



ABE
CONSULTING

Accessibility Design Review Report

Project Title: **Compass 2 Warehouse and Distribution Centre
Lot 1 Eastern Creek Drive, Eastern Creek**

Job Number: **21497**

Date: **09 February 2022**

Prepared For: **Charter Hall
c/o Tactical Group**

Report Version: **21497_ADR_SSDA_v1.2**

1.0	INTRODUCTION	3
1.1	Project Information & Classification	4
1.2	Purpose of the Report.....	4
1.3	Report Scope	4
1.4	Limitations of the Report	5
1.5	The Disability (Access to Premises – Building) Standards 2010	6
2.0	ACCESSIBILITY DESIGN REVIEW	7
	BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES.....	8
	<i>Cl. D3.1: General building access requirements</i>	8
	<i>Cl. D3.2: Access to Buildings</i>	11
	<i>Cl. D3.3: Parts of buildings to be accessible</i>	12
	<i>Cl. D3.4: Exemptions</i>	15
	<i>Cl. D3.5: Accessible carparking</i>	16
	<i>Cl. D3.6: Signage</i>	16
	<i>Cl. D3.7: Hearing augmentation</i>	17
	<i>Cl. D3.8: Tactile indicators</i>	17
	<i>Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings</i>	19
	<i>Cl. D3.10: Swimming pools</i>	19
	<i>Cl. D3.11: Ramps</i>	19
	<i>Cl. D3.12: Glazing on an accessway</i>	19
	BCA Part E3 – LIFT INSTALLATIONS	19
	<i>Cl. E3.6: Passenger lifts</i>	19
	BCA Part F2 – SANITARY AND OTHER FACILITIES	20
	<i>Cl. F2.4: Accessible sanitary facilities</i>	20
3.0	ACCESSIBILITY COMPLIANCE STATEMENT.....	23
4.0	REVIEW PROVIDED BY	23

Report Status	Revision	Date	Details
Draft	1.0	24 November 2021	For review and comment
Final	1.1	30 November 2021	For SSDA documentation
Final	1.2	09 February 2022	Updated design documentation

ACCESSIBILITY DESIGN REVIEW

PROJECT: Compass 2 Warehouse and Distribution Centre
LOCATION: Lot 1 DP 1274322 Eastern Creek Drive, Eastern Creek

