



Access Report

State Significant Development Application (SSDA) – Rev C

Project Duke Data Centre – 2 & 10-22 Kent Road & 685 Gardeners Road, Mascot NSW 2020

Prepared for: Goodman Property Services



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Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
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06	Access report for SSDA – Rev B	16 May 2025	Ngoc Autran Access Consultant
07	Access report for SSDA – Rev C	21 May 2025	Ngoc Autran Access Consultant

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1 Executive Summary

Modern Building Consultants (MBC Group) as the appointed Access Consultant for the proposed development, have reviewed architectural design documents prepared by Grimshaw Architects (refer Appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022.

This Access Report has been prepared by Ngoc Autran to accompany a State Significant Development Application (**SSDA**) for the construction and ongoing operation of a data centre facility at 2 & 10-22 Kent Rd and 685 Gardeners Road, Mascot NSW 2020 in the Bayside Council Local Government Area (**LGA**). The site is legally described as Lot 1 DP529177, Lot 1 DP1009083 and Lot 2 DP529177.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the **Project Duke Data Centre Project (SSD-71368959) dated 21 May 2025**.

1.1 Performance Solutions - (Accessibility)

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA Access provisions. The submission for a Construction Certificate will need to include verification from an Accredited Access Consultant, where determined permissible under A2G1 of the BCA, for the following aspects:

DTS	Departures	Performance Requirement
F4D5	Ambulant facilities appear to be unisex/all-gender toilets in lieu of male/female facilities.	F4P1

Any Performance Solution will be subject to consultation and approval by relevant stakeholders as part of the Construction Certificate process.

1.2 Exemption Area(s)/Room(s) Under NCC BCA (Amendment 1) D4D5

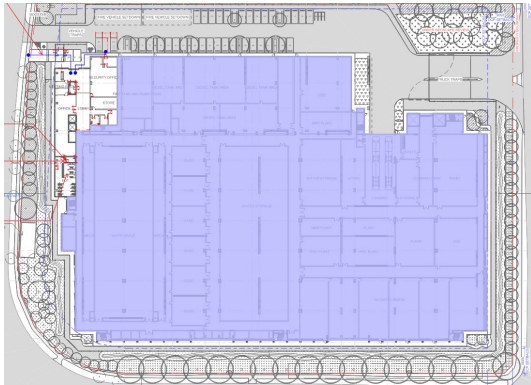
The documentation review has identified that the areas or rooms highlighted in purple require further clarification to demonstrate exemption under NCC/BCA D4D5. These areas are not required to be accessible due to their specific use and user group, as they meet one or more of the following criteria:

- (a) The area serves a particular purpose where access would be inappropriate.
- (b) The area presents a health or safety risk for people with disabilities.
- (c) Any path of travel that provides access solely to an area exempt under (a) or (b).

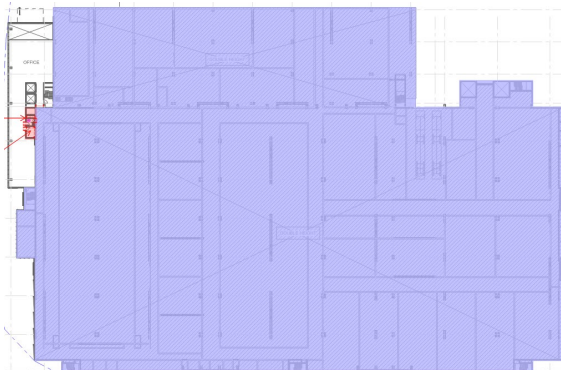
The below areas highlighted in () are not subject to the prescriptive accessibility provisions of the NCC/BCA:

