



Accessibility Review Report – DA Review

Project Title: IC3 West Data Centre
17-23 Talavera Road, Macquarie Park

Job Number: 21302

Date: 21 October 2022

Prepared For: Macquarie Data Centres C/- Giddis Project Management

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ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Report	Revision	Date	Details
Draft	1.0	25/08/2021	Draft for comment/review
Draft	1.1	21/10/2021	Updated draft for comment/review
Final	1.2	22/10/2021	Final issue
Final	1.3	21/10/2022	Final issue

ACCESSIBILITY DESIGN REVIEW

PROJECT: IC3 West Data Centre

ADDRESS: 17-23 Talavera Road, Macquarie Park

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed IC3 West Data Centre located at 17-23 Talavera Road, Macquarie Park.

1.1 Project Information & Classification

The proposed development consists of a multi-storey mixed use development which incorporates office portions, loading docks, plant/equipment rooms, data storage halls and associated off-street carparking. The proposed IC3 West building will connect into the existing IC2 and IC3 East buildings and form a united building as indicated in the extract below:



It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject building / building part (to be confirmed by the BCA Consultant / PCA) –

Level/Building Part	Building Classification	Use
Ground Floor	Class 5, 7a and 7b	Office, Carpark and Loading dock
Level 1B	Class 7b	Plantroom / Data Hall
Level 1	Class 7b	Plantroom / Data Hall
Levels 2-5	Class 5 and 7b	Office and Data Storage
Level 6	Class 7b	Plantroom and Data Storage

1.2 Purpose of the Report

Macquarie Data Centres C/- Giddis Project Management engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of Building Code of Australia 2019 Amendment 1 (BCA); and
- The Disability (Access to Premises - Buildings) Standards 2010.

This Accessibility Design Review is based on –

- Architectural design documentation prepared by HDR, Project no. 10301489 as follows –

Dwg#	Title	Date – Issue
A1301	Site Plan	20/10/22 – F
A2101	General Arrangement Ground Floor	20/10/22 – D
A2102.1	General Arrangement Level 01B	20/10/22 – B
A2102	General Arrangement Level 01	20/10/22 – D
A2103	General Arrangement Level 02	20/10/22 – D
A2104	General Arrangement Level 03	20/10/22 – D
A2105	General Arrangement Level 04	20/10/22 – D
A2106	General Arrangement Level 05	20/10/22 – D
A2107	General Arrangement Level 06	20/10/22 – D
A2108	General Arrangement Roof Level	20/10/22 – C

- The Building Code of Australia 2019 Amendment 1 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS/NZS 2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2011 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
 - i. *The building work is carried out for or on behalf of the Crown;*
 - ii. *The building work commences on or after 1 May 2011;*
 - iii. *No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

It is understood that the proposed works are being undertaken by the building owner/whole building lessee and as such an 'affected part' upgrade is triggered. New works and the subsequent 'affected part' are required to comply with the current accessibility provisions of the BCA.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

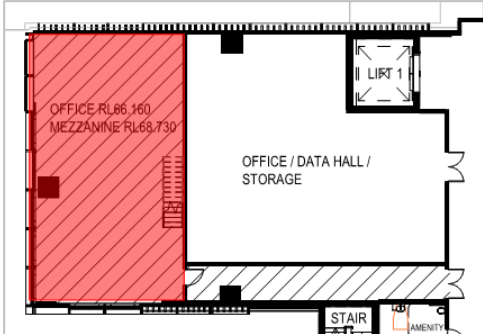
<u>Capable of Complying (CoC) –</u>	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
<u>Compliance Departure (CD) –</u>	A compliance departure with the DtS provisions of the BCA.
<u>Design Detail (DD) –</u>	A detail commentary/specification is offered within the report.
<u>Performance Solution (PS) –</u>	A Performance Solution Report is being pursued to justify the compliance departures
<u>Not Applicable (N/A) –</u>	Not applicable or not relevant to the project. Commentary provided.
<u>Informational (Info) –</u>	Provided for informational purposes