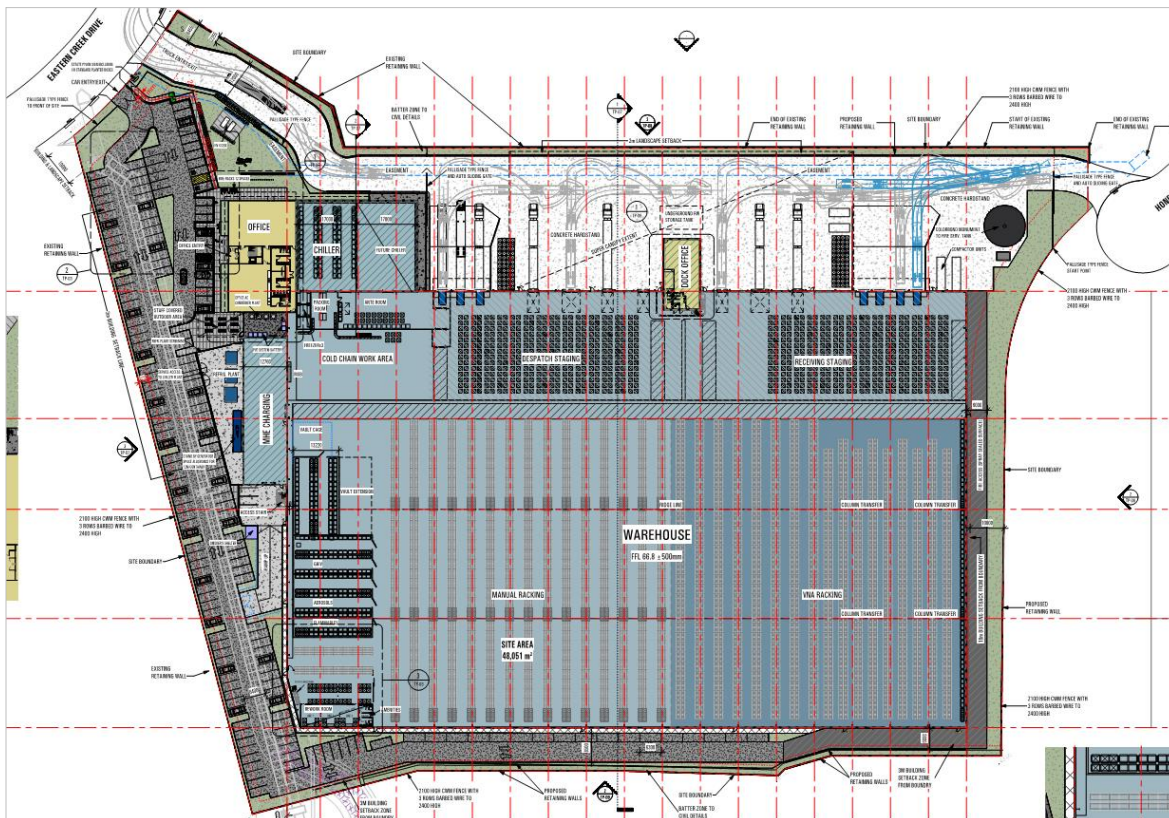
1.0 INTRODUCTION

This report has been prepared to accompany a detailed State Significant Development Application (SSDA) SSD-30923027 for the development of Compass 2 Warehouse and Distribution Centre, located at Lot 1 Eastern Creek Drive, Eastern Creek (the site). The legal description of the site is Lot 1 DP 1274322. The site comprises a rectangular lot with an area of approximately 4.8 hectares.

This report provides an Accessibility Design Review of the proposed development against the accessibility related provisions of Building Code of Australia 2019 Volume 1 and The Disability (Access to Premises - Buildings) Standards 2010.

Construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek, comprising:

- minor earthworks involving cut and fill works;
 - site preparation works and servicing;
 - warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room;
 - external hardstands and landscaping;
- as shown in below:



This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) issued for the project. Specifically, this report has been prepared to respond to the following SEARs:

Key Issue No. & Description	Issue & Assessment Requirements	How It Is Addressed	Section of This Report
4. Built Form and Urban Design	Assess how the development complies with the relevant accessibility requirements.	This report provides an Accessibility Design Review of the proposed development against the accessibility related provisions of Building Code of Australia 2019 Volume 1 and The Disability (Access to Premises - Buildings) Standards 2010	Section 2.0

1.1 Project Information & Classification

The proposed development consists of a large warehouse & office type building with associated on grade carparking, located at the subject site.

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

Building/Level/Part	Building Classification	Use
Ground Floor	Class 5 & 7b	Office, Dock Office & Warehouse
Level 1	Class 5	Office & Dock Office

1.2 Purpose of the Report

Charter Hall c/o Tactical Group 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 an SSDA submission.

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

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Qanstruct, Project No. 4387-21, as follows -

Dwg#	Title	Date - Rev
TP-03	SITE PLAN	03.02.2022 - B
TP-05	OFFICE PLANS SHT 1	03.02.2022 - B
TP-06	OFFICE PLANS SHT 2	03.02.2022 - B

- The Building Code of Australia 2019 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS1428.4.1:2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.
- Australian Standards AS2890.6-2009 – Off-street parking for people with disabilities.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a 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 a 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 2019 (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 has 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:*
 - The building work is carried out for or on behalf of the Crown;*
 - The building work commences on or after 1 May 2011;*
 - 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.*

Furthermore, Part 4 of The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier.
- The building developer.
- The building manager.

It is understood that the proposed works are being undertaken by the building owner. New works and any associated ‘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 –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PSR) – A Performance Solution Report is being pursued to justify the compliance departures

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

Informational (Info) – Provided for informational purposes

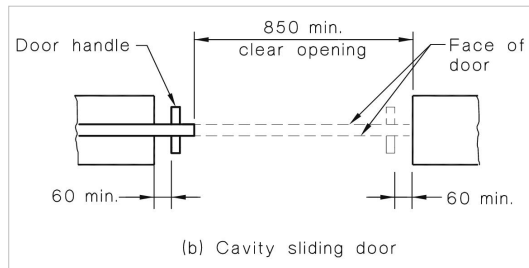
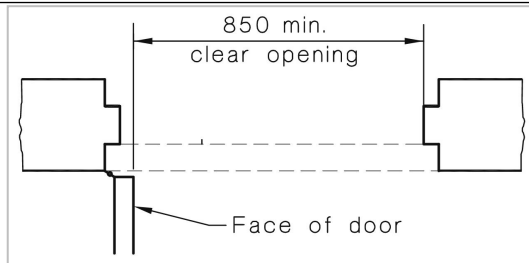
Interpretation Note(s) –

