



Building Code of Australia 2022 and DDA Premises Standards Review - Accessibility Report For SSDA

2-8 Lanceley Place & 14 Campbell Street, Artarmon, NSW, 2064
Data Centre


Prepared for: Goodman Group – Project EOS
Our Ref: 24000218 | Issue date: 1-May-2024



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Report Revision

| Revision | Comment / Reason for Issue | Issue Date | Prepared by |
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| A | Access Report for SSDA Submission | 1-May - 24 | Jhoana Colorado  Senior Access Consultant ACAA Associate Member No. 713 |
| | Drawings assessed are as follows: SITE PLAN – EXTERNAL ARCHITECTURAL WORKS EOS-AR-DRG-11003 A By HDR Architects | | |

Revision History

| Revision | Comment / Reason for Issue | Issue Date | Prepared by |
|----------|-----------------------------------|------------|---|
| A | Access Report for SSDA Submission | 1-May - 24 | Jhoana Colorado Senior Access Consultant ACAA Associate Member No. 713 |

Report Limitations and Exclusions

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedules and door hardware specifications, hearing augmentation systems, location of fittings within sanitary compartments and lift specifications. This assessment will be done at Construction Certificate stage.

This report does not include, or imply compliance with:

- Work Healthy & Safety Act 2011 and Regulations,
- Work Cover Authority requirements,
- Structural and Services Design Documentation,
- Any parts of the BCA or any standards other than those directly referenced in this report,
- Drawings that are not in the report revision above table,
- Fittings and fixtures that have not been provided in the documentation provided by the architect or designer will be excluded from this review and
- Crossfalls and floor levels that are not included into the documentations will be excluded from this review.

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1 Executive Summary

We have reviewed the development application documentation for State Significant approvals (SSDA) provided for the new data centre located at 2-8 Lanceley Place & 14 Campbell Street, Artarmon, NSW, 2064.

The documentation reviewed in this report has been prepared by HDR Architects. This report has taken into consideration all aspects of accessibility to the site and throughout the development and with reference to the National Construction Building Code of Australia (NCC BCA), DDA (Access to premises- Buildings) Standards 2010, relevant Australian Standards (AS1428) suite, as these relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (Cth) (DDA).

The recommendations in this report are to be developed with the ongoing design development and should be audited and confirmed prior to construction certificate stage. As the design progresses, further review of documentation shall be undertaken to ensure that compliance with the accessibility provisions of the BCA and relevant standards are achieved.

1.1 Performance Solutions – Accessibility

The assessment of the design documentation has revealed that the following areas or items are departures from the NCC BCA 2022 and are required to be assessed against the relevant Performance Requirements of the NCC BCA 2022. These are as following:

| DTS Clause | Description of Non-Compliance | Performance Requirement |
|------------|---|-------------------------|
| D4 | Various corridors with 2m or over, lack 1540mm x 2070mm. This is a departure from the BCA to be address at a later stage. | D1P1 |

2 Introduction

MBC Group has been engaged by HDR Architects to conduct an Accessibility Report.

2.1 Purpose

The purpose of this report is to assess the development documentation at State Significant approvals (SSDA) stage with respect to the accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2022), as are principally contained within Parts D4, F4, E2 and DDA (Access to premises- Buildings) 2010 Standards and the Australian Standards suite (AS) as this prescribes the minimum requirement for access to a building. The report is therefore to assess the current design proposal against the above provisions and to outline those areas, if any, where:

- Compliance is not achieved,
- Areas may warrant redesign to achieve compliance.

2.2 Assessment Methodology and BCA

The methodology applied in undertaking this assessment has included the following statutory requirements:

- A review of architectural plans, as listed in listed above, in the report revision section.
- NCC BCA 2022 Detailed assessment of Parts D4 and F4.

