



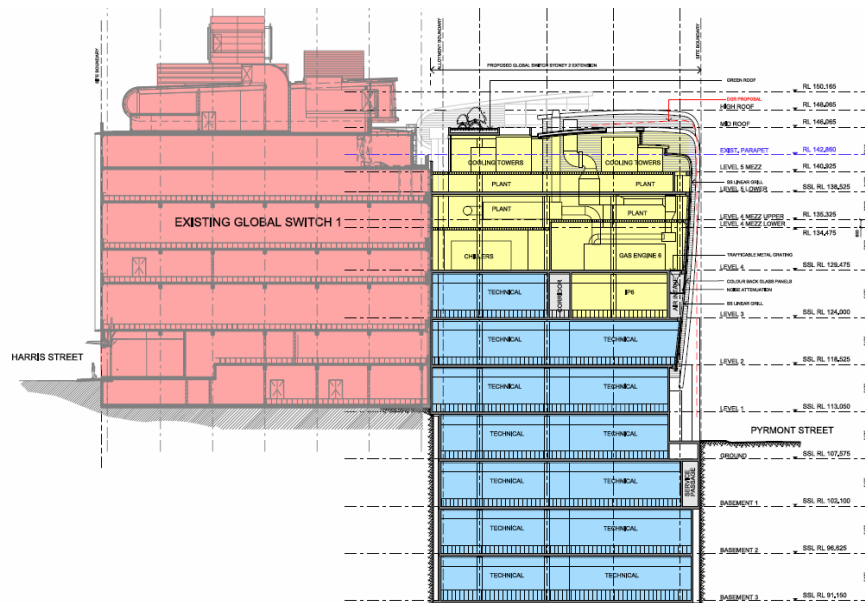
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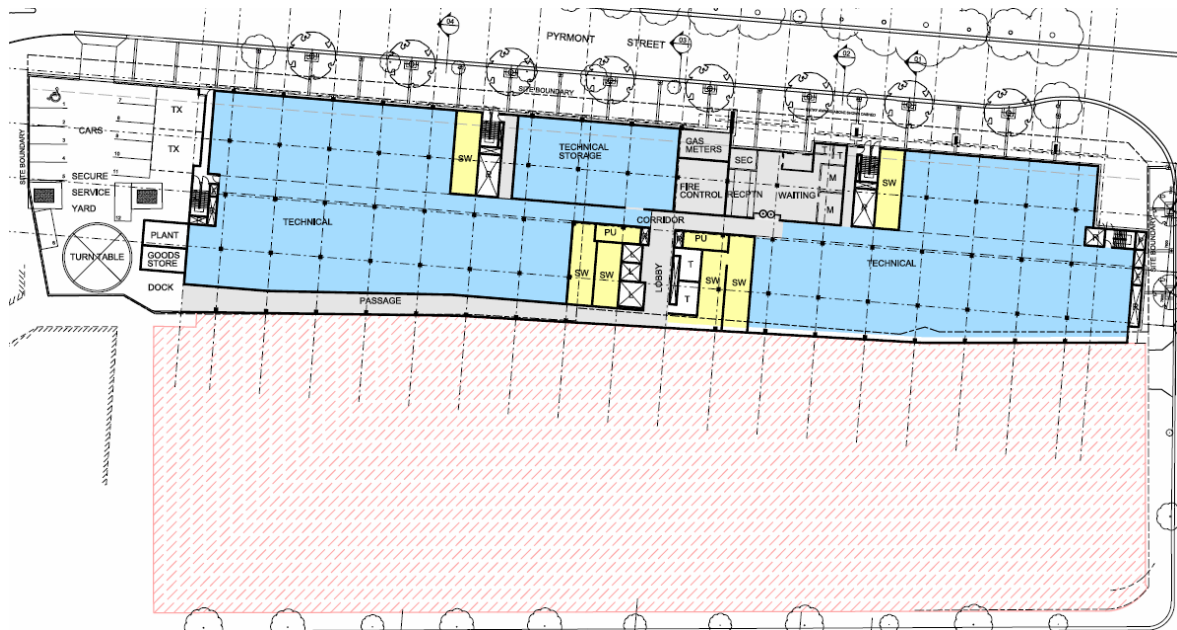
ACCESS REPORT

GLOBAL SYDNEY SWITCH 2 EXTENSION PYRMONT STREET, ULTIMO DEVELOPMENT APPLICATION

19TH FEBRUARY 2010



Existing / Proposed



Pyrmont Street Ground Floor Entry Level



This report has been prepared in consideration of access for people with disabilities to proposed multi-level building extension to the Global Sydney Switch complex, which will address Pyrmont Street and interface with the existing premises on Harris Street.

