



Next DC S5

269 Lane Cove Rd,  
Macquarie Park

**SSDA Access Review**

(Job Number 0028)

18 April 2024



REPORT REVISIONS		
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## 1. Executive Summary

This Access Review Report has been prepared by MGAC on behalf of NEXTDC Limited to accompany a detailed State Significant Development Application (SSDA) for the S5 data centre development at 269 Lane Cove Road, Macquarie Park. The legal description of the site is Lot 3 in Deposited Plan (DP) 1129811.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-63168959). This report concludes that the proposed data centre development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- The adjustments noted in Sections 4 - 6 are applied.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

The Access Review Report is a key element in the design development of S5 data centre development at 269 Lane Cove Road, Macquarie Park, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.



## 2. Introduction

### 2.1 Introduction

This report has been prepared to accompany a detailed SSDA for the proposed S5 data centre development at 269 Lane Cove Road, Macquarie Park (SSD-63168959).

The application seeks consent for construction and operation of a data centre development and includes site preparation works, bulk earthworks and infrastructure, and construction of the buildings, ancillary facilities, and associated site works. The application also includes the delivery of two internal roads and an urban plaza adjacent to the Macquarie Park Metro Station entrance.

Specifically, the Project comprises the redevelopment of the site as summarised below:

- Site preparation works including demolition and removal of existing structures, tree removal and bulk earthworks.
- Staged construction and operation of two data centre buildings (Building A and Building B), each with a maximum height of 65 metres and a combined total gross floor area (GFA) of 46,935m<sup>2</sup> comprising 33,643m<sup>2</sup> of technical data hall floor space and 13,292m<sup>2</sup> of office, retail and innovation hub floor space.
- Building A will be delivered in Stage 1, comprising:
  - Basement parking for 105 cars including four accessible spaces and 10 EV spaces.
  - Two retail tenancies at ground level: 335m<sup>2</sup>.
  - Lobby and innovation hub including auditorium and training rooms: 3,192m<sup>2</sup>.
  - NEXTDC and mission critical (MCX) office floor space: 9,765m<sup>2</sup>.
  - Seven storeys of technical data floor space accommodating seven data houses: 17,258m<sup>2</sup>
  - Utilities including diesel generators (2MWe), above-ground water tanks for industrial water (460kL each), above-ground diesel storage tanks (110kL each) and an above-ground water tank for fire water (350kL each).
  - Business identification signage facing Waterloo Road and Lane Cove Road.
- Building B will be delivered in Stage 2, comprising:
  - Seven storeys of technical data floor space accommodating seven data halls: 16,385m<sup>2</sup>.
  - Construction of a sky bridge which will connect with Building A, providing direct access between the data halls.
  - Utilities including diesel generators (2MWe), above-ground water tanks for industrial water (460kL each), above-ground diesel storage tanks (110kL each) and an above-ground water tank for fire water (350kL each).
  - Business identification signage on the western and southern building facades.



- Landscaping across the site in accordance with the project staging, delivering a mix of native and endemic plant species, shrubs and grasses, including 93 additional trees within a total area of 4,835m<sup>2</sup> deep soil and a resultant tree canopy cover of 6,211m<sup>2</sup>.
- Staged delivery of public domain works, including:
  - Stage 1: construction of the northern extent of Road 13 from Waterloo Road and urban plaza between Building A and Waterloo Road.
  - Stage 2: construction of the remaining southern extent of Road 13 and the full extent of Road 5.
- Delivery of 90 megawatts of power (via a separate application with Ausgrid) with a 33kV switching station to be accommodated on site, as well as other site services, including stormwater infrastructure.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 8 November 2023 issued for the SSDA (SSD-63168959). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

Table 1 SEARs Compliance

Item	Description of Requirement	Section Reference (this Report)
Access	Assesses how the development complies with the relevant accessibility requirements.	Section 4-6

## 2.2 Background

HDR has engaged Morris-Goding Accessibility Consulting, to provide a design review of the S5 data centre development. The development consists of two buildings, Building A and Building B. Both of which are multistorey commercial buildings including carparking, retail spaces, offices spaces, related facilities, and data storage areas.

The proposed development falls under a number of BCA classifications:

- Class 5 (commercial / office)
- Class 7a (carpark)
- Class 7b (a building used for storage)
- Class 6 (retail)

The requirements of the investigation are to:

- Review supplied drawings of the proposed development;
- Provide a report that will analyse the provisions of disability design of the development, and



- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.

### 2.3 The Site

The site is located at 269 Lane Cove Road, Macquarie Park and is legally described as Lot 3 in Deposited Plan (DP) 1129811. It is located on the corner of Lane Cove Road and Waterloo Road and is made up of a single rectangular lot and is approximately 22,381m<sup>2</sup> in size. An aerial photograph of the site is provided at **Figure 1**.