- 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 & 7b–</u></p> <ul style="list-style-type: none"> • To and within all other 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>In the context of the BCA - Schedule 3 - definitions (& The Disability (Access to Premises – Building) Standards 2010):</p> <p><i>Accessible means having features to enable use by people with a disability.</i></p>	<p>Accessibility within the required portions of the building as prescribed by Cl. D3.1 of the BCA is readily achievable considering the early stage of design.</p> <p>The following comments provide high level advice/information on accessibility with greater detail to be provided as the design progresses.</p> <p><u>Design Detail:</u></p> <p>Further review of the Dock Office and its use/user group (ground & first floor) will be required to determine the extent of accessible design & features required (i.e. could a D3.4 exemption be sought?).</p> <p>There are currently easily resolvable circulation space items relating to internal & external access on the ground floor (bollard obstruction etc...). a compliant accessway through the warehouse could also be required.</p> <p>As the first floor of the dock office is >200m² (214.5m²), vertical access via compliant ramp or passenger lift is now required.</p> <p>Previous comments regarding use/user groups etc... notwithstanding, consider reducing the floor area of the dock office first floor or a Performance Solution from ABE for the omission of a passenger lift.</p> <p>A Performance Solution would be subject to the ground floor having identical if not more features and amenities than the first floor.</p> <p>Doorways</p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p>	<p>CoC/ DD</p>

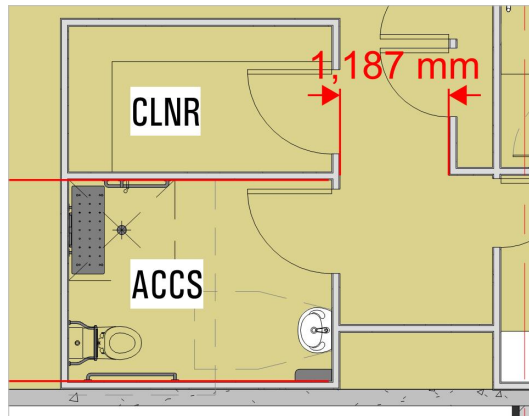


Design Detail:

Ensure the prescribed doorway latch-side & hinge-side clearance is provided to the active leaf of all common area doorways used by the occupants in accordance with AS1428.1-2009. This must be achieved from the inside edge of the opening, regardless of the opening width.

Design Detail:

Minimum 1220mm circulation space for a predominantly side-on approach is required to the external side of the first-floor accessible unisex sanitary facility doorway.

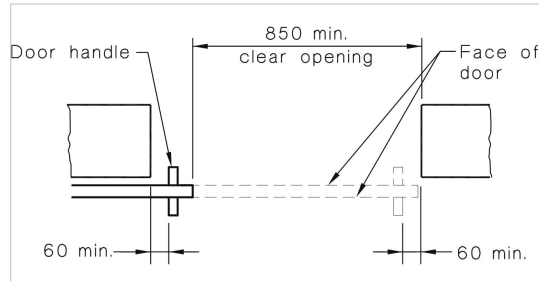


Design Detail:

Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.

Design Detail:

Ensure hardware circulation space of 60mm either side is provided to sliding doorways in the open/closed position. This generally requires an active leaf cavity/clearance of 1000mm.



Design Detail:

Ensure all swipe card readers/push buttons are installed >500mm from a corner and between 900mm - 1100mm from the FFL

Access Between Areas

Access is required to and within all areas normally used by the occupants (excluding areas that are unsafe or unsuitable for everyday access, refer D3.4 exemptions).

This includes into the male/female change rooms of the Office building.

Design Detail:

Ensure level transitions or compliant ramps and landings are provided for access between internal and external areas.

Paths of Travel

All pathways require a minimum unobstructed width of 1000mm. Pathways shall not include impediments such as steps or turnstiles without an accessible alternative provided.

Circulation spaces prescribed by AS1428.1-2009 are required at changes in direction and other circumstances may require a greater width than 1000mm.