2.3 Regulatory Framework

National Legislation

- Disability Discrimination Act, 1992, Government of Australia, <https://www.legislation.gov.au/Details/C2022C00367>
- Disability (Access to Premises – Buildings) Standards 2010 (DAPBS), <https://www.legislation.gov.au/Details/F2010L00668>
- Disability (Access to Premises – Buildings) Amendment Standards 2020 Government of Australia, <https://www.legislation.gov.au/Details/F2020L01245>
- Disability Standards for Accessible Public Transport 2002 (DSAPT 2002)
- Disability Standards for Accessible Public Transport Guidelines 2004 (No 3)

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force at the time that the application for the Construction Certificate is made.

In this regard it is assumed that the Construction Certificate application will be made prior to the 1st March 2025, as such this report is based upon the Deemed-to-Satisfy provisions of BCA 2022.

Should the application for Construction Certificate be made after 1st March 2025, this report will be required to be updated to reflect any changes made and now required by the BCA.

Should an out of cycle change occur to the Building Code of Australia, then this report is required to be updated to reflect any applicable changes made and now required by the BCA.

Australian Standards series for Access, Mobility Specific and Guidelines

- AS1428.1:2009 - General Requirements for Access – New Building Work
- AS1428.4.1:2009 - Means to Assist the Orientation of People with Vision Impairment
- AS1428.2:1992 - Design for Access and Mobility- Enhanced and additional requirements – Buildings and Facilities
- AS1735.12:1999 - Lift Facilities for People with Disabilities

NCC BCA – Building Australian Code - 2022 Specific

- Part D4 - Access for People with Disability
- Part F4 - Sanitary and other Facilities
- Part F2 – Passenger Lifts

Reference and Guidelines

- Willoughby City Council DCP
- Guide to the BCA, Current Version, Australian Building Codes Board, www.abcb.gov.au
- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission, <https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards>
- Guide to the BCA, Current Version, Australian Building Codes Board, www.abcb.gov.au

- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission,
<https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards>
- AS1428.2:1992 Enhanced and Additional requirements
<https://www.saiglobal.com/PDFTemp/Previews/OSH/as/as1000/1400/14282.pdf>
- AS1428.4.1 Draft Way-finding Standard
<https://store.standards.org.au/reader/as-1428-4-2-2018?preview=1>
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture, <https://humanrights.gov.au/our-work/disability-rights/publications/advisory-note-streetscape-public-outdoor-areas-fixtures>
- Advisory Note on the streetscape, public outdoor areas, fixtures, fittings, and furniture (2013).
- BCA Part I2.

This report aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for all.

The Access is paramount in providing an inclusive environment for all users within the community. The Access Code is focused on ensuring that all users are equally catered for in society.

It is recommended to use the Universal Design principles in all projects as this will ensure a holistic approach in the provision of access for all members of society.

Universal Design Principals (x7)

These principals are recommended to be taken in consideration from the outset of the project and are as follows:

1. **SIMPLE AND INTUITIVE USE** – Use of the design is easy to understand by the users, regardless of the user's experience, knowledge, language skills, or current concentration level. No manuals or protocols are required to achieve this principal. Example: Control buttons on specific equipment for common use (staff and visitors) are labelled with text and symbols that are simple and intuitive to understand.
2. **FLEXIBILITY IN USE** - The design accommodates a wide range of users, preferences and abilities, regardless of the user's physical abilities, age, experience, knowledge, language skills, etc.
Example: A civic facility that allows a visitor to choose to read or listen to a description of the contents of a display case employs this principle.
3. **EQUITABLE USE** - The design is useful and caters to people with diverse abilities. Example: Online content that is designed so that it is accessible to everyone, including visitors, players, spectators; who are blind and using text-to-speech software.
4. **SIZE AND SPACE FOR APPROACH AND USE** - The design provides a clear line of sight to important elements for all users. The design is to be reachable, with all of its components able to be reached comfortably for any seated or standing user. Furthermore, the design requires accommodating a variation for hand and grip size and suitable space/areas for use of assistive devices or personal assistance. Example: Adjustable workbenches for visitors, users and adjustable joinery for staff.
5. **LOW PHYSICAL EFFORT** - The design can be used effortlessly.
Example: Automated doors, windows, lighting, air-conditioning, etc. Sensor doors and basin and sink taps/water mixers.
6. **TOLERANCE FOR ERROR** - The design is useful and can cater to people with diverse abilities, regardless of the user's physical abilities, age, experience, knowledge, language skills, etc.

