

ARUP

# ACCESS DESIGN REVIEW – SSDA

## *MPARK TALAVERA ROAD DATA CENTRE*

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## Document Control

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## 1.0 Project Overview/Summary

This access review report has been prepared by Jensen Hughes on behalf of Stockland to accompany a State Significant Development Application (SSDA) for a data centre development.

The site is located at 1-5 Khartoum Road, Macquarie Park, within the City of Ryde Local Government Area (LGA), approximately 12km north-west of the Sydney CBD and proximate to the commercial centres of Chatswood and Norwest. The area subject of the data centre development is 10,015sqm (legally described as Part Lot 2 DP 1043041). Specifically, the data centre development relates to the eastern portion of Lot 2 DP 1043041.

The following report provides a summary of the findings relevant to the proposed works, highlighting the legislative and technical requirements to ensure all building occupants are afforded equitable, dignified access to the degree necessary.

### 1.1 REVIEW SUMMARY

A detailed review has been undertaken of the documentation listed within this report (refer below) against the following:

- + Principles of Universal Design
- + Objects of the *Disability Discrimination Act 1992*
- + *Disability (Access to Premises- Buildings) Standards 2010; and*
- + Building Code of Australia 2022 (BCA2022) Volume 1 – Part D4 and Clauses E3D7 and F4D5.
- + Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009, AS1735.12-1999.

The design review includes general areas of the proposed development including but not limited to items as noted below:

- + Accessways (continuous accessible path of travel) from the allotment boundary and any accessible parking bay within the allotment associated with the building.
- + Building entrances.
- + Provision of vertical transport (where relevant)
- + Doors (hinged/sliding) and doorway circulation space.
- + Stairs, ramps, and walkway/pathway requirements.
- + Car parking.
- + Sanitary Facilities including Unisex accessible toilets and ambulant facilities.
- + Landscaping.

Subject to addressing the actions identified as necessary within the future design stages of the project, Jensen Hughes confirm that the project documentation provides accessibility capable of complying with the Disability (Access to Premises – Buildings) Standards 2010 (APS) and the National Construction Code (BCA).

## 1.2 RESPONSE TO SEARS

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 17 October 2023 issued for the SSDA (SSD-63235720). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

Item	Description of Requirement
4. Built Form and Urban Design	Assess how the development complies with the relevant accessibility requirements.

