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Tandara Childcare Centre

Access Audit of Existing Childcare Centre

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Prepared for COMPLETE Urban



In an existing building, Access requirements are limited to the new areas, modified areas and areas with the affected part (ie path from the main entry doorway to the new or modified parts).

However this assessment assumes that the building is a new building and AS1428.1 and Access provisions of the BCA 2016 apply to the entire building.

Project reference number 18159- B

Tandara Childcare Centre





Accessible Parking

1

1 Accessible parking space is existing. Full compliance is required with AS2890.6 which would include provision of a bollard to shared zone.



Entry ramp

2

1:20 grade walkway is provided. Pathway is connected to the shared zone of the Accessible parking space by means of a shallow kerb ramp. TGSIs are recommended.



Entry steps

3

Compliant Handrail / handrail extensions are required to AS1428.1 to stairway. BCA compliance nosing strips are required to all steps with 30% luminance contrast. AS1428.4.1 compliant TGSIs to be provided to the top and base of the steps. Directional signage is required at the base of the steps pointing in the direction of the 1:20 grade walkway.



Accessible toilet

4

Accessible toilet requires to include an accessible shower (location of basin) to comply with BCA requirements for a Class 9.



Signage to Accessible toilet

5

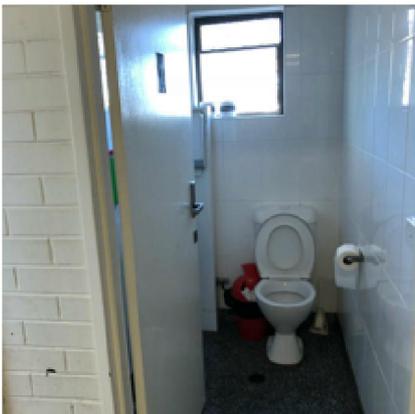
AS1428.1 Compliant signage is required to the latch side of the door.



Laundry

6

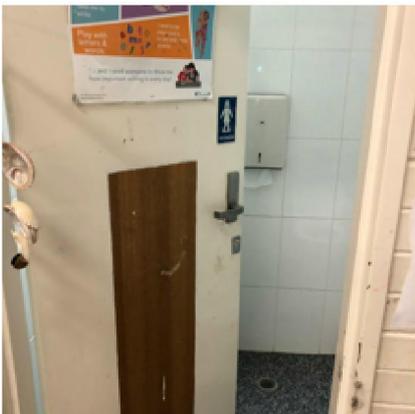
Doors to laundry are non-compliant with AS1428.1. Circulation spaces in laundry is not compliant. 1550mm circulation spaces are required in between the appliances and benchtops.



Male toilet

7

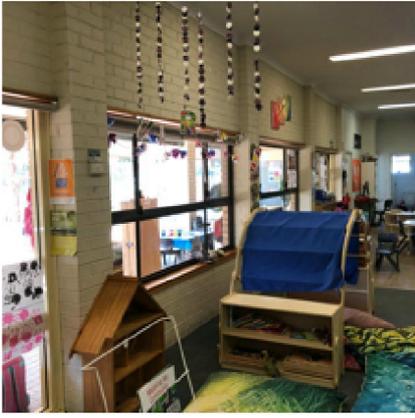
In this development since separate male and female toilets are provided, BCA requires ambulant use toilets. However given the age group of children we would not recommend this as ambulant toilet pans are higher than standard pans. We would recommend use of correct compliant signage.



Female toilet

8

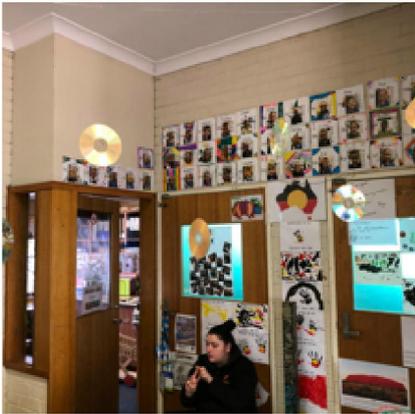
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External doorways to play area.

9

External doors have the required opening width however adequate latch side clearance is not provided due to piers in the latch side circulation spaces (not shown on architectural plans)



Office

10

Door to office does not have clear door opening widths or circulation spaces as required by AS1428.1-2009.