Example: Online content that is designed to be accessible to everyone, including students/teachers who are blind or partially blind or visitors/users using text-to-speech software.

7. **PERCEPTIBLE INFORMATION** - The design is efficient in communicating the necessary information successfully to the user.
Example: Broadcasting television closed captions for user (staff and players) with hearing loss.

2.4 Current National Legislation

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Act 1979.

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA 2022 as in force at the time that the Development Application is made.

Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

The Disability Discrimination Act (DDA) ensures consistent protection against unjust and unfavorable treatment for individuals with disabilities in Australia. It also makes it illegal to discriminate against an "associate" of a disabled person, such as a friend, carer, or family member.

The DDA's broad definition of disability encompasses various conditions, including physical, intellectual, psychiatric, neurological, cognitive, sensory (such as low vision, deafness, or hearing reduction), learning difficulties, physical disfigurement, and the presence of disease-causing organisms in the body. This inclusive definition ensures that all individuals with disabilities are safeguarded by the Act, promoting the principle of equal fundamental rights for people with disabilities, just like any other member of the community.

The Act applies to a wide range of life activities, spanning access to premises, education, provision of goods and services, employment, and administration of Commonwealth laws and programs.

Whenever a person with a disability wishes to utilize premises, including buildings, outdoor spaces, car parking areas, pathways, and facilities, it is essential to provide equitable and dignified access. The DDA mandates appropriate adjustments to be made to ensure accessibility. If adequate access is not provided, a complaint can be filed under the DDA.

Notably, the DDA takes precedence over State legislation, Standards, and Guidelines concerning disability access matters, reinforcing its pivotal role in upholding accessibility rights for people with disabilities across Australia.

Disability (Access to Premises- Buildings) Standards 2010 – General

The Disability (Access to Premises – Buildings) Standards 2010 were implemented in conjunction with a revised version of the Building Code of Australia (BCA) on May 1st, 2011. As of now, these standards have become legally binding, setting the baseline access criteria for new constructions and major upgrades of buildings throughout Australia.

Part 1, Clause 1.3 Objects

- a. “to ensure that dignified, equitable, cost effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided with a disability; and
- b. to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.”

In contrast to building regulations, the DDA is not prescriptive. The implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the standards which may be subject to the general complaint’s provisions of the DDA.

According to the Guidelines on the Application of the Premises Standards (produced by the Australian Human Rights Commission, 2011), the Premises Standards serve two primary purposes:

1. To ensure equitable and dignified access for new buildings and areas of existing buildings that undergo renovation or upgrade requiring building approval.

2. To provide clarity to those involved in the design, construction, certification, and management of buildings, outlining the required level of access for buildings falling under the scope of the Premises Standards.

The Premises Standards, outlined in the Access Code within Schedule 1, establish a set of nationally applicable Performance Requirements to enable non-discriminatory access and use of the buildings and areas they cover. They also provide technical Deemed-to-Satisfy Provisions to meet these Performance Requirements.

While the Premises Standards largely align with the BCA and reference various Australian Standards related to access and other relevant matters, they aim to offer certainty to the building industry in fulfilling access requirements for new and upgraded buildings, specifically concerning elements covered by the Premises Standards. However, it's important to note that not all elements and components within buildings and premises fall within the scope of the Premises Standards. The DDA has a broader scope, encompassing more aspects related to accessibility beyond what is covered by the Premises Standards or the BCA.

2.5 SEARS

Section 4 of SEARS has been considered as part of this assessment in relation to BCA compliance and all applicable referenced Australian Standards only.

| | |
|---|--|
| <p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. • Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services. • Assess how the development complies with the relevant accessibility requirements. | <ul style="list-style-type: none"> • Architectural drawings • Design Report • Survey Plan • Building Code of Australia Compliance Report • Accessibility Report |
|---|--|

3 Development Description & Assessment Information

3.1 Proposed Development

A State Significant Development Application (**SSDA**) has been prepared in support of a proposed data centre at 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Lanceley Place Data Centre, Artarmon). The site comprises 5 individual allotments totalling 14,024m² in area, is zoned E4 General Industrial and has road frontages to both Lanceley Place and Campbell Street.