Design Detail:

Verification of slip resistant surface finishes on all accessways should be provided prior

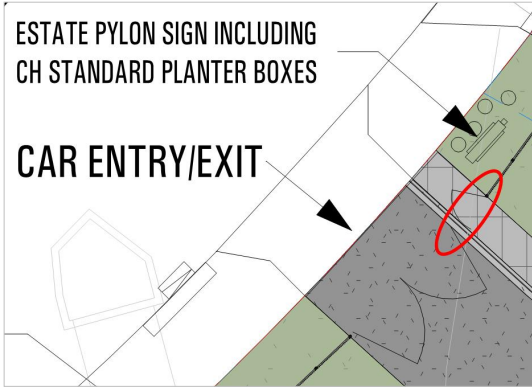
	<p>to CC sign off. It is recommended to refer to HB-198 and test in accordance with AS4586-2013.</p> <p><u>Design Detail:</u></p> <p>Where swing or sliding doors are used, ensure any tracks/grooves (including for water shedding) and grate slots/holes are no greater than 8mm or 13mm wide depending on orientation and are recessed to maintain flush/level pathways.</p> <p>7.5 Grates</p> <p><i>Grates shall comply with the following:</i></p> <p><i>(a) Circular openings shall be not greater than 13 mm in diameter.</i></p> <p><i>(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.</i></p> <p><i>NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.</i></p> <p>Compliance is otherwise readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	
--	--	--

Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>A11111n 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 • from another accessible building connected by a pedestrian link; and • from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> • through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and 	<p>Access is required from the main points of pedestrian entry at the allotment boundary, from associated accessible carparking spaces and from another accessible building connected by a pedestrian link to the subject building.</p> <p>Allotment Boundary</p> <p>A pedestrian entry appears to be provided adjacent the driveway entry off Eastern Creek Drive. The major considerations would be providing sufficient circulation space (<u>not currently achieved</u>) and shallow gradients.</p>	<p>CoC/ DD</p>

- 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.



It is assumed pedestrian access will not be provided from Honeycomb Drive.

Accessible parking

Accessible parking is proposed adjacent the office building entry. Kerb/step ramps appears to be proposed as the parking is not on the same grade as the footpath.

Other accessible buildings

N/A - There are no separate buildings proposed on the site.

Compliant access (whether internally or externally) to the Dock Office may be required depending on further investigation of use/user groups

Principal Pedestrian Entrances (Building)

Access appears to be proposed through the Principal Pedestrian Entry of the office building.

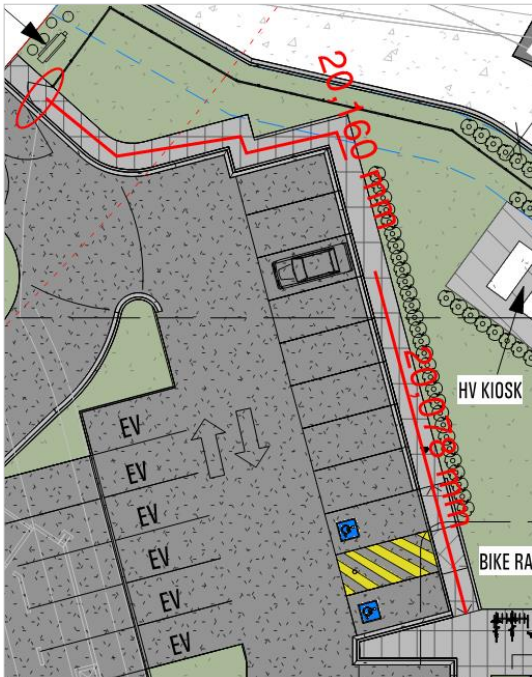
Further details will need to be provided for review at a more detailed design stage regarding access through pedestrian entries to the warehouse & Dock Office etc...