Interpretation Note(s) –

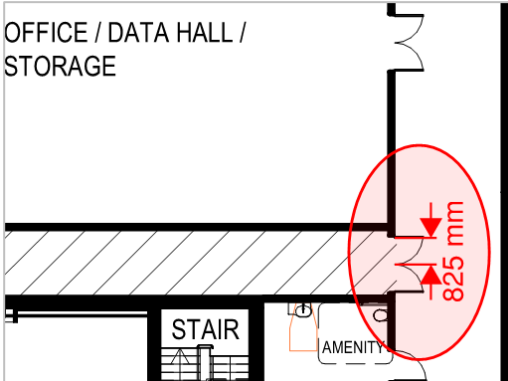
- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><u>Class 5, 6, 7b, 8, 9a –</u></p> <ul style="list-style-type: none"> To and within all areas normally used by the occupants. <p><u>Class 7a –</u></p> <ul style="list-style-type: none"> To and within any level containing accessible carparking spaces. 	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D3.1 of the BCA.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p>Note: An exemption under clause D3.4 of the BCA has been applied to the following areas:</p> <ul style="list-style-type: none"> Data storage halls and circulation areas on Level 01B Levels 02-06 of the IC3W building. Associated plant and equipment rooms throughout the IC3W building. Loading dock on the Ground Floor of the IC3W building. <p><u>Compliance Departure(s) –</u></p> <p>The proposed office mezzanine floors on Level 2-5 are not provided with compliant access for persons with a disability (i.e. ramp or lift access to the mezzanine floors) as prescribed in Part D3 of the BCA. Only stair access is proposed to these areas – refer to markup below:</p>  <p><u>Resolution(s) –</u></p> <p>Either –</p> <ul style="list-style-type: none"> Provide the lift or ramp access to the mezzanine floors in accordance with Part D3 of the BCA; or 	DD

	<ul style="list-style-type: none"> Where a compliant scenario cannot be achieved it may be possible to pursue a Performance Solution to justify the omission of ramp or lift access to these areas. This is to be determined on a case-by-case basis and will require further design development/discussion. <p><u>Key compliance notes for “accessible” parts of the building:</u></p> <p><u>Accessways and Paths of Travel</u></p> <ul style="list-style-type: none"> A continuous accessible path of travel shall be 1000 mm wide x 2000mm high (except at doorways where the height can be reduced to 1980mm). The following turning circulation spaces shall be provided along an accessway: <ul style="list-style-type: none"> 1500mm x 1500mm to allow for a 90 degree turn 1540mm x 2070mm to allow for a 180 degree turns. The required 180 degree turning spaces are required within 2m of the end of the accessway and at 20m intervals. 1800mm x 2000mm to allow for wheelchair passing spaces. Passing spaces are required at 20m intervals where there is no direct line of sight. Floors finishes along an accessway must be slip resistant and not contain any stepped edges >3mm or rolled edges >5mm. Walkways must have a complying gradient with a suitable abutment. Stairways and ramps along an accessway must comply with BCA clause D3.3 and AS1428.1-2009. Compliant landings must be provided for all walkways, ramps and stairways as prescribed in the Standard.
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	<p><u>Doorways</u></p> <ul style="list-style-type: none"> All doorways along an accessway (serving accessible parts of the building) are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009. Doorways are to achieve a minimum 30% luminance contrast and be provided with compliant hardware.  <p><u>Accessible Car Spaces</u></p> <ul style="list-style-type: none"> Access to and travel from any level containing accessible carparking spaces to the building must comply with AS1428.1-2009. Accessible car space to comply with AS/NZS2890.6-2009. <p><u>Accessible Sanitary Facilities</u></p> <ul style="list-style-type: none"> Where required by clause F2.4 of the BCA, accessible unisex and ambulant sanitary facilities must be provided in accordance with AS1428.1-2009. <p>Further details to be provided as part of the design development stage.</p>	
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Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> from the main points of pedestrian entry at the allotment boundary; and 	<p>The following pathway is proposed –</p> <ul style="list-style-type: none"> 1x main point of pedestrian entrance to the building from Talavera Road indicated by a green arrow below. 	DD

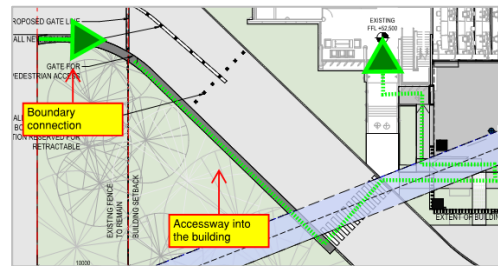
- from another accessible building connected by a pedestrian link; and
- from any required accessible carparking space on the allotment.