The proposal will include:

- Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing, and bulk earthworks;
- Construction, fit out and operation of a ten-storey, 80MVA data centre with a maximum building height of 51.479m (RL 124.5) ridge height (street wall height of 50m) and total gross floor area of 26,769m² comprising:
 - At-grade parking for 39 car parking spaces and 2 accessible car parking spaces
 - Two (2) 12.5m long vehicle loading dock spaces
 - Five (5) levels of technical data hall floor space with four (4) data halls per floor
 - Ancillary office space
 - A lobby, offices and amenities located on the ground floor
- Provision of required utilities, including:
 - Eight (8) 95,000L above-ground diesel storage tanks
 - Four (4) 1,100kL above-ground water tanks
 - Three (3) 33kV switch-rooms on site.
- Vehicle access provided via Campbell Street and Lanceley Place
- Pedestrian access provided via Campbell Street and Lanceley Place
- Associated landscaping and site servicing
- Installation of services and drainage infrastructure
- A floor space ratio of approximately of 1.91:1. Given this exceeds the Willoughby Local Environmental Plan 2012 (WLEP) control, a request to vary the control for the development under Clause 4.6 of the WLEP will be included with the SSDA.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) and accompanying cover letter issued for the Lanceley Place Data Centre project (SSD-66777221) dated 23 January 2024.

Specifically, this report has been prepared to respond to the SEARs requirement issued below (please include all relevant SEAR and SEAR cover letter requirements in this table)

| Item | Description of requirement | Section reference (this report) |
|-------------------------------------|---|---------------------------------|
| Item 4: Built Form and Urban Design | <ul style="list-style-type: none"> • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. • Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services. • Assess how the development complies with the relevant accessibility requirements | Section 2.5 |

3.2 Location and Description

The site is located on Cammeraygal Land and is in the Artarmon industrial area within the Willoughby Local Government Area (LGA). It is bounded by Campbell Street to the north and Lanceley Place to the east and has immediate frontages with a concrete batching plant to the south-east, and several buildings including the NextDC Data Centre to the west.

Artarmon Industrial Precinct comprises relatively new commercial and industrial developments and has been subject to several separate DAs which have increased the densities in the area. Other notable nearby land uses include the Home HQ shopping centre, the Artarmon Bunnings Warehouse, the Royal North Shore Hospital and the North Shore Private Hospital.

The site comprises 14,024m² and consists of five separate lots. It was most recently occupied by film and television studios tenanted by the Australian Broadcasting Corporation (ABC) which sold the site in 2021. The site was subject to a SSDA application in 2023 which proposed an industrial warehouse and distribution centre (SSD-48478458). The site is currently vacant.

The closest residential uses include residential flat building on the western side of Pacific Highway (approximately 300m west from the site) and in Artarmon (approximately 500m north of the site).