This review of the above development has had regard to the requirements of Parts D3.2, D3.3, D3.5, D3.6, D3.8, E3.6, F2.4 of the Building Code of Australia (BCA) and Council's Access DCP.

The plans relied upon for this report include the DA Issue plans:

Dwg No.	Issue	Title
4019 – ar–1200	B01	Basement Level 3 Plan
4019 – ar–1201	B01	Basement Level 2 Plan
4019 – ar–1202	B01	Basement Level 1 Plan
4019 – ar–1203	B01	Ground Floor Plan
4019 – ar–1204	B01	First Floor Plan
4019 – ar–1205	B01	Second Floor Plan
4019 – ar–1206	B01	Third Floor Plan
4019 – ar–1207	B01	Fourth Floor Plan
4019 – ar–1208	B01	Fourth Floor Mezzanine Plan
4019 – ar–1209	B01	Fifth Floor Plan
4019 – ar–1210	B01	Fifth Floor Mezzanine Plan
4019 – ar–1211	B01	Roof Plan
4019 – ar–2100	B01	Section One
4019 – ar–2101	B01	Section Two
4019 – ar–2500	B01	Elevations North & South
4019 – ar–2501	B01	Elevation West

EXECUTIVE SUMMARY

The Global Sydney Switch complex and the proposed extension shall contain computer network and internet equipment and services for a wide range of clients.

The proposed extension illustrates the majority of floor space to be occupied by technical computer and communications equipment and air-conditioning plant, with small areas allocated to:

- Ground floor reception and meeting rooms.
- Central lifts (2 passenger and 1 goods lift) and sanitary facilities on each primary level (excluding mezzanine equipment levels).
- Second floor corridor link to the existing Global Switch offices at the Harris Street entry level.
- Third floor ramp link to the existing Global Switch level 1 offices.
- Ground level (Pyrmont Street) loading dock and parking.

With respect to access for people with disabilities the development proposes the following:

- The Pymont Street entry to the reception/waiting area shall provide appropriate access in accordance with the BCA and Council's Access DCP.
- The building proposes three (3) central lifts that will travel to all levels including the roof-top breakout area.
- The first and second floors shall provide ramp access to the existing offices within the adjoining Harris Street building.
- The on-site parking shall include a 3800mm width bay accessible space in accordance with Council's Access DCP, AS2890.1 and Part D3.5 of the BCA.
- With respect to sanitary facilities the development shall detail at least one (1) unisex accessible toilet designed to comply with AS1428.2 at construction certificate stage to satisfy Part F2.4 of the BCA and Council's Access DCP.

In summary, the proposed principal entrance, lift access to all levels and inclusion of ramps to the existing offices in the adjoining building shall provide appropriate access into the premises and thereby comply with AS1428, AS1735.12, Council's Access DCP and Parts D3.2 and D3.3 of the BCA.

Other aspects of the development application regarding the accessible toilets, entry doors, tactile and Braille signage, ramp construction details and the like will be confirmed at CC stage to ensure compliance with AS1428.1, AS1428.2 (relevant aspects), AS1428.4, AS1735.12, AS2890.1 to satisfy Parts D3.2, D3.3, D3.6, D3.8, E3.6, F2.4 of the Building Code of Australia (BCA) and Council's Access DCP.

Overall, the abovementioned extension shall enable appropriate access to and within the development in a manner that will comply with Council's Access DCP and Part D3, E3.6, F2.4 of the BCA.