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –

- through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

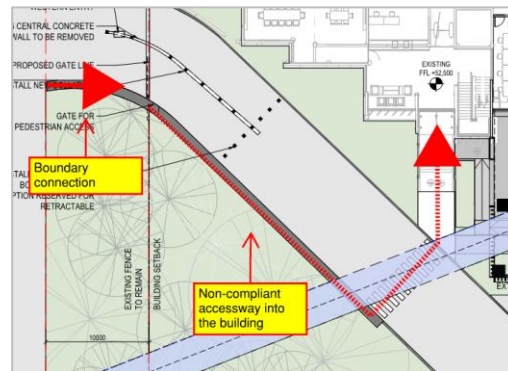
except for pedestrian entrances serving only areas exempted by D3.4.

Dotted green line indicates the path of travel to the Principal Pedestrian Entry (PPE) from the boundary.



Compliance Departure(s) –

A compliant accessway (existing footpath) is not provided from the main point of pedestrian entrance at the allotment boundary to the building and via the Principal Pedestrian Entry (PPE) indicated by the red arrows below –

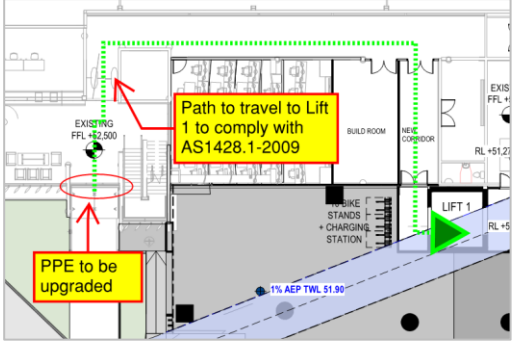


Resolution(s) –

- The proposed compliance departure is proposed to be addressed via a Performance Solution. This is to be determined on a case-by-case basis and will require further development / discussion at the detailed design stage.

Compliance Details/Affected Part Upgrades –

The accessway via the Principal Pedestrian Entry to the new passenger lift (Lift 1) is required to comply with BCA and AS1428.1-2009 due to the “affected part” provisions in the Premises Standard. An audit will need to be completed to verify compliance and address the following key issues:

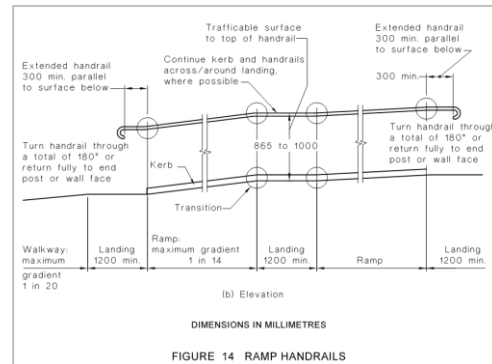
	<ul style="list-style-type: none"> • Access via the PPE (i.e. doorway design/details, door hardware, visual indicators etc.). • Access through the existing security gates (gate width and card reader locations). • Access via the existing corridors and doorways leading to the new passenger lift. <p>Refer to “affected part” in green below:</p>  <p>The following will need to be detailed at the design development stage:</p> <ul style="list-style-type: none"> • Ensure access via the PPE complies with AS1428.1-2009. • Access via the security gates is to allow for a compliant 1m path of travel and swipe card readers at the prescribed locations. • Doorways to achieve an 850mm clear opening width and circulation as prescribed by AS1428.1-2009. • Doorway design including hardware, opening force and contrast to comply with AS1428.1-2009. • Travel (i.e. circulation, floor finishes etc.) via the existing corridors and doorways to comply with AS1428.1-2009. 	
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Cl. D3.3: Parts of buildings to be accessible

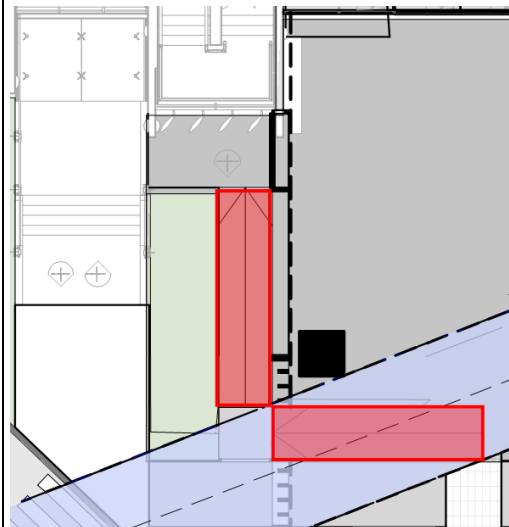
DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		