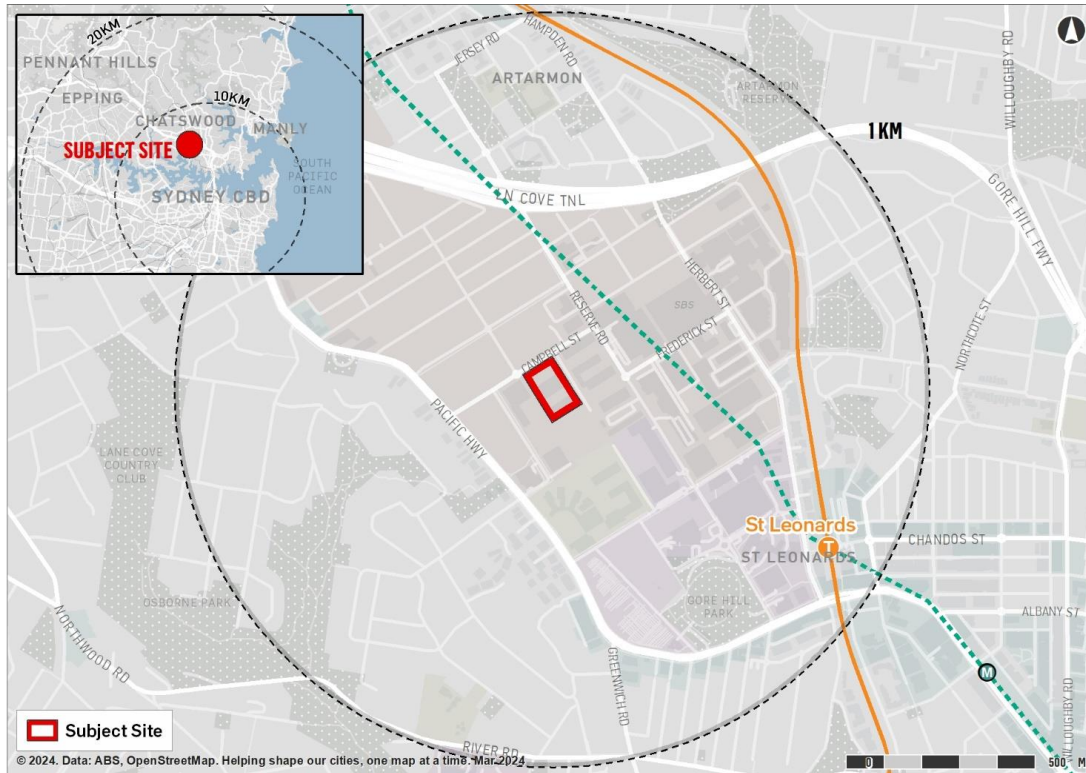
The site is well serviced by transport, and is within close proximity of the Pacific Highway, M1, M2 and the Lane Cove tunnel with bus services linking the area with North Sydney and the Sydney CBD. St Leonards Station, which provides T9 Northern Line and T1 North Shore and Western Line train services, is within a 1km walk of the site.

The future Crows Nest Metro station is located approximately 1.4km from the site which will deliver high frequency metro services across Sydney and is expected to be opened in 2024.

Figure 1 Site Aerial



Source: Urbis



Source: Urbis

3.3 Use and Building Class – Accessibility

In the context of this report and the BCA the building use can be classified as follows;

| Certification | Descriptions | Access Requirements |
|---------------|------------------------|---|
| Class 5 | Office | Access is required -to and within all areas normally used by the occupants. |
| Class 7a | Carpark | Access is required -to and within all areas normally used by the occupants. |
| Class 7b | Data Centre/Plant room | Access is required -to and within all areas normally used by the occupants. |

4 Mandatory Requirements Accessibility Assessment & Recommendations for Access for People with a Disability

The following details the accessibility compliance of the proposed development. The assessment is limited to the significant issues ascertainable from the current level of design detail. Further detailed assessment will be required at the Detailed Design Stage/construction Certificate Stage to demonstrate full compliance with the relevant access provisions.

4.1 NCC BCA Part D4D3 – Access to Buildings (Site Connections)

An accessway to the building must be provided with a continuous accessible path of travel (CAPT) compliant with AS1428.1. Specific components are as follows:

- from the main points of a principal pedestrian entry (PPE) to the allotment boundary; and
- from another accessible building (new or existing) connected by a pedestrian link; and
- from any required accessible carparking space (new or existing) on the allotment.

| Compliance Comments |
|--|
| <ul style="list-style-type: none">○ All new/existing floor finishes will provide transitions 3-5mm maximum.○ All new pathways are to ensure 1:40 maximum gradient and cross falls.○ If new areas provide floor level differences, ensure step ramp is provided in accordance with AS1428.1.○ Gates at the principal pedestrian entrance (PPE) are to ensure suitable 530mm latch side or door are to be automated. Security trap facing Cambell Street. <p><i>Subject to resolving the outstanding matters, the proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></p> |

4.2 NCC BCA Part D4D3 – Access to Buildings (Entrances)

In a building required to be accessible, an accessway compliant with AS1428.1 must be provided through the principal pedestrian entrance (PPE), and;

- through no less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5 (service maintenance areas former D3.4 Clause).