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 are required to comply with AS1428.1-2009.</p> <p>Ensure all walkways (regardless of gradient) and ramps are provided with the associated accessible features such as handrails and</p>	CoC/ DD

	<p>TGSIs in accordance with AS1428.1 & AS1428.4.</p> <p>Achieving a gradient of 1:40 (2.5%) or shallower will ensure pathways are easily traversable and requires the least amount of accessible features.</p> <p><u>Design Detail:</u></p> <p>Ensure a level landing is provided at changes in direction, prescribed intervals (determined by gradient) and doorways along walkways & ramps in accordance with AS1428.1-2009.</p> <p><u>Design Detail:</u></p> <p>Ensure one of the following forms of abutment from AS1428.1-2009 will be provided to either side of all walkways (1:20 or shallower).</p> <ul style="list-style-type: none"> • The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600mm; • Kerb in accordance with Figure 18 (AS1428.1); • Kerb rail and handrail in accordance with Figure 19; or • A wall not less than 450 mm in height. <p>Compliance is otherwise readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	
<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 are required to comply with AS1428.1-2009.</p> <p><u>Design Detail:</u></p> <p>Ensure accessible features and FF&E such as handrails and TGSIs are provided in accordance with AS1428.1-2009 where steps/stairways are provided.</p>	<p>CoC/ DD</p>

	<p>Line of property boundary</p> <p>One tread width</p> <p>300 min.</p> <p>Turn handrail through a total of 180° or return fully to end post or wall face</p> <p>TGS</p> <p>900 min.</p> <p>SECT</p> <p>300 min.</p> <p>Turn handrail through a total of 180° or return fully to end post or wall face</p> <p>865 to 1000</p> <p>TGS</p> <p>600 to 800</p>	
	<p><u>Design Detail –</u></p> <p>Ensure all components of the 50mm - 75mm stairway nosing strips achieve a minimum 30% luminance contrast the tread surface. Aluminium inserted into nosing strips must achieve the contrast to the tread as well.</p> <p>Compliance is otherwise readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	<p><i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant.</i></p> <p><i>Where assessment of this Clause is required</i></p>	<p>DD</p>

	<i>by this office please confirm and provide detail.</i>	
<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><u>Design Detail:</u></p> <p>Ensure 180° turning space (2070mm x 1540mm) is provided within 2m of an accessway termination or at maximum 20m intervals along any accessways.</p> <p>Ensure passing space (2000mm x 1800mm) is provided at maximum 20m intervals along any accessways where there are obstructed lines of sight (this would include the external pathway leading to the site boundary).</p>  <p>Compliance is otherwise readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	CoC/ 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. 	<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"> • Control Room • Caretaker only areas • Plant & equipment room(s) 	Info/ DD

<ul style="list-style-type: none"> Any path of travel providing access only to an area exempted by (a) or (b). 	<ul style="list-style-type: none"> Loading Dock Storage rooms <p><u>Design Detail:</u></p> <p>Further investigation/discussion should be had in relation to the accessibility of the Dock Office. A D3.4 exemption would omit the need for accessible design/features/amenities.</p>	
---	--	--

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 <p><u>Class 5 & 7b –</u></p> <ul style="list-style-type: none"> 1x space for every 100 carparking spaces or part thereof. 	<p>184x parking spaces are proposed, requiring a total of <u>2x</u> accessible parking spaces with a dedicated shared zone.</p> <p>Plans indicate 2x accessible parking spaces with a common shared zone to satisfy this requirement.</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA & AS2890.6-2009 at the Detailed Design Stage.</p>	CoC

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; 	DD

<ul style="list-style-type: none"> • 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>	
---	--