<ul style="list-style-type: none"> • for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>All non-fire-isolated ramps serving accessible areas are required to comply with AS1428.1-2009.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> • Ramp construction – key details from AS1428.1-2009: <ul style="list-style-type: none"> ○ Ramps to be setback from internal corridor junctions – minimum 400mm; ○ Ramp gradient to be consistent throughout the ramp (1:14-1:19 for access ramps). ○ Ramp width must be a minimum 1m (note additional width is required for landings and turning/circulation areas); ○ Ramps must have sharp transitions at the landings; ○ Landings to be provided at the top and bottom of the ramp (1200mm if in the direction of travel or 1500mm if there is a change in direction); ○ Mid-landings to be provided at the specified internals (min 1200mm long in the direction of travel or 1500mm wide if there is a 90 degree turn or 1540mm wide to allow a 180 degree turn. ○ Maximum run for a 1:14 ramp is 9m before a mid-landing is required; ○ Ramps and landings must be slip resistant as per clause D2.14 of the BCA; ○ Handrails and kerb rails to be provided as per AS1428.1-2009; ○ Handrails must not encroach into circulation areas; and ○ Tactile indicators to be provided as per clause D3.8 of the BCA and AS/NZS1428.4.1-2009. 	DD
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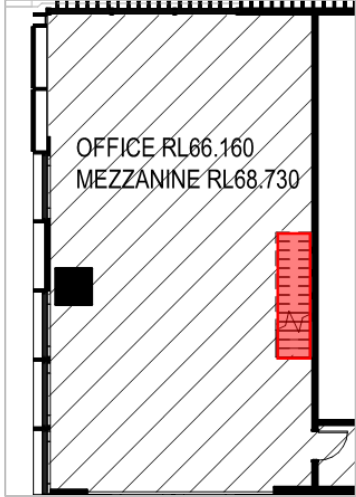
Refer to figure below from AS1428.1-2009 (Figure 14):



The above will apply to the proposed ramp on the Ground Floor between the main entry and the carpark.



- Walkway construction – **key** details from AS1428.1-2009:
 - Walkways must be a minimum 1m wide (note additional wide is required for turning and passing spaces);
 - Curved walkways must be a minimum 1500mm wide;
 - Allowance for passing bays, 180 and 90 degree turning space is required as per the clause D3.3 of the BCA and AS1428.1-2009.
 - Walkway gradient to be consistent throughout (1:20-1:33).
 - Walkways must have sharp transitions at the landings;

	<ul style="list-style-type: none"> ○ Landings to be provided at the top and bottom of the walkways (1200mm if in the direction of travel or 1500mm if there is a change in direction); ○ Mid-landings (min 1200mm long) to be provided at the specified internals. Maximum run for a 1:20 walkway is 15m before a mid-landing is required; and ○ Compliant walkway abutment to be provided as prescribed in AS1428.1-2009. 	
<ul style="list-style-type: none"> • for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p>All non-fire-isolated stairways serving accessible areas are required to comply with AS1428.1-2009. Typically this applies to the stairways which serve the mezzanine office floor (refer to mark up below). Stairways within exempt areas do not need to comply with AS1428.1-2009.</p>  <p>OFFICE RL66.160 MEZZANINE RL68.730</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> • Stairway construction – key details from AS1428.1-2009: <ul style="list-style-type: none"> ○ Stairway width must be a minimum 1m (note additional width must be required for egress/fire safety); 	DD