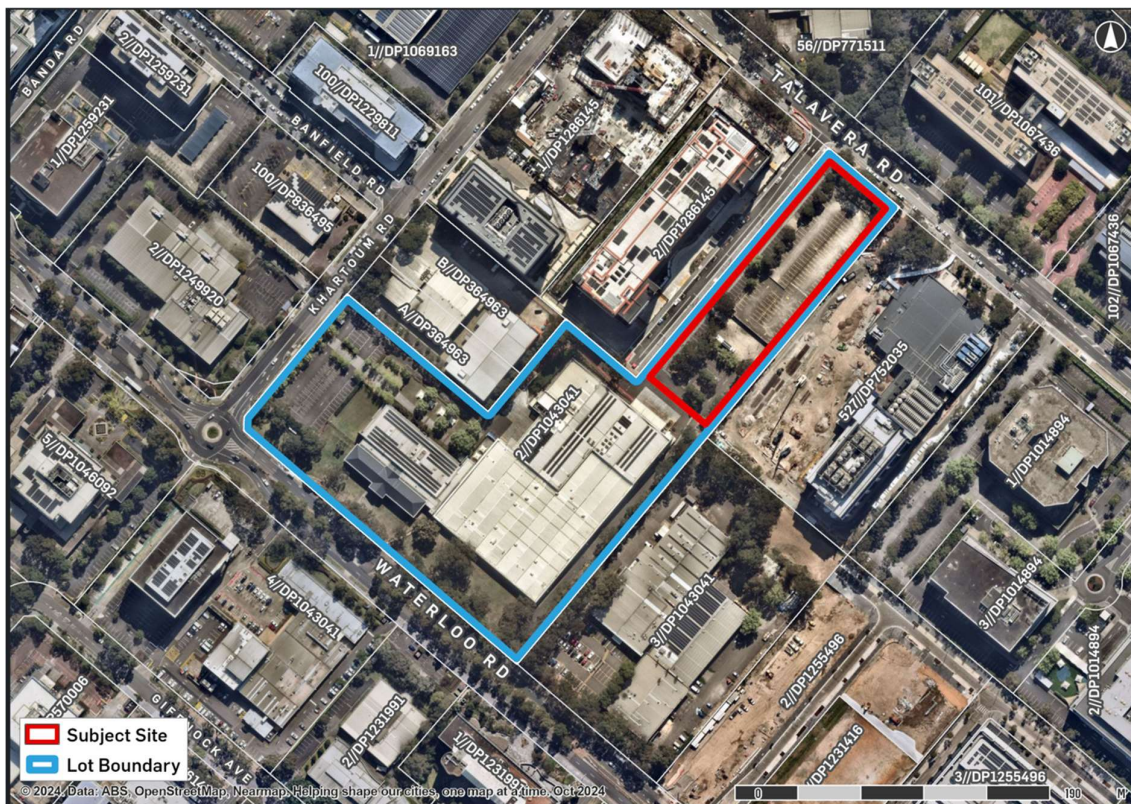
## 2.0 Introduction

Stockland have engaged the services of Jensen Hughes as access consultants to conduct a review of project documentation to ensure that functional and compliant accessibility has been applied to the design. Further, as members of the Access Consultants Association (ACA), Jensen Hughes staff use our experience and expertise in the provisions of access to ensure the project team considers the objects of the *Disability Discrimination Act* (DDA) which are far reaching, extending beyond the minimums of building legislation.

This Accessibility Review Report has been prepared by Jensen Hughes on behalf of Stockland to accompany a State Significant Development Application (SSDA) for a data centre development.

The site is located at 1-5 Khartoum Road, Macquarie Park, within the City of Ryde Local Government Area (LGA), approximately 12km north-west of the Sydney CBD and proximate to the commercial centres of Chatswood and Norwest. The area subject of the data centre development is 10,015sqm (legally described as Part Lot 2 DP 1043041). Specifically, the data centre development relates to the eastern portion of Lot 2 DP 1043041 as shown in Figure 1.

### 2.1 FIGURE 1 AERIAL PHOTOGRAPH OF SITE



Source: Urbis GIS, 2024

The project comprises the demolition of the existing car park and construction of a data centre development including the following key components:

- + Demolition of existing car park and associated structures.

- + Site preparation works including tree removal and earthworks.
- + Construction and operation of six-storey data centre development, with a maximum height of 45 metres and a combined total gross floor area (GFA) of approximately 19,434sqm including.
  - Lobby, meeting rooms and ancillary space: 6,010sqm
  - Offices: 830sqm
  - Three storeys of technical data floor space accommodating 12 data houses: 12,594sqm
- + Vehicle access via Road 22 (Murrell Street) with 25 parking spaces within the building footprint.
- + Associated landscaping including trees, shrubs and grasses.
- + Business identification signage zones.
- + Provision of required utilities, including diesel generator back up power system.

### 3.0 Project Description

#### 3.1 SITE DESCRIPTION

The site is located at 1-5 Khartoum Road, Macquarie Park, within the City of Ryde Local Government Area (LGA), approximately 12km north-west of the Sydney CBD and proximate to the commercial centres of Chatswood and Norwest.

The area subject of the data centre development is 10,015sqm (legally described as Part Lot 2 DP 1043041) – see Figure 1.

The site is within convenient walking distance (800m) of both Macquarie University and Macquarie Park Metro Stations, which provide high-frequency rail connections to Chatswood, Sydney CBD and the Norwest Business Park. It also benefits from access to high frequency bus services along Waterloo Road, Khartoum Road and Talavera Road and is well connected to the regional road network via the M2 Motorway.