The site is located in the City of Ryde Local Government Area (LGA) within the Macquarie Park corridor, an established employment precinct with a particular focus on innovation. Macquarie Park is a nationally significant research and employment centre and includes the head offices for some of Australia's leading companies including Foxtel, Optus and Siemens. The site is approximately 2km southeast of Macquarie University, and 1.5km southeast of Macquarie Shopping Centre.

Existing development includes a two-storey office furniture store (Work Arena) at the northern end of the site and offices and studios associated with Foxtel in the southern portion of the site. Scattered trees exist along the site boundaries, particularly within the western setback to Lane Cove Road, along the southern boundary and the eastern boundary.

Vehicle access to the site is currently provided from Waterloo Road with an internal driveway providing access to several at-grade parking areas. A further vehicle crossover has been constructed along the Lane Cove Road frontage; however, it is not currently in use and barriers have been installed prohibiting access.

The site is well serviced by public transport with several bus routes operating along Lane Cove Road and Waterloo Road. The entrance to Macquarie Park Metro Station is immediately to the north of the site. The site includes a lengthy frontage to Lane Cove Road which provides access to the M2 Hills Motorway and Epping Road.

Figure 1 Aerial Photograph of Site



Source: Urbis GIS 2023

## 2.4 Detailed Project Description

The key components of the Project are listed in the following table.

Table 2 Project Details

Descriptor	Project Details
Project Area	The site has a total area of approximately 22,381m <sup>2</sup> . The entire site area will be disturbed as a result of the Project. The site does not contain any environmental constraints
Proposed Use	Data centre with ancillary office and innovation space. Two retail premises at ground level
Project Description	<ul style="list-style-type: none"> <li>▪ Demolition of existing buildings and structures.</li> <li>▪ Site preparation works including tree removal, bulk earthworks, excavation and construction of retaining walls.</li> <li>▪ Staged construction of two data centre buildings including technical data hall floor space, ancillary office and innovation space and two ground floor retail premises.</li> </ul>



Descriptor	Project Details
	<ul style="list-style-type: none"> <li>▪ Vehicle access via Waterloo Road with on-site car parking and loading within basement.</li> <li>▪ Associated landscaping including a trees, shrubs and grasses.</li> <li>▪ Business identification signage.</li> <li>▪ Staged delivery of public domain works via a Planning Agreement, including construction of Road 5 and Road 13 and an urban plaza between Building A and Waterloo Road.</li> <li>▪ Provision of required utilities, including an on-site switching station.</li> </ul>
<b>Gross Floor Area</b>	<p>Total GFA of 46,935m<sup>2</sup>, broken down as follows:</p> <ul style="list-style-type: none"> <li>▪ Data halls/technical: 33,643m<sup>2</sup></li> <li>▪ Lobby and innovation hub: 3,192m<sup>2</sup></li> <li>▪ MCX office: 9,765m<sup>2</sup></li> <li>▪ Retail including BOH 335m<sup>2</sup></li> <li>▪ Total number of data houses: 14 data houses</li> </ul>
<b>Building Height</b>	<ul style="list-style-type: none"> <li>▪ Building A: office and innovation hub – 49 metres over 10-storeys</li> <li>▪ Building A: data centre – 65 metres over nine-storeys</li> <li>▪ Building B: data centre – 65 metres over nine-storeys:</li> </ul>
<b>Proposed Floor Space Ratio</b>	2.1:1
<b>Deep Soil Area</b>	4,825m <sup>2</sup> of deep soil area (21.6% of site area or 27.7% of developable site area)
<b>Car Parking</b>	105 car spaces including 4 DDA spaces and 10 EV spaces
<b>Motorbike Spaces</b>	11 spaces
<b>Bicycle Spaces</b>	12 spaces
<b>Utilities</b>	<p>Provision of required utilities including:</p> <ul style="list-style-type: none"> <li>▪ 60 x diesel generators (2MWe).</li> <li>▪ 12 x above-ground diesel storage tanks (110kL each).</li> <li>▪ Eight above-ground water tanks for industrial water (460kL each).</li> <li>▪ Two above-ground water tanks for fire water (350kL each).</li> </ul>



Descriptor	Project Details
	<ul style="list-style-type: none"> <li>33kV switching station.</li> </ul>
<b>Power Consumption</b>	90 megawatts
<b>Operations and Management</b>	The facility will be constructed and operated by NEXTDC. The site will be operated on a 24-hour, 7 day a week basis.
<b>Existing Services and Infrastructure</b>	The site is fully serviced; however, existing services and infrastructure will be extended, adapted and augmented to meet the demands of the Project. A new 33kV switching station will be required to provide power to the site in the event of an emergency blackout to facilitate power to the generators.
<b>Staging/Phasing</b>	<p>The Project will be constructed in two stages:</p> <ul style="list-style-type: none"> <li>Stage 1 will include the early works for the entire site, construction of Building A, the urban plaza and the northern section of Road 13.</li> <li>Stage 2 will include construction of Building B, including a skybridge connection to Building A, Road 5, and the remainder of Road 13.</li> </ul>

## 2.4 Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include students, staff, and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

## 2.5 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

## 2.6 Accessibility of Design



The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The Project Architect and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, students and staff members.

