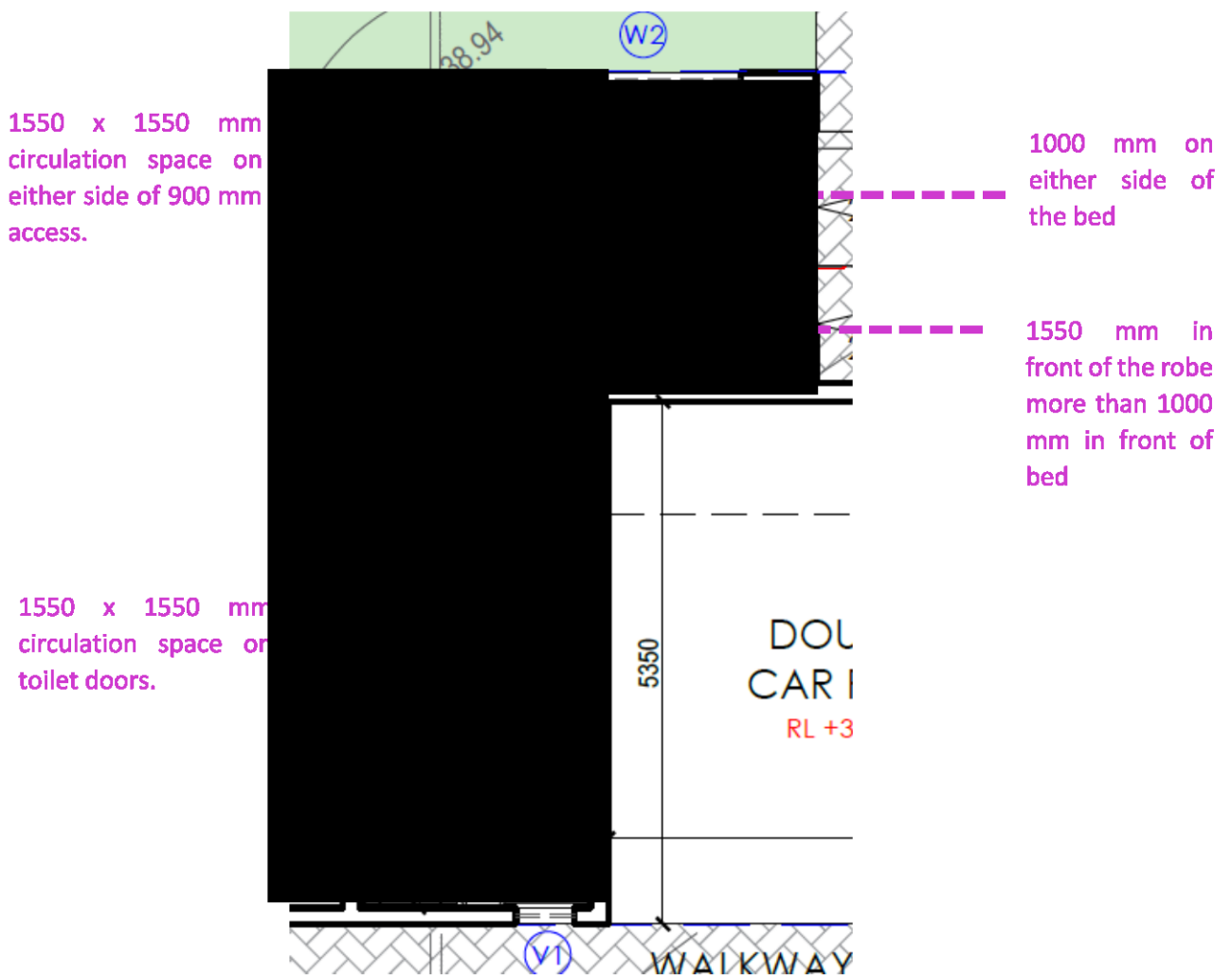
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<b>Compliance Comments</b>	Each boarding house comprises of 1 double Accessible room with attached accessible toilet and an accessible car parking with a shared zone in the parking area.
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**LOT 3**



## LOT 2

1000 mm on either side of the bed

1550 mm in front of the bed and the robe



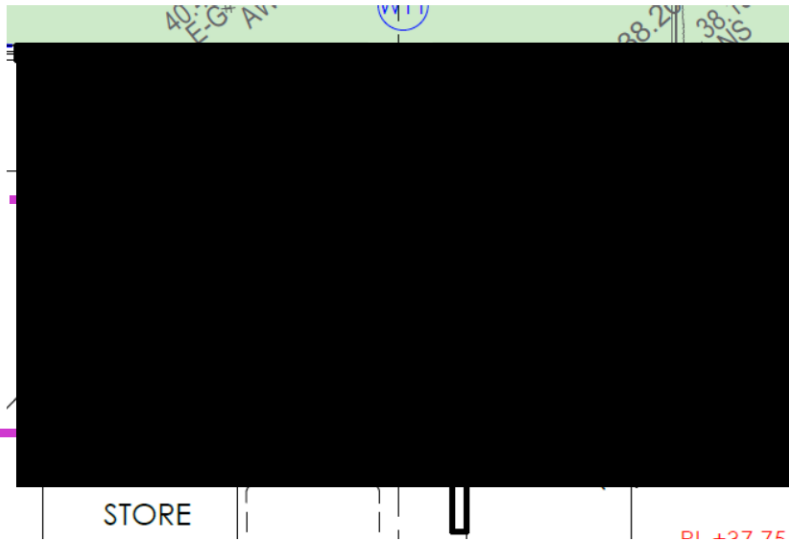
1550 x 1550 mm circulation space on toilet doors

1550 x 1550 mm circulation space on either side of 900 mm access

## LOT 1

1550 x 1550 mm circulation space on toilet doors.

1550 x 1550 mm circulation space on either side of 900 mm



1550 mm in front of the bed and the robe

### CONCLUSION:

**IN LOT 1, ONLY ONE PART OF THE RAMP IS 1:14 WHERE HANDRAILS ARE PROVIDED, NONE OF THE OTHER GRADIENT ON THE SITE ARE STEEPER THAN 1:20. ENTIRE SITE IS AN ACCESS COMPLIANT 'DEEMED TO SATISFY' SOLUTION.**

Tarun Chadha  
Registered Architect #8777