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below.

Table 1 Site Details

Feature	Description
Street Address	1-5 Khartoum Road, Macquarie Park
Legal Description	Part Lot 2 DP 1043041
Land Configuration	The site has an area of 10,015sqm and towards Talavera Road (RL 48m).
Land Ownership	The land is owned by Johnson & Johnson Medical Pty Ltd.
Existing Development	The site is currently occupied by a two-storey car park structure with associated roads, walkways and planted native and exotic vegetation.
Local Context	The site is surrounded by a range of office/warehouse building forms, which are predominantly low to medium rise with large areas of at-grade parking, consistent with Macquarie Park’s traditional campus-style function and character.
Regional Context	<p>The site is located within Macquarie Park, which with approximately 894,000 sqm of commercial floor space and approximately 140,000sqm of retail floor space, is the fourth largest employment centre in Greater Sydney by number of employees and the largest non-CBD office market in Australia. It is viewed as an innovative research, education, medical and technology employment centre.</p> <p>Macquarie Park is home to Macquarie University, Macquarie University Hospital, Macquarie University Incubator and more than 180 large international corporations (including Optus, Foxtel, Sonic Healthcare, Oracle, Schneider Electric and Astra Zeneca), together with over 200 small businesses.</p> <p>The area is well advanced in its transition from a campus-style industrial and business park into a denser, mixed-use urban centre with improved</p>

Feature	Description
	connectivity. This transition has been occurring for decades, led by events such as Macquarie University’s expansion and the opening of the M2 motorway, together with more recent factors such as investment in rail/metro services and the NSW Government’s ‘Priority Precinct’ program.
Site Access	The site has a primary frontage to Talavera Road, with vehicular access provided via Road 22 (Murrell Street).

### 3.2 PROJECT DESCRIPTION

Table 2 Project Details

Descriptor	Project Details
Project Area	The data centre development relates to the eastern pocket of Lot 2 DP 1043041 and comprises an area of approximately 10,015sqm.
Proposed Use	Data centre with ancillary office space.
Project Description	<ul style="list-style-type: none"> <li>▪ Demolition of existing car park and associated structures.</li> <li>▪ Site preparation works including tree removal and earthworks.</li> <li>▪ Construction and operation of a six-storey data centre development, with a maximum height of 45 metres and a combined total gross floor area (GFA) of approximately 19,434sqm including.                             <ul style="list-style-type: none"> <li>– Lobby, meeting rooms and ancillary space: 6,010sqm</li> <li>– Offices: 830sqm</li> <li>– Three storeys of technical data floor space accommodating 12 data houses: 12,594sqm</li> </ul> </li> <li>▪ Vehicle access via Road 22 (Murrell Street) with 25 parking spaces within the building footprint.</li> <li>▪ Associated landscaping including trees, shrubs and grasses.</li> <li>▪ Business identification signage zones.</li> <li>▪ Provision of required utilities, including diesel generator back up power system.</li> </ul>
Gross Floor Area	19,434sqm
Building Height	45 metres over six storeys
Floor Space Ratio	1.94:1

Descriptor	Project Details
Data Houses	12 data houses
Deep Soil Area	10.68%
Car Parking	25 car spaces including 1 DDA spaces
Motorbike Spaces	4 spaces
Bicycle Spaces	6 spaces
Utilities	Provision of required utilities including: <ul style="list-style-type: none"> <li>▪ 28 x diesel generators (3MW/each)</li> <li>▪ 8 x above-ground diesel storage tanks (73kL/each)</li> <li>▪ 8 x above-ground water tanks for industrial water (500kL/each)</li> <li>▪ 1 x above-ground water tank for fire water (320kL)</li> <li>▪ 33kV switching station.</li> </ul>
Power Consumption	76.4 MVA (total power), 51.4 MW (IT Load)
Operations and Management	The facility will be operated on a 24-hour, 7 day a week basis.
Existing Services and Infrastructure	The site is fully serviced; however, existing services and infrastructure will be extended, adapted and augmented to meet the demands of the project.
Job Numbers	Construction: 250  Operational: 50

## 4.0 Legislative Requirements

The minimum legislative requirements for this project comprise both Federal and State legislation. These are outlined below.