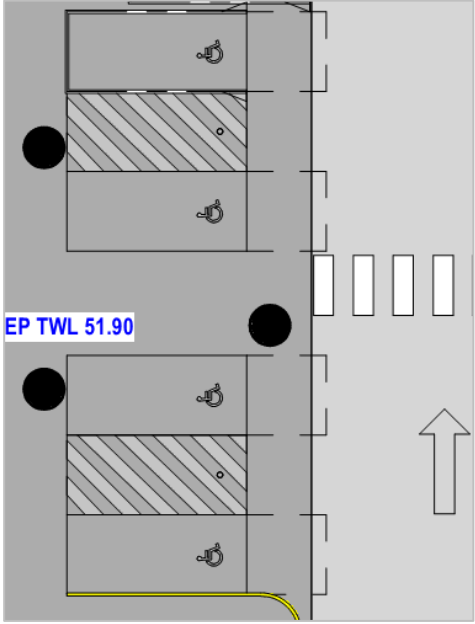
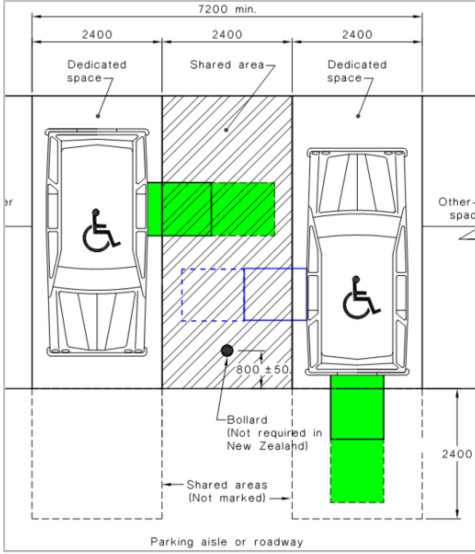
	<ul style="list-style-type: none"> ○ Stairway to have complying and consistent goings and risers are per clause D2.13 of the BCA; ○ Stairways must be setback a minimum 900mm from the boundary or 400mm from an intersection of a corridor. Risers must be opaque; ○ Goings must not overhang the riser; ○ Goings to be provided with 50-75mm non-slip strip which achieves a minimum 30% contrast to the going; ○ Handrails to be provided as per AS1428.1-2009; ○ Handrails must not encroach into circulation areas; and ○ Tactile indicators to be provided as per clause D3.8 of the BCA and AS/NZS1428.4.1-2009. <p>Refer to figures below from AS1428.1-2009 (Figures 26A and 27A):</p> <div data-bbox="803 1045 1289 1436"> <p>FIGURE 26(A) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT BOUNDARY</p> </div> <div data-bbox="803 1451 1289 1797"> <p>FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP</p> </div>	
<ul style="list-style-type: none"> • for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	<p>Stairway nosing edge strips within the fire isolated exits to be specified.</p>	<p>DD</p>

	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p>Clause D2.17 of the BCA requires handrails within fire isolated exits to comply with clause 12 of AS1428.1-2009.</p> <p>To achieve a consistent handrail height throughout the stair flight and landings, the exit configuration must allow for the stairway to be offset and include the “one tread” extension of the handrail at the landings.</p> <p><i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this Clause is required by this office please confirm and provide detail.</i></p>	
<p>Accessways must have—</p> <ul style="list-style-type: none"> • passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available • turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	DD

Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted by (a) or (b). 	<p>Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> • Data storage halls and circulation areas on Level 01B Levels 02-06 of the IC3W building. • Associated plant and equipment rooms throughout the IC3W building. • Loading dock on the Ground Floor of the IC3W building. <p>Refer to summary provided in clause D3.1 of this report.</p>	Info

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> • are to comply with AS2890.6-2009. • need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public • need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability <p>Class 5 or 7 –</p> <p>1x space for every 100 carparking spaces or part thereof.</p>	<p>Class 5 and 7b -</p> <p>A total of 71 carparking spaces are proposed on the Ground Floor.</p> <p>Four (4) accessible car spaces are provided within the Ground Floor carpark (refer to extract below).</p>  <p>Accessible carparking spaces and associated shared zones are to comply with AS/NZS2890.6-2009 – refer to extract below:</p> 	DD

	<p>An accessway complying with AS1428.1-2009 must be provided from the accessible car spaces to the building entry.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	
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Cl. D3.6: Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows —</p> <ul style="list-style-type: none"> • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. <p>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

Cl. D3.7: Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed —</p> <ul style="list-style-type: none"> • in a room in a Class 9b building; • in an auditorium, conference room, meeting room or room for judicatory purposes; • at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>Any screen or scoreboard associated with a Class 9b building and capable of displaying</p>	<p>If an inbuilt amplification systems (other than one used solely for emergency warning) is provided within the building. Suitable hearing augmentation systems are to be provided in these areas and a design and installation certificate are to be obtained from the relevant consultant to Cl. D3.7.</p> <p>Confirm where an in-built amplification is provided (if any).</p>	DD

public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.		
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Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1.:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	<p>TGSIs are to be provided to –</p> <ul style="list-style-type: none"> • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways; • any overhead obstruction less than 2m above floor level. • where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	DD

Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A – Not a Class 9b building.