Where a pedestrian entrance required to be accessible has multiple doorways, these are to be accessible and;

- if the pedestrian entrance consists of no more than 3 doorways – no less than 1 of those doorways must be accessible; and
- if a pedestrian entrance consists of more than 3 doorways – no less than 50% of those doorways must be accessible.

For the purposes of (3); an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where–

- all doorways serve the same part or parts of the building must comply with AS1428.1; and
- the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and

A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.

- Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- A single door is to ensure a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.

A ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in accordance with NCC BCA D4D4.

Where there are level differences between internal and external areas. Threshold ramp is to be provided in accordance with AS1428.1.

| Compliance Comments |
|--|
| <ul style="list-style-type: none">○ Ensure all new doors in the continuous accessible path of travel (CAPT) are in accordance with AS1428.1 Fig 31 and 32. This includes 530mm internal and 510mm external latch side clearances. <p><i>Subject to resolving the outstanding matter, the proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></p> |

4.3 Continuous Accessible Path of Travel (CAPT)

A continuous accessible path of travel is defined as an uninterrupted pathway to and from within a premises or building environment which provides linkage to all programs, goods and services within a premises or building. Therefore, the following items are located via this pathway.

- All continuous accessible paths of travel are to ensure compliance with AS1428.1. Clause 7 with 1-metre minimum clear circulation and 2.1-metres above FFL.
- Where a manual doorway on an continuous accessible path of travel (CAPT) has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Where manual door latch side cannot be achieved, the door is to be automated.
- A single manual door on an continuous accessible path of travel (CAPT) is to ensure a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Doorway threshold ramp is to have a 1:8 gradient, 35mm max. height and 280mm max. length, compliant with AS1428.1. (Note: No threshold ramps are allowed inside of the building under the BCA unless open to a road, open space or are in a building class 9b)
- The distance between successive doorways in a vestibule serving an area required to be accessible is to be 1450mm (excluding the swing doors)
- 2000mm L x 1800mm W (passing bay) is to be provided where there is no line of sight (2-way corner/ L shape)
- 1500mm x 1500mm (+splay) clear circulation space is to be provided to achieve 90-degree turn.
- 2-metre length or over corridors are to provide 1540mm x 2070mm minimum clear circulation space to achieve 180-degrees.

| Compliance Comments |
|---|
| <ul style="list-style-type: none"> ○ Secure airlock at GF is to ensure: (i)1450mm clear circulation space is to be provided between consecutive doors. (ii)530mm internal latch side clearance or door is to be labelled as automated ((iii)Airlocks are to ensure 1450mm door clearance and 1450mm clear circulation between consecutive doors. There is enough space to ensure compliance can be achieved at a later stage. ○ There are over 2 metres corridors that lack 1540x2070mm clear a circulation space. This can be address at a later stage via Performance Solution if modifications cannot be provided. <p><i>Subject to resolving the outstanding matters, the proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></p> |

4.4 Stairs (Common Use)

Every ramp and stairway, except for ramps and stairways in areas exempted by D4D5 (service maintenance areas former D3.4 Clause), must comply with –

- for a stairway, except a fire-isolated stairway, Clause 11 of AS 1428.1 ; and
- All stairs and ramps are to be 900mm offset from the allotment boundary in accordance with AS1428.1.
- All stairs are to allow suitable space for handrail extensions to be provided during a later stage. (No protrusion will be allowed at detail design stage).
- All stairs adjacent to doors are to ensure 1450mm front approach level landings.
- All stairways are to ensure a minimum 1200mm overall width and 1-metre minimum clear circulation in accordance with AS1428.1.
- Stairs middle landings are to ensure an off-set tread is provided.

| Compliance Comments |
|---|
| <ul style="list-style-type: none">○ Ensure all stairs provide at middle landing off-set tread. <p><i>Subject to resolving the outstanding matter, the proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></p> |

4.5 Lifts – BCA Part E3D7 and D3D8 & AS1735.12

New lifts required to be accessible must comply with BCA E3D7 and D3D8 and relevant parts of AS1735.12.