### Federal

The Federal *Disability Discrimination Act 1992* (DDA) was enacted in 1993. The objects of the DDA are to eliminate as far as possible, discrimination against persons on the basis of their disabilities, in particular access to premises (as defined under the DDA); work; accommodation; the provisions of facilities, services; and land; to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

The DDA is complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

The DDA utilises legislative instruments known as Disability Standards to specify how the objects of the DDA are to be achieved. These standards include:

- + *Disability (Access to Premises – Buildings) Standards 2010,*
- + *Disability Standards for Education 2005; and*
- + *Disability Standards for Accessible Public Transport 2002.*

Where relevant, these Standards reference the Australian Standards for access and mobility (and others), including parts of the AS1428 series, primarily AS1428.1-2009, AS1428.4.1-2009 and others such as AS2890.6 2009.

This review has considered the requirements of the *Disability (Access to Premises – Buildings) Standards 2010*.

### State

With the introduction of the *Disability (Access to Premises – Buildings) Standards 2010*, the Building Code of Australia 2011 was modified to align with the federal legislation. The aim of this alignment/inclusion was to ensure that where a building complies with the relevant sections of the BCA, it is deemed to comply with the 'premises' component of the DDA relevant to buildings. However, it is to be noted that compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act, provisions of which extend beyond the building itself.

## 4.1 REFERENCED LEGISLATION AND STANDARDS

The design review has been undertaken against the following:

- + Objects of the *Disability Discrimination Act (DDA) 1992*.
- + *Disability (Access to Premises – Buildings) Standards 2010*.
- + National Construction Code (BCA) - Building Code of Australia (BCA) Choose an item.. and referenced Australian Standards including:
  - AS1428.1 2009 Part 1: General Requirements for access – new building work.

- AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.

## 5.0 Documentation Reviewed

This report is specific to the following key stage drawings.

Architectural Plans Prepared by ***Architects			
Drawing Number	Rev	Date	Title
MPARK2- GBA- BE- 01- DR- A- 0000	4	3.12.24	COVER SHEET
MPARK2- GBA- BE- 01- DR- A- 0001	2	2.12.24	LOCALITY & CONTEXT PLAN
MPARK2- GBA- BE- 01- DR- A- 0100	3	3.12.24	GROUND FLOOR PLAN
MPARK2- GBA- BE- 01- DR- A- 0101	3	2.12.24	LEVEL 01 PLAN
MPARK2- GBA- BE- 01- DR- A- 0102	3	2.12.24	LEVEL 02 PLAN
MPARK2- GBA- BE- 01- DR- A- 0103	3	2.12.24	LEVEL 03 PLAN
MPARK2- GBA- BE- 01- DR- A- 0104	3	2.12.24	LEVEL 04 PLAN
MPARK2- GBA- BE- 01- DR- A- 0105	3	2.12.24	LEVEL 05 PLAN
MPARK2- GBA- BE- 01- DR- A- 0150	3	2.12.24	NORTH EAST & SOUTH WEST ELEVATIONS
MPARK2- GBA- BE- 01- DR- A- 0151	3	2.12.24	NORTH WEST ELEVATION
MPARK2- GBA- BE- 01- DR- A- 0152	3	2.12.24	SOUTH EAST ELEVATION
MPARK2- GBA- BE- 01- DR- A- 0200	3	2.12.24	LONG SECTION
MPARK2- GBA- BE- 01- DR- A- 0201	3	2.12.24	SHORT SECTION

## 6.0 Exemptions and Performance Based Solutions

### 6.1 EXEMPTIONS

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required tasks which are to be performed in the space or if the area poses as a health or safety risk for people with a disability. These areas include:

- + 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).