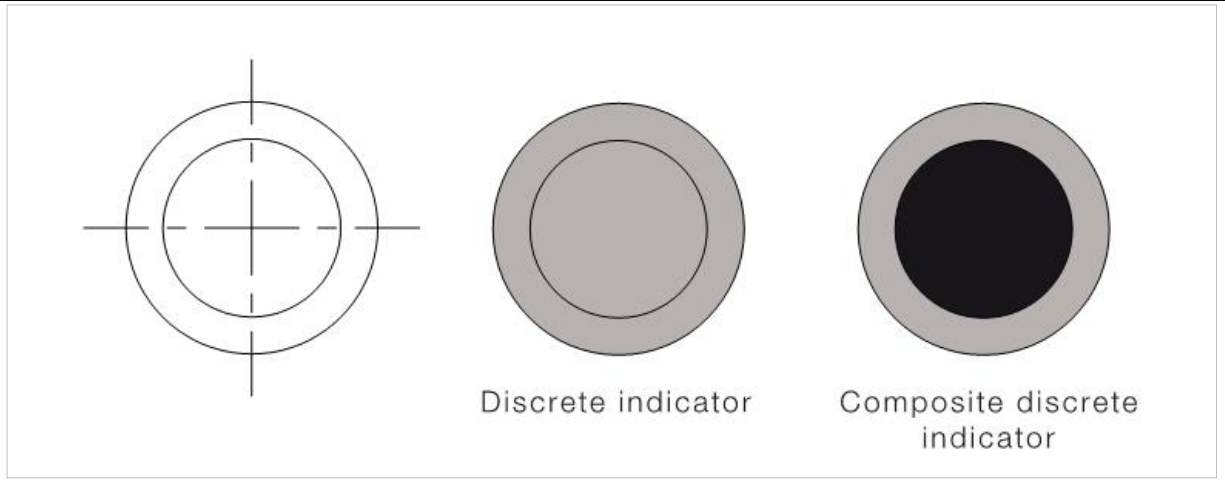
Cl. D3.7: Hearing augmentation

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>If an inbuilt amplification system (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>	DD

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 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>Plans are yet to provide the level of detail required for assessment.</p> <p>Ensure TGSIs are provided to common area stairways, ramps and overhead hazards under 2m (unless suitably barricaded).</p> <p>TGSIs are not required in fire-isolated stairways/ramps or on elements leading solely to D3.4 exempt areas.</p> <p>Compliance is otherwise readily achievable with minor design development and/or specification to BCA & AS1428.4.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is ≤ 3000mm away. TGSIs shall be 600mm - 800mm deep when the hazard is ≥ 3000mm away.</p> <p><u>Design Detail:</u></p>	DD

	<p>TGSIs are required at every stairway/ ramp landing where either 1 or both handrails are not continuous. Either provide continuous handrails or TGSIs at all landings with a discontinuous handrail.</p> <p><u>Design Detail –</u></p> <p>Ensure all integrated TGSIs (tiles) have a minimum 30% luminance contrast to the ground surface they are fixed to.</p> <p><u>Design Detail –</u></p> <p>Ensure all individual discrete TGSIs (single-coloured dots) have a minimum 45% luminance contrast to the ground surface they are fixed to.</p> <p><u>Design Detail –</u></p> <p>Ensure all individual discrete composite TGSIs (two coloured dots) have a minimum 60% luminance contrast to the ground surface they are fixed to.</p> <p><u>Design Detail –</u></p> <p>Confirm where any overhead obstruction is provided within 2m as these areas are required to be treated with either a barrier or TGSIs.</p> <p>LC can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.</p>	
--	--	--



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

N/A – No fixed seating is proposed

Cl. D3.10: Swimming pools

N/A - No swimming pools 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 to AS1428.1-2009 at the Detailed Design Stage.	CoC

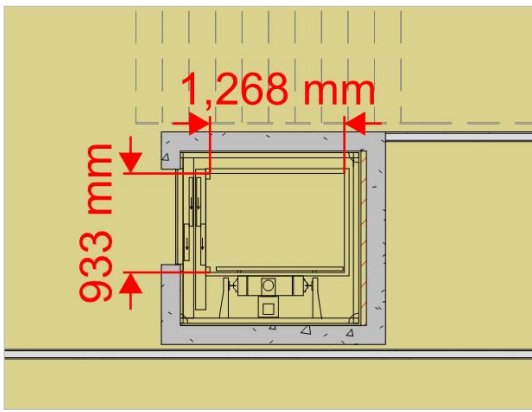
Cl. D3.12: Glazing on an accessway

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

There are currently no passenger lifts proposed as none are technically required. The following is provided if they are required for further design development.

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <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><u>Design Detail:</u></p> <p>The Passenger lift indicated within the Office scales a floor space of 930mm x 1270mm in lieu of 1100mm x 1400mm (vertical travel <12m).</p> 	DD

	<p><u>Design Detail:</u></p> <p>The Dock Office may require the same size passenger lift as above. Refer to D3.1 & D3.4 for further information.</p> <p>Proposed passenger lifts 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 should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	
--	---	--

BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> • 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), 	<p>Accessible sanitary compartments</p> <p>1x accessible unisex sanitary facility is required on every Class 5 & 7b storey proposed with sanitary compartments.</p>	CoC