DTS Exempt Areas

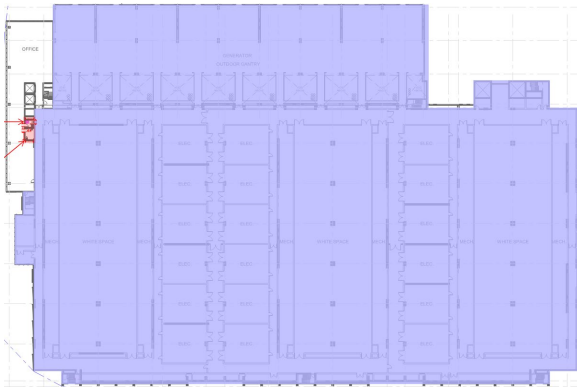
D4D5 Ground Floor



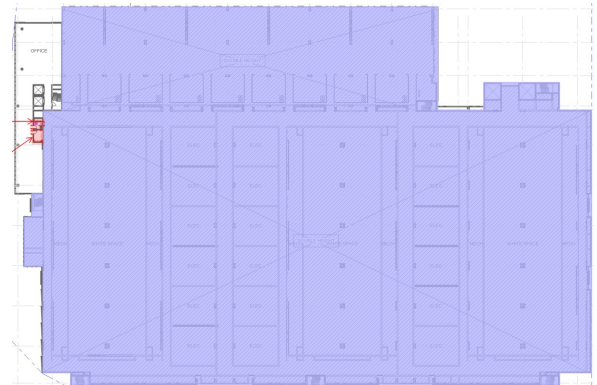
Ground Mezzanine Floor



Level 01 Floor



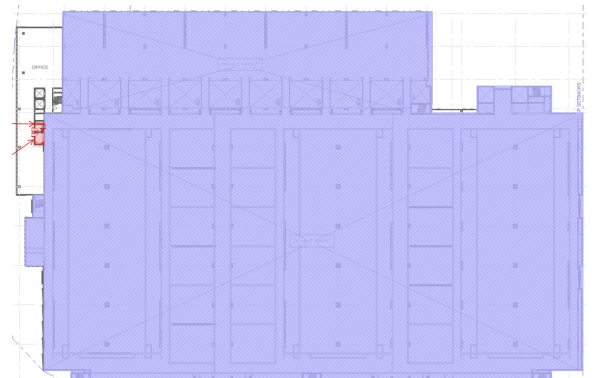
Level 01 Mezzanine Floor

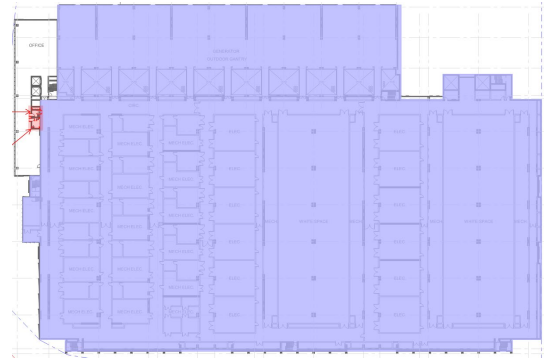
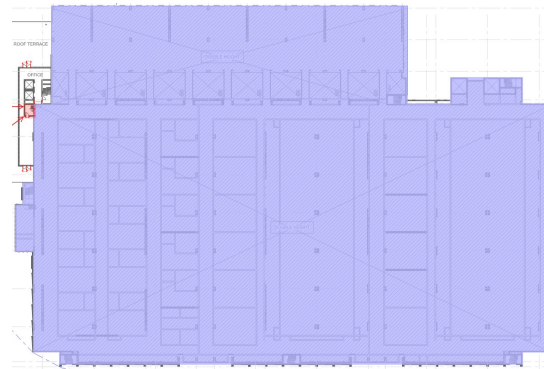
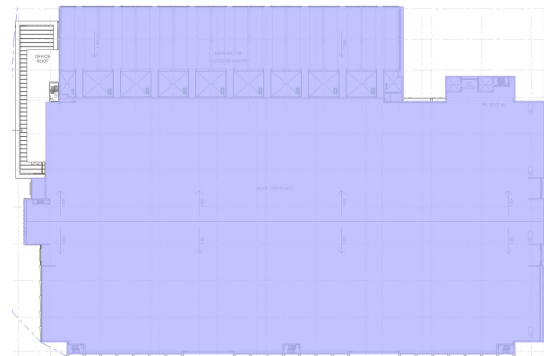


Level 02 Floor



Level 02 Mezzanine Floor



Level 03 Floor**Level 03 Mezzanine Floor****Roof Floor**

This generally applies to plant rooms and other areas used occasionally by maintenance personnel. It should preclude wheelchair access from these areas.

Where the above is applicable the client must provide a letter detailing why this is applicable (e.g. store of heavy equipment, furniture, hazard substances, etc) to this building and clearly note locations. Letter to be assessed as part of this OC sign off.

The documentation will need further detailing such as door hardware, construction specifications, services design and manufacturer's details.



Ngoc Autran
Access Consultant
MBC Group

2 Introduction

Modern Building Consultants (MBC Group) as the appointed Access Consultant for the proposed development subject of this report by Ngoc Autran. This report is based upon a desktop review of architectural details (as listed in Appendix A), presently SSDA, against the applicable provisions of the National Construction Code - Building Code of Australia Volume One 2022.

2.1 Purpose

The purpose of this report is to assess the current architectural design documentation at State Significant Development Application (SSDA) 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, E3 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 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- NCC BCA 2022. Detailed assessment of Parts D4, E3, F4 (as applicable / relevant) of the BCA Access provisions.
- Discussions with the design development team to gain an understanding of the development proposed.