Examples of these rooms/spaces as outlined within the Guideline on the Application of The Premises Standards, Version 2, February 2013, developed by the Australian Human Rights Commission could include: cleaners store rooms, commercial kitchens, staff serving areas behind bars, cool rooms, rigging lofts, waste-containment areas, foundry floors, abattoir animal process areas, railway shunting yards, electrical switch rooms, chemical and hazardous material store areas, loading docks, fire lookouts, plant and equipment rooms and other similar areas.

#### 6.1.1 Subject site – exemptions from the requirements of access

It is expected that on all relevant levels, plant only areas such as data halls and backup power generators would meet the parameters of exemption as outlined above. Stockland will provide comprehensive list of all rooms and areas to which this exemption is applied, at design development stage.



Plan of levels containing data halls.



Plan of levels containing power generators.

## 6.2 PERFORMANCE BASED SOLUTIONS

Where compliance via the current Deemed to Satisfy (DtS) building legislation cannot be met, these departures are to be addressed via the Performance Based Solution (PBS) Assessment process. This assessment when utilised, will be unique to each building and/or site, combining an understanding of the principles of access with alternative methods to assist the design team, building owners/operators and occupants to achieve an effective solution.

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
1.	Nil identified at this stage			

## 7.0 Design Requirements

The following highlights the key accessibility features that are to be addressed as the design progresses. It should be noted that for technical specifications, relevant Australian Standards are to be utilised.

### 7.1 GENERAL BUILDING ACCESS REQUIREMENTS

Buildings and parts of buildings must be accessible in accordance with D4D2 of BCA 2022. Unless subject to an exemption, access is required as follows:

Building Classification	Access Requirements
<b>Class 5</b> – office building used for professional or commercial purposes	Access is required to and within all areas used by occupants.
<b>Class 7a</b> – a car park	Access is required to and within any level containing accessible carparking spaces
<b>Class 7b</b> – data centre	Access is required to and within all areas used by occupants

#### 7.1.1 BCA Clauses and referenced Australian Standards reviewed:

BCA Clauses – BCA 2022 references	
D4D2 General building access requirements	Applicable
D4D3 Access to buildings	Applicable
D4D4 Parts of buildings to be accessible	Applicable
D4D5 Exemptions	Applicable
D4D6 Accessible car parking	Applicable
D4D7 Signage	Applicable
D4D8 Hearing augmentation	Applicable
D4D9 Tactile indicators	Applicable
D4D12 Ramps	Applicable
D4D13 Glazing on an accessway	Applicable
E3D7 Passenger lift types and their limitations	Applicable
F4D5 Accessible sanitary facilities	Applicable

Australian Standard references	
AS1428.1-2009	AS 2890.6-2009
AS1428.4.1-2009	AS1735.12-1999

## 7.2 EXTERNAL APPROACHES TO BUILDINGS – ASSESSWAYS, WALKWAYS, KERB RAMPS

### 7.2.1 Access Requirements

An accessway (continuous accessible path) is required to the new buildings:

- + from the main points of a pedestrian entry at the allotment boundary; and
- + from another accessible building connected by a pedestrian link; and
- + from any required accessible car parking space on the allotment.

Accessways are required to incorporate a minimum width of 1000mm, 1500mm x 1500mm at locations where a 90deg turn is required, and 1540mm (W) x 2070mm (L) where it is not possible to continue, within 2m of the end of the accessway. Passing spaces are also required at maximum 20m intervals, where a direct line of sight is not available within an accessway. Where the accessway incorporates a linear grade between 1:20 and 1:40, it is to meet the requirements of AS 1428.1-2009 relevant to walkways.

Crossfalls and gradients of the external pathways are to not exceed 1:40 and be constructed of a firm, hardstand surface in accordance with AS1428.1-2009 requirements.

Ground surfaces are required to incorporate finishes which are slip resistant, including the abutment of surfaces which don't limit the movement of a person with disability, with the orientation and placement of elements such as drains also important considerations.