Kitchen and other staff area

11

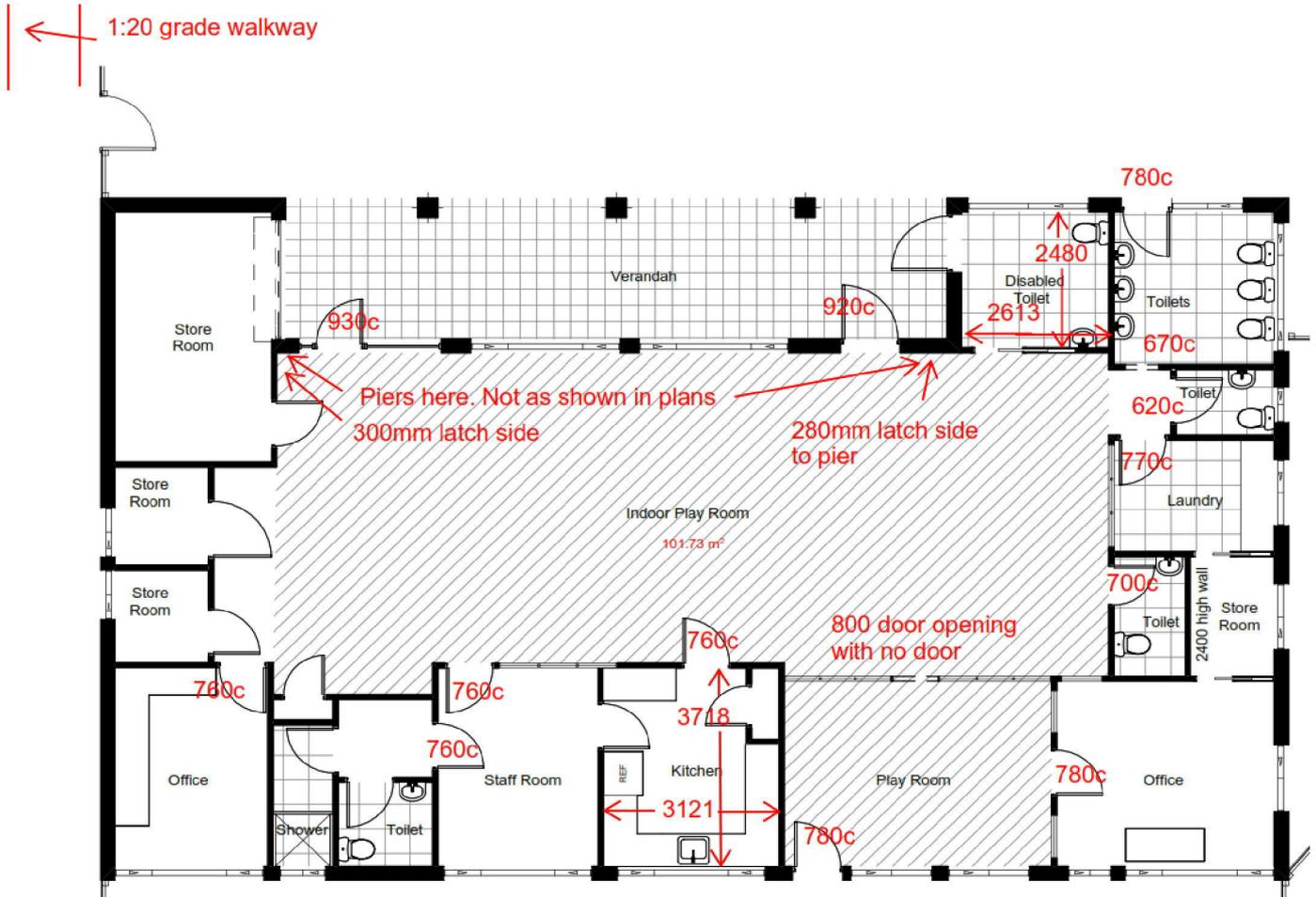
Doors to kitchen and other staff areas do not have clear door opening widths or circulation spaces as required by AS1428.1-2009.



Outdoor Access

12

Flush access is provided to outdoor areas as required.



1. All doorways are required to comply with clear opening of 850mm and circulation spaces as noted in AS1428.1-2009. Majority of the door opening sizes in the development do not comply with these.
2. A fully accessible bathroom (accessible WC and accessible shower) is required for this facility. Internal redesign will be required to comply with AS1428.1-2009
3. Circulation spaces of 1550mm should be provided to laundry areas
4. The steps and pathway at entry doorway are to be refurbished to comply with AS1428.1 and AS1428.4.1
5. An accessible parking space is provided. However some upgrades should be provided to fully comply with AS2890.6