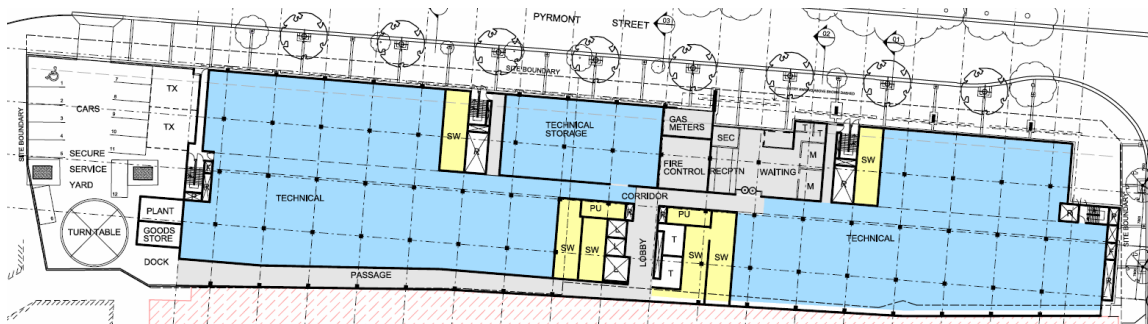
Mark Relf,
Access Consultant (ACAA)

ACCESS ASSESSMENT

BCA PARTS D3.2 & D3.3 - ACCESS TO THE BUILDING ENTRANCE

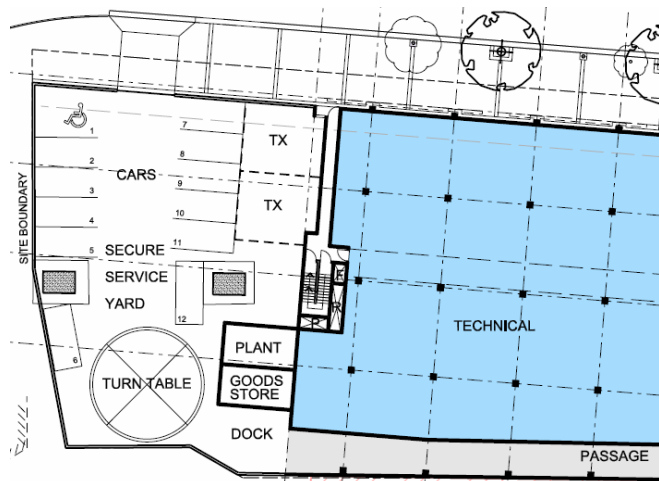
With regard to access for people with disabilities the following access will be provided:

1. **Ground Floor Level** adjoining Pyrmont Street will provide a principal entrance with level on-grade access from the footpath to a reception/waiting area.
2. The open plan reception/waiting area shall provide direct access to the adjoining Client Meeting Rooms and doorway to a central corridor that enables access to the central lift core and the "Technical" computer equipment areas.
3. The accessible entrance and internal reception area shall comply with ASI428 to satisfy Council's Access DCP and Parts D3.2 and D3.3 of the BCA.



PART D3.5 – CARPARKING

4. There will be on-site parking for 12 cars including a 3800mm width bay accessible space on a generally level area with easy on-grade access to Pyrmont Street and passage way to the central lift core to readily comply with Council's Access DCP, AS2890.1 and Part D3.5 of the BCA.



BCA PART D3.3 – INTERNAL CIRCULATION

5. **Ground Floor** - Within the ground floor level the building plans show doorway entrances, internal circulation paths and doorways to work areas shall provide appropriate circulation spaces to comply with ASI428.1 to satisfy Part D3.3 of the BCA and Council's Access DCP.
6. It is understood that computer equipment racks shall be installed and arranged in a manner that will facilitate 1200mm minimum clear width which complies with ASI428.1 to satisfy Part D3.3 of the BCA and Council's Access DCP.
7. Therefore subject to the installation of 920mm doors with D-lever handles and level thresholds then the internal circulation will comply with ASI428 and Part D3.3 of the BCA.

8. **First Floor** – The plans show level access from the central lift lobby to the adjoining “Technical” computer equipment areas which are understood will be installed and arranged in a manner that will facilitate 1200mm minimum clear width which complies with ASI428.1 to satisfy Part D3.3 of the BCA and Council’s Access DCP.