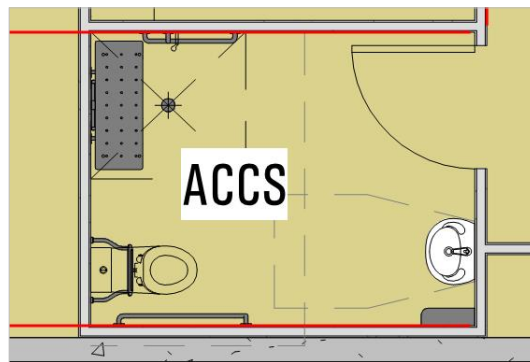
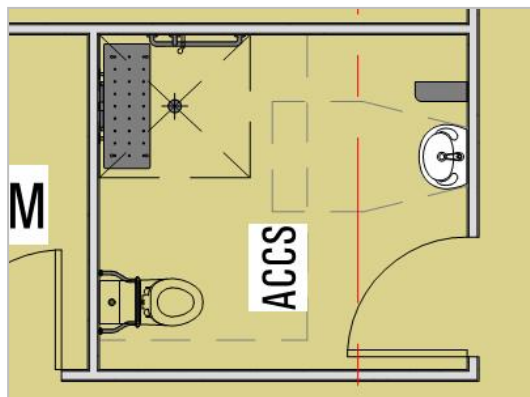
- At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.
- An accessible 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.

Where there are multiple male/female banks, 50% must have an accessible unisex sanitary compartment.

An accessible unisex sanitary compartment is proposed on each level of the main office building to satisfy the above requirement.

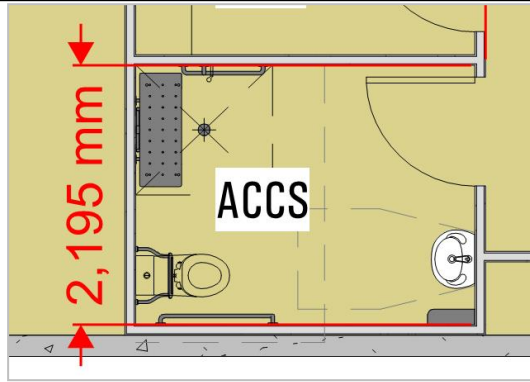
Design Detail:

The orientation of the pan within the accessible unisex sanitary compartments should alternate to allow for left- and right-hand transfer. Plans currently indicate 2x RH transfers.



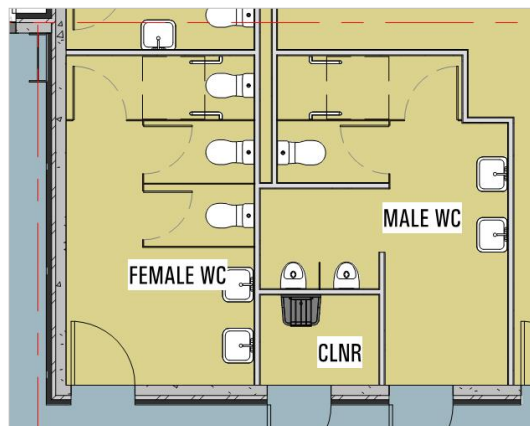
Design Detail:

The office first floor accessible compartment scales 2195mm wide in lieu of a minimum 2300mm for the proposed configuration.



Design Detail:

An accessible unisex sanitary compartment may be required in association with the Dock Office bank of toilets. Refer to D3.1 & D3.4 comments for further information.



Design Detail:

Ensure FF&E is located as per clause 15 of AS1428.1-2009.

Ambulant sanitary compartments

Ambulant sanitary facilities are proposed at every bank of male/female facilities.

They are technically not required at the warehouse bank if there is no accessible unisex sanitary compartment provided there, though they are still recommended to be provided above what is prescribed for scenarios such as employees on light duties.

Ensure FF&E is located as per clause 16 of AS1428.1-2009.

Compliance is otherwise readily achievable with minor design development and/or

	specification to BCA & AS1428.1-2009 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 E3.6 and Clause F2.4 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and related Australian Standards.

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

4.0 REVIEW PROVIDED BY

Prepared by:



Sam Freeman
Accessibility Consultant

Reviewed by:



Abe Strbik
Director
Member - Association of Consultants in Access
Australia # 405

DISCLAIMER

This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. This document represents the opinions of ABE Consulting based on the facts and matters known at the time of preparation of this document. Opinions, judgments and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be construed as legal opinions.