## **2.7 Statutory Requirements**

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia 2022 (BCA) Part D4, F4, E3;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);
- City of Ryde Development Control Plan 2014

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (EREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;



- AS1428.2:1992 Enhanced and Additional requirements;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance)

### 3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

A UD approach has numerous benefits for the client as an education provider, for businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAP.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:



- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use

## 4. Ingress & Egress

### 4.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009.
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

#### *Assessment*

The proposal includes two interconnected buildings, Building A and B. Whilst B is not accessible via external linkage. It has been noted by the Architect that the entirety of Building B is exempt from requiring access due to the nature of work conducted in the building. That said, linkages exist via the interconnecting bridge on a number of levels.

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Based on the current level of detail some adjustments may be needed to achieve compliance; these have been noted on the mark up. If these adjustments are made, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### 4.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:



- Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (ie. when they have a separate function and/or use eg. external retail tenancy). Note it is preferred that all entrances are accessible.
- A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m<sup>2</sup>).
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not accessible, if maintained an alternate accessible door is required adjacent.
- An accessible path of travel eg. ramp or lift needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles.

### *Assessment*

The main entry appears to be accessible from the street frontage(s), however more detail is needed to ensure the retail tenancies are provided with accessible entries.

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Based on the current level of detail some adjustments may be needed to achieve compliance; these have been noted on the mark up. If these adjustments are made, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### **4.3 Emergency Egress**

BCA 2022 Part D3D22 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.



Consideration of waiting spaces within fire-stairs should be strongly considered for people with mobility impairment. The current configuration of stairs suggests the spatial requirements would not be incorporated without layout amendments, but if provided with future design development these would generally require:

- 850mm min. clear width egress door and 510mm min. external door circulation area, compliant with AS1428.1:2009;
- Wheelchair space (800mm W x 1300mm L min. dimensions) within fire-isolated stair, outside of the required egress path, that can be accessed on a continuous path of travel.
- Alternative evacuation means eg. emergency passenger lift/s could be provided instead of/or only in addition to 'waiting spaces' in line with ABCB Handbook and/or consideration of stair evacuation devices (with appropriate storage and staff training) within fire stairs.

## 5. Paths of Travel

### 5.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
- Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
- All common-use doors (ie. not excluded under Part D4D5) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction. Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Based on the current level of detail some adjustments may be needed to achieve compliance; these have been noted on the mark up. If these adjustments are made, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### 5.2 Passenger Lifts



The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Passenger lifts to have min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA 2022 Part E3D7, E3D8, DDA Access Code and AS1735.12.
- All lift lobbies and main corridors on each level to have 1800mm min. clear width to allow two wheelchairs ability to space pass each other.

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### **5.3 Stairs & Ramps**

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps are to have maximum 1:14 gradient with landings at no more than 9 metre intervals
- Ramps are to have handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1
- Landings are to have 1200mm length with 1500mm length at 90 degree turns
- Stairs are to have handrails on both sides in accordance with AS1428.1
- Stairs and ramps are to be offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

## **6. Facilities & Amenities**

### **6.1 Sanitary Facilities**

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For Class 5, 6, 7b, 9b: Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under DDA



Access Code part F2.4(BCA 2022 F4D5, F4D6, F4D7). If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level.

- For Class 9b: If common-use change facilities provided (ie. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4.
- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) is required within the building. Alternating LH/RH layouts on each subsequent level is the most appropriate and inclusive approach.
- Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle is required within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 (BCA 2022 F4D5, F4D6, F4D7) compliant with AS1428.1:2009.

#### Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### 6.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For class 2 and class 3 buildings, access is required to a unique common use facility such as swimming pool, sauna, common laundry, entertainment rooms.
- For swimming pools, a means of access is required into the pool in accordance with DDA Premises Standards
- Accessibility is required to common use courtyards within buildings
- Mailboxes and garbage rooms within residential buildings require appropriate accessibility.
- Wheelchair access is required to any external and outdoor terrace areas including roof terraces compliant with AS1428.1.

#### Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### 6.3 Car Parking



The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

- Class 5 commercial, 9b development, and 7: Provide 1 accessible car bay for every 100 car bays or part thereof, compliant with AS2890.6.
- Class 6 retail development: Provide 1 accessible car bay for every 50 car bays or part thereof, compliant with AS2890.6.
- Accessible car bays require 2.4 metre with 2.4 metre shared area.
- All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas.
- Ensure 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable unit car bays (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Based on the current level of detail some adjustments may be needed to achieve compliance; these have been noted on the mark up. If these adjustments are made, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

## 7. Conclusion

MGAC has assessed the proposed scheme for Next DC Data Centre located at 269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved with some small adjustments. It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.