Doorways and gates within accessways are to meet the provisions of AS1428.1-2009 including circulation space to both sides of the gate/door, luminance contrast, and the provision of appropriate door controls.

Where there is no environmental cue available for people with vision loss e.g., level transition at a road crossing point, the incorporation of tactile ground surface indicators (TGSIs) in accordance with the requirements of AS1428.4.1-2009 is necessary.

Where a kerb ramp is installed, it is to meet the provisions of AS1428.1-2009, including transitions, surface abutments and landing depth and width, according to the direction of travel and/or any required change of direction.

### 7.2.2 Subject site – access assessment

The subject site is approached from Road 22. The pedestrian entrance at site boundary leads via a ramp to the building's principal pedestrian entrance. Alternatively there are accessible car spaces from which an accessible path of travel leads to the lift lobby.

## 7.3 VEHICLE AND BICYCLE ACCESS INTO THE SITE

### 7.3.1 Access requirements

#### **Carparking**

Based on the NCC building classification, the proposed data centre would be a Class 5 building.

For Class 5 buildings, with more than 10 parking spaces, 3% of the parking spaces should be accessible. With 25 parking spaces, one accessible parking space is required.

### 7.3.2 Subject site – access assessment

The proposed development will provide one accessible parking in accordance with the above parking requirement.

Bicycle parking is not part of this assessment as they do not form part of the BCA accessibility requirements.

## 7.4 ENTRANCES

### 7.4.1 Access requirements

Doors/gates within paths of travel common to building users, require the following to meet the provision of AS1428.1-2009 Clause 13:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance door.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door/gate controls and hardware.
- + Luminance contrast which is measured at not less than 30%.

### 7.4.2 Subject site – access assessment

At this stage of the design, the drawings indicate that the design is capable of achieving compliance. Jensen Hughes will continue to work with the design team at future stages to ensure design details are fully compliant with required access features.

## 7.5 STAIRS AND RAMPS

### 7.5.1 Access requirements

Stairs within the site are to incorporate (excluding fire isolated stairs):

- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Opaque risers.

- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

Ramps within the site are to incorporate (excluding fire isolated ramps):

- + A gradient of not more than 1:14.
- + Landings which are incorporated at the intervals required based upon the gradient of the ramp and which do not exceed 1:40, taking into consideration the direction of travel, and adjusting the landing depth/width, as necessary.
- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Kerb rails installed to both sides of the ramp.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

A set back is required from transverse paths of travel, typically 700mm from an internal corner and 900mm from the allotment boundary.

#### Fire-isolated Stairs (FIS)

All fire isolated stairs are to incorporate:

- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Handrails which meet the provisions of AS1428.1-2009 Clause 12.

### **7.5.2 Subject site – access assessment**

At this stage of the design, the drawings indicate that the design is capable of achieving compliance. Jensen Hughes will continue to work with the design team at future stages to ensure design details are fully compliant with required access features.

Communication stairs and ramps within the site will be required to meet the provisions of AS 1428.1-2009 and AS 1428.4.1-2009 as the design progresses.

## **7.6 ACCESS TO AND WITHIN LIFTS**

### **7.6.1 Access requirements**

An accessway is required to any passenger lift where available within a building. Where a passenger lift travels greater than 12m a minimum car size of 1400mm wide x 2000mm depth is required, if travelling less than 12m a minimum car size of 1100mm wide x 1400mm depth is accepted. Where stretcher use is indicated on a lift travelling greater than 12m, a 2000mm depth is necessary. The clear opening width of the door of the lift car must be no less than 900mm.

Internal fit out of the lift is required to comply with AS1735.12 including:

- + Handrails which incorporate a minimum length of 600mm, installed 850mm – 950mm above the finished floor within the lift car.

- + Control buttons and panels which correctly located within the car – from internal corner and floor) which incorporate tactile and Braille.
- + An audible announcement where the lift travels more than 2 floor levels.