Cl. D3.10: Swimming pools

N/A – No swimming pool with a perimeter >40m is proposed.

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.	DD

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		DD

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
Every passenger lift must – <ul style="list-style-type: none">• be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and• have accessible features in accordance with Table E3.6b; and• not rely on a constant pressure device for its operation if the lift car is fully enclosed.	<p>The proposed passenger lift shall have the following features –</p> <ul style="list-style-type: none">• Handrail complying with the mandatory handrail provisions of AS1735.12,• Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m,• Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m,• Minimum clear door opening complying with AS1735.12,• Passenger protection system complying with AS1735.12,• Lift landing doors at the upper landing,• Lift car and landing control buttons complying with AS1735.12,• Lighting in accordance with AS1735.12,• Automatic audible/visual information within the lift car and at the landings as prescribed,• Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. <p>A design compliance certificate is to be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p><u>Design Detail –</u></p> <ul style="list-style-type: none">• Ensure lift landing controls are provided no less than 500mm from an internal corner.	DD

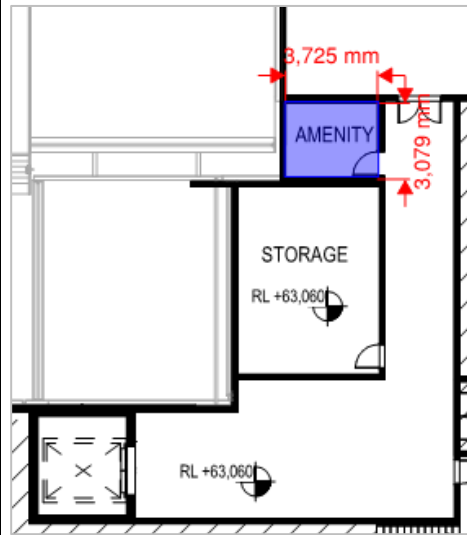
BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

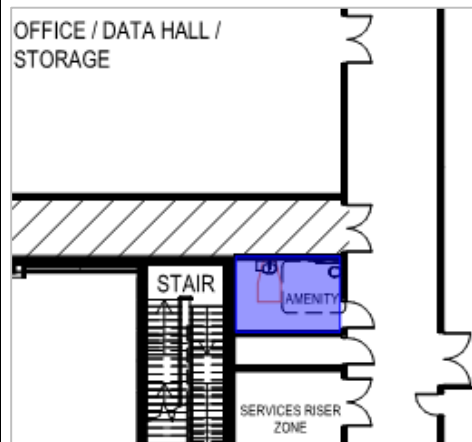
DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible:	New accessible unisex sanitary facilities are provided within the lift lobbies on	DD

- Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a),
- Accessible unisex showers must be provided in accordance with Table F2.4(b),
- At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.
- An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.

Level 1B and Levels 2-5 – refer to markup below.



Level 1B



Levels 2-5

Accessible unisex sanitary facilities are spatially capable of complying with AS1428.1-2009.

WCs provided within the accessible unisex sanitary facilities are required to accommodate an equal split between right and left side WC transfers (as evenly as possible). **Currently, facilities have been detailed as RH transfer facilities. This will need to be addressed at the DD stage of the project.**

Design details/fixtures and fittings are to be specified at the Detailed Design Stage.

3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 Amendment 1 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and the pertinent Australian Standards.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Development Application stage of design, the development can readily achieve compliance with the aforementioned BCA provisions.

4.0 REVIEW PROVIDED BY

<p>Prepared by:</p>  <p><u>Michael Hatzinikolis</u> Senior Accessibility Consultant B. Construction Management (Hons) Graduate Diploma – Building Surveying</p>	<p>Reviewed by:</p>  <p><u>Abe Strbik</u> Director Member - Association of Consultants in Access Australia # 405</p>
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