9. The first floor shall also provide ramp access to the existing offices within the adjoining Harris Street building.

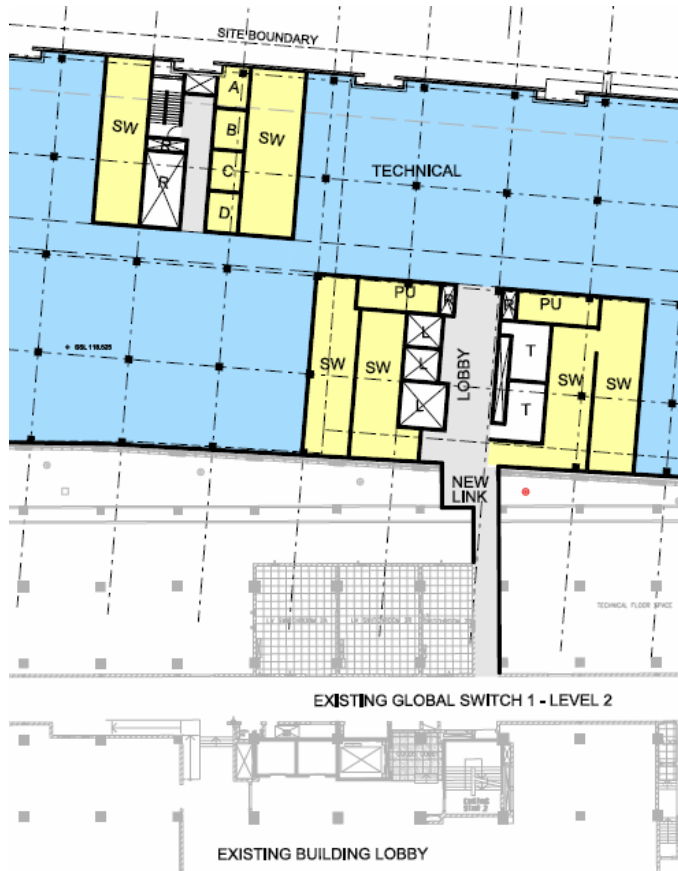
10. Other aspects of doorway installations shall be confirmed at construction certificate stage in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and Council’s Access DCP.



11. **Second Floor** – The plans show level access from the central lift lobby to the adjoining “Technical” computer equipment areas which are understood will be installed and arranged in a manner that will facilitate 1200mm minimum clear width which complies with ASI428.1 to satisfy Part D3.3 of the BCA and Council’s Access DCP.

12. The second floor shall also provide level access to the existing offices and main entrance of the adjoining Harris Street building.

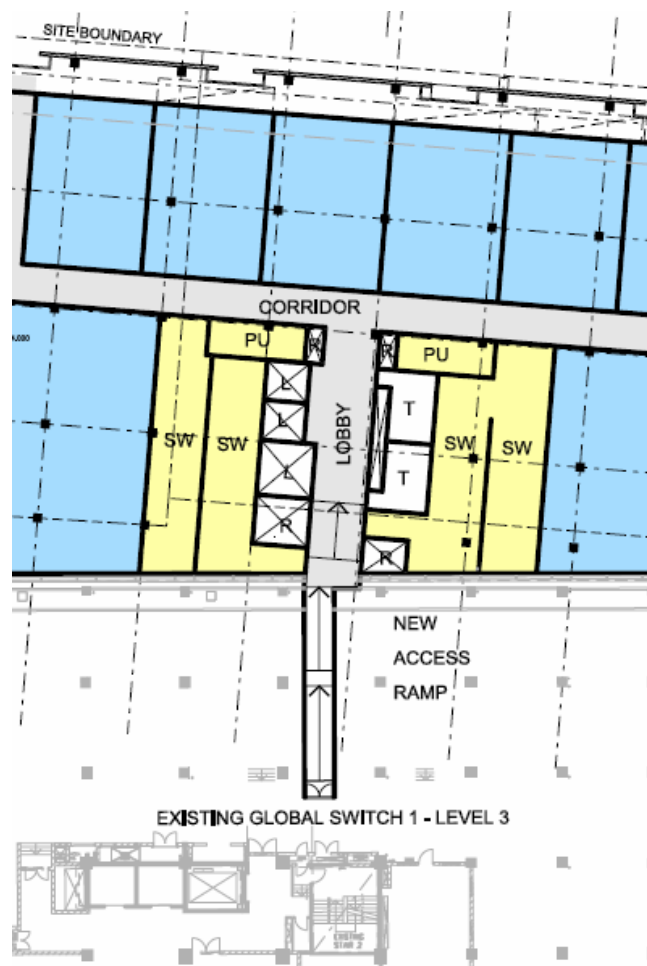
13. Other aspects of doorway installations shall be confirmed at construction certificate stage in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and Council’s Access DCP.