### **7.6.2 Subject site – access assessment**

At this stage of the design, the drawings indicate that the design is capable of achieving compliance. Jensen Hughes will continue to work with the design team at future stages to ensure design details are fully compliant with required access features.

During the design development stage, compliance will be assured and checked at the time of procurement, engagement of a lift supplier/contractor. This would be required prior to the issue of a Construction Certificate.

## **7.7 DOORS AND DOORWAYS**

### **7.7.1 Access requirements**

Doors and doorways within paths of travel required to be accessible, require the following to meet the provision of AS1428.1-2009 Clause 13:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door controls and hardware.
- + Fully glazed doors or sidelights to incorporate a visual contrast strip no less than 75mm wide for the full width of the glazing, with the lowest edge at 900-1000mm above the finished floor.
- + Luminance contrast which is measured at not less than 30%.
- + A level transition shall be provided to all entrances and external areas e.g. bike storage which will be achieved via provision of threshold ramps where required in accordance with AS1428.1-2009 requirements.

### **7.7.2 Subject site – access assessment**

At this stage of the design, the drawings indicate that the design is capable of achieving compliance. Jensen Hughes will continue to work with the design team at future stages to ensure design details are fully compliant with required access features.

## 7.8 INTERNAL ACCESSWAYS – CORRIDORS, ROOMS

### 7.8.1 Access requirements

An accessway is required within all common use areas of a building normally used by occupants, unless subject to the exemption provisions of the BCA.

Where provided and relevant, internal accessways are required to ensure:

- + a minimum clear width of 1000mm is available, adjusting as necessary to address door circulation space.
- + Doors/doorways are provided with appropriate controls, circulation spaces and contrasts, with visual glazing strips installed, as necessary.
- + Ground surfaces and abutments meet the provisions of AS1428.1-2009.
- + Ramps i.e. step and threshold meet the provisions of AS1428.1-2009.
- + Passing and turning spaces where provided meet the provisions of access as prescribed by AS1428.1-2009.

### 7.8.2 Subject site – access assessment

At this stage of the design, the drawings indicate that the design is capable of achieving compliance. Jensen Hughes will continue to work with the design team at future stages to ensure design details are fully compliant with required access features.

## 7.9 SANITARY FACILITIES

### 7.9.1 Access requirements

Unisex accessible sanitary facilities are required on each floor level where sanitary facilities are available within common areas. An equal distribution of right hand (RH) and left hand (LH) configured unisex accessible sanitary facilities are to be provided, where there is more than one available within a building.

The pan circulation space and fit out of these facilities are to meet the provisions of AS1428.1-2009 Clause 15. Where one or more toilets are provided in addition to a unisex accessible sanitary facility, an ambulant cubicle for male and female use is required within each bank.

Raised tactile and Braille signage is required to identify each of the sanitary facilities and provide direction where a bank of sanitary facilities does not incorporate an accessible facility, directing the user to the location of the nearest accessible facility. Where gendered shower facilities are available, an accessible shower facility is required.

### 7.9.2 Subject site – access assessment

Unisex Accessible Toilets (UATs) are provided as follows:

Level	UATs provided	RH/LH transfers
Ground Floor	2	1 RH, 1 LH
Level 1	1	1 LH
Level 2	1	1 RH

Level	UATs provided	RH/LH transfers
Level 3	1	1 RH
Level 4	No toilets, so no UAT required	
Level 5	No toilets, so no UAT required	

At this stage of the design, the drawings indicate that the design is capable of achieving compliance. Jensen Hughes will continue to work with the design team at future stages to ensure design details are fully compliant with required access features.

## 7.10 WAYFINDING (SIGNAGE COMPONENT) – COMMON USE AREAS

### 7.10.1 Access requirements

Where a pedestrian entrance is not accessible, raised tactile and Braille directional signage incorporating the international symbol of access is required to direct a person to the location of the nearest accessible pedestrian entrance.