Lift is to have floor minimum dimensions as follows:

- Passenger lifts which travel less than 12m requires floor size of 1100mm by 1400mm. Passenger lifts which travels 12m or above requires floor size of 1400mm by 1600mm.
- Lift lobbies are to ensure 2000mm x 1800mm minimum clear circulation space (to achieve passing bay that allows two users to pass each other, E.g Wheelchairs, prams, large goods, etc.

| Compliance Comments |
|---|
| <p><i>The proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></p> |

4.6 Sanitary and other Facilities F4D5

Unisex Accessible Toilets (USAT) and Ambulant Facilities

- Classes 6: Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets on each storey, compliant with AS1428.1 under NCC BCA and DDA Premises Standards Part F4. If there is more than 1 toilet bank of toilets on each level, an accessible toilet is required at 50% min. of toilet banks on each level.
- An accessible unisex sanitary compartment must contain a closet pan washbasin, shelf or bench top and adequate disposal of sanitary towels.
- A minimum size of a combined unisex accessible toilet (USAT) and shower facility room is to be 2300mm X 2630mm, to accommodate circulation to the pan (1900mm x 2300mm) and the shower facility.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1
- Door circulation is to ensure compliance with AS1428.1 Fig.31 or 32 or door is to be automated.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one gender.
- Where male and female facilities are separate, a unisex facility is only required at one location.
- Accessible unisex sanitary compartment or shower need not be provided on a storey that is not required to be provided with a lift or ramp access
- The distance between successive doorways in a vestibule serving an area required to be accessible is to be 1450mm (excluding door swing)
- Accessible facilities must meet the requirements of Section 15 of AS1428.1
- At each bank of toilets where there is one or more toilets, in addition to an accessible unisex sanitary compartment provided at that bank, a sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females.
- The ambulant facilities must comply with the requirements of Clause 16 of AS1428.1:2009. This includes 900mm x 900mm clear circulation spaces in front of the pan, outside of the cubicle and at the entry door (this is to exclude the door swing)

| Compliance Comments |
|---|
| <ul style="list-style-type: none"> ○ Ground Floor bank of toilets adjacent to staff breakroom lack ambulant facilities. Ensure all bank of toilet provide male and female ambulant cubicles as required under BCA. ○ Ensure all consecutive pans serving the same user provide (RH and LH) balance as prescribed under BCA. ○ Ground Floor: Ensure unisex accessible WC provides a shower as EOT provides shower (equal facilities provision are required) <p><i>Subject to resolving the outstanding matters, the proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></p> |

4.7 Communal and Exempted Areas – BCA D4D5

Under the DDA Premises Standards and BCA all common use rooms normally used by occupants of the building are to be accessible, except areas exempt under BCA D4D5 (former D3.4) Services /maintenance only use areas, which are areas where access would be inappropriate because of the particular purpose for which the area is used or that would pose a health or safety risk for people with a disability.

- Accessibility is required to common use terraces, open/outdoor spaces within buildings.

| Compliance Comments |
|--|
| <ul style="list-style-type: none"> ○ Ensure unisex accessible WC provides a shower as EOT provides shower (equal facilities provision are required) ○ EOT is to ensure door circulation space is 1670mm clear side approach of lockers are to be provided adjacent to Unisex accessible where the shower is located. Equal access and facilities including access to same fixtures are to be provided. <p><i>Subject to resolving the outstanding matters, the proposal can readily achieve compliance with the BCA Accessibility provisions and DDA.</i></p> |

5 Conclusion

This report has reviewed the documentation submitted for the new data centre at 2-8 Lanceley Place & 14 Campbell Street, Artarmon, NSW, 2064

The evaluation was conducted in accordance with the development applicable provisions for "Access for People with Disabilities". Based on the proposed documentation provided, it has been identified that the current design effectively addresses the necessary accessibility requirements at this stage. The design demonstrates a high level of feasibility in achieving these accessibility goals. This is to be verify at the next stage for consistency.