14. Third Floor – The plans show level access from the central lift lobby to the adjoining 2000mm minimum width central corridor to access the “Technical” computer equipment areas which are understood will be installed and arranged in a manner that will facilitate 1200mm minimum clear width which complies with ASI428.1 to satisfy Part D3.3 of the BCA and Council’s Access DCP.

15. The third floor shall also provide ramp access to the existing offices within the adjoining Harris Street building.

16. Other aspects of doorway installations shall be confirmed at construction certificate stage in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and Council’s Access DCP.

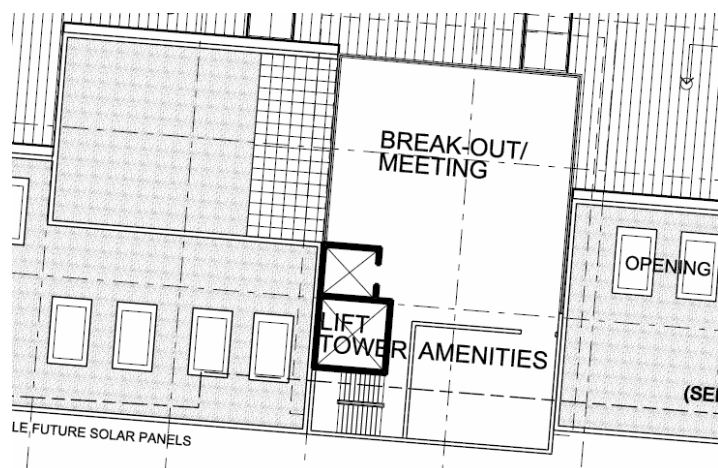


17. Basement Levels 1, 2, 3 – The “Technical” computer equipment areas on these levels shall be accessible via the central lifts and shall provide similar access as described above to comply with ASI428.1 to satisfy Part D3.3 of the BCA and Council’s Access DCP.

18. Fourth & Fifth Floors & Mezzanine Levels shall provide access for maintenance to the chillers plant and other equipment and in terms of access for people with disabilities there is no requirement to provide access to these areas, which is consistent with Part D3.4(d) of the BCA.

19. Roof Level - The break-out area on this level shall be accessible via a central lift and shall provide similar access as described above to comply with ASI428.1 to satisfy Part D3.3 of the BCA and Council’s Access DCP.

20. Other aspects of doorway and accessible toilet installations shall be confirmed at construction certificate stage in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and Council’s Access DCP.



PART D3.6 – SIGNAGE

21. The signage for ALL toilets shall provide tactile and Braille signs in accordance with Part D3.6 of the BCA, which shall be documented at construction certificate stage.



PART F2.4 – TOILETS

22. The development proposes sanitary facilities on every level from Basement 3 to the Fourth Floor and the roof level with a Unisex Accessible Toilet on the ground floor and other levels providing 2000 X 3000mm or 2350mm X 2350mm minimum area to comply with ASI428 parts 1 and 2 to satisfy Council's Access DCP and Part F2.4 of the BCA.
23. Subject to detailed documentation of fittings and fixtures at construction certificate stage I am satisfied that the accessible facilities will comply with Part F2.4 of the BCA.

PART D3.8 – TACTILE GROUND SURFACE INDICATORS

24. In accordance with Part D3.8 of the BCA the construction documentation shall confirm the installation of tactile ground surface indicators on the public ramp and stairway landings providing a layout and a colour that provides 45% minimum luminance contrast with the adjoining floor surface for individual tactile buttons or 30% for integrated tile form installations as specified by ASI428.4.

PART E3.6 – LIFTS

25. The plans show several three (3) central lifts that will facilitate appropriate access to all levels including the roof to satisfy Part D3.3 of the BCA.
26. Details of lift cars and other fittings shall be confirmed at construction certificate stage with 1600mm X 1400mm minimum lift cars in accordance with ASI735.12 to satisfy Part E3.6 of the BCA and Council's Access DCP.

A handwritten signature in black ink that reads "Mark Relf".

Mark Relf,
Access Consultant (ACAA)

Appendix A –

CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