Further raised tactile and Braille signage is required to be installed at accessible sanitary facilities, identifying the configuration of the facility, ambulant sanitary facilities (where available), spaces which incorporate hearing augmentation, including information about the type of system in use and the availability/location of receivers. Signage is also required at exit doors identifying the location.

A signage and wayfinding strategy should be created to ensure key accessible transition points are identified and captured around a building and/or site e.g., highlighting the location of accessible sanitary facilities, parking bays etc.

### 7.10.2 Subject site – access assessment

At this stage of the design, it is normal that the drawings do not include details of wayfinding, however the proposed development is capable of achieving compliance. Jensen Hughes will continue to work with the design team at future stages to ensure design details are fully compliant with required access features.

## 7.11 HEARING AUGMENTATION

### 7.11.1 Access requirements

Hearing augmentation is to be provided where an inbuilt amplification system is installed (Other than one used only for emergency warning):

- + In a room in a Class 9b building.
- + In an auditorium, conference room, meeting room or room for judicatory purposes; or
- + At any ticket office, teller’s booth, reception area or the like, where the public is screened from the service provider.

The area covered within the room/area that the system is provided must extend across 80-95% of the floor area, dependent upon the type of system utilised. Receivers where required must accommodate the number of anticipated users, based upon the number of people the room or space accommodates.

Screens or scoreboards associated with a Class 9b building, capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

**7.11.2 Subject site – access assessment**

At this stage of the design, the drawings do not include details of hearing augmentation, however the proposed development is capable of achieving compliance. Jensen Hughes will continue to work with the design team at future stages to ensure design details are fully compliant with required access features.

**7.12 EMERGENCY EGRESS AND EVACUATION**

**7.12.1 Access considerations**

Any emergency evacuation strategy should address the operational considerations relevant to the evacuation of people with disabilities and should detail the following:

- + Stair refuges, or
- + Fire-isolated lift lobbies and use of lifts in emergency.

Fire evacuation plans should include provision of management plans to assist known occupants with disability. Individuals with mobility limitations should be provided with a “fire buddy” to escort them to pre-determined areas of refuge.

AS 3745 - 2010 Planning for emergencies in facilities can be utilised as a guideline to assist in the implementation of any Emergency Plan.

**7.12.2 Subject site – access assessment**

Note for consideration.

**7.13 LANDSCAPING, STREETSCAPES AND TERRACES**

**7.13.1 Access considerations**

The following are some design considerations for providing equitable access to the external public space:

- + Lighting installations which minimise glare.
- + Luminance contrast of features such as bike racks, bollards, bins etc.

**7.13.2 Subject site – access assessment**

Note for consideration.

**7.14 LIGHTING**

**7.14.1 Access considerations**

The inclusion of quality light assists people in navigating their way through an environment and assist in the effective use of a building, potentially affecting working satisfaction and productivity.

Consideration should be given to lighting as follows:

Location	Lux level
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Entrances, passageways, and walkways	150lx
Stairs	150lx
Ramps	150lx
Toilets and locker rooms	200lx
Counter tops	200lx
General displays	200lx

#### 7.14.2 Subject site – access assessment

Note for consideration.

## 8.0 Compliance Summary

As a member of the Access Consultants Association (ACA), I have reviewed the SSDA Application documentation (refer above) against the current requirements for access and mobility against the following:

- + Objects of the Disability Discrimination Act (DDA) 1992.
  - Disability (Access to Premises – Buildings) Standards 2010.
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2022 – Volume One and referenced Australian Standards including:
  - AS1428.1 2009 Part 1: General Requirements for access – new building work.
  - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
  - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
  - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
  - AS1735.12 1999 Lift facilities for people with disabilities.

This report has reviewed the SSDA drawings provided and concludes that the proposed development is capable of achieving compliance against the above legislative requirements.

It is anticipated that within the next stage of the design process, additional detail will be available and reviewed.

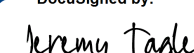
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