2.3 Limitations

This statement **does not include** or imply any detailed assessment for design, compliance or upgrading for:

- Work Health & Safety Act 2011 and Regulations: Compliance with these is not covered.
- Workcover Authority Requirements: These are outside the scope of this report.
- Structural and Services Design Documentation: No assessment of these elements is included.
- BCA and Standards: Only the sections directly referenced in this report are assessed; all other parts are excluded.
- Fittings and Fixtures: Any fittings and fixtures not provided in the architectural documentation are excluded. Loose furniture shown on the plan is considered indicative only. Those responsible for furnishing should ensure their layout does not cause circulation deficiencies per AS 1428.1-2009.
- Crossfalls and Floor Levels: These are excluded if not provided in the documentation.
- Regulatory Authorities: Requirements from other authorities, such as Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Workcover, and Roads and Maritime Services, are not included.

- BCA 2019 (Amendment 1) Sections: Sections B, C, G, H, I, J, and Parts D1 and D2 are excluded and covered in a separate BCA Report.
- Australian Standards: Unless specifically referred to, these are not assessed.
- Services and Equipment: Any operating services or equipment within the design are not covered.
- Federal, State, and Local Policies/Legislation: Only those directly referenced in this report are included.
- Disability Discrimination Act 1992 (DDA): Although this report covers the Disability (Access to Premises – Buildings) Standards 2010 according to BCA accessibility requirements, adhering to the DDA does not ensure protection from complaints. The DDA is outcome-focused and does not provide specific compliance measures.
- The recommendations in this report represent the professional opinion and interpretation of MBC DDA and Access division and may differ from those of other consultants
- Any drawings not included in Appendix A are not reviewed.

This report has been prepared by MBC in the capacity of the appointed Access consultant for the proposed development. This report is an assessment of the proposed development against the DtS provisions of the applicable BCA Access provisions.

2.4 Current Legislation

National Legislation

- National Construction Code – Building Code of Australia Volume 1, Edition 2022
- Disability Discrimination Act, 1992, Government of Australia, <http://www.legislation.gov.au>
- Disability (Access to Premises – Buildings) Standards, 2010, Government of Australia, <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 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 complaint 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 unfavourable 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.

Applicable Building Code of Australia (BCA)

The Environmental Planning and Assessment Act states that the BCA that is applicable to the project is the one in force at the time of the application for a construction certificate. It is presumed at this stage that the CC date will be after 01/05/23 the BCA that is applicable to the project is BCA Volume 1, 2022.

National Construction Code (NCC) specifically the Building Code of Australia. Current Version, Australian Building Codes Board, www.abcb.gov.au

Australian Standards for Access and Mobility

- AS 1428.1:2009 - Part 1 General requirements for access – New building work
- AS 1428.2:1992 - Enhanced and additional requirements – Part 2 Buildings and facilities
- AS1428.4: 1:2009 - Part 4.1 – Means to assist the orientation of people with vision impairment – TGSi
- AS 1735.12:1999 - Lifts, escalators and moving walks
- City of Ryde – Development Control Plan

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

- 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>

The purpose of this statement is to evaluate the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the National Construction Code Series 2022 - Building Code of Australia (BCA), DDA Premises Standards 2010, and AS1428.1 Suite, and to assure the Consent Authority that the design can comply without requiring significant amendments.

2.5 SEARS

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the **Project Duke Data Centre Project (SSD-71368959) dated 16 May 2025**.

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

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 plan 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 locality. • Demonstrate how the building design will deliver 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

The proposed development (SSD-71368959) will seek approval for the construction of an 120MVA Data Centre. The proposal seeks to demolish existing structures on the site, construct, fit out and the 24/7 operation of a Data Centre, with associated works.

The works subject to SSD-71368959 include the following:

- 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 24/7 operation of a 120 MVA data centre with a maximum building height of 40m (from natural ground level) and total gross floor area of approximately 26,052m² comprising:
 - At-grade parking for thirty-four (34) car parking spaces and one (1) accessible car parking spaces,
 - Two (2) 12.5m loading dock spaces,
 - Four (4) levels of technical data hall floor space with one data hall on ground level, three (3) data halls on levels one and two (2) data halls on level three.
 - Secure entrance lobby on ground level and ancillary office space on each level and mezzanine level,
- Provision of required plant and utilities, including:
 - Six (6) 33kV switch rooms on ground level
 - 1,172,000L above ground diesel storage tanks,
 - 5,125kL above ground water storage tanks,
 - 72 diesel generators
- Acoustic screen parapet,
- Vehicle access provided via Gardeners Road and Ricketty Street

3.2 Location and Description

The project is located on land known as 2 and 10-22 Kent Road, and 685 Gardeners Road, Mascot, legally referred to as Lot 1 DP529177, Lot 1 DP1009083 and Lot 2 DP529177. The site is located on Country of the Gadigal people within the local government area of Bayside Council.

It has a land area of approximately 23,470m² with frontages to Ricketty Street, Kent Road and Gardeners Road, all of which are classified roads.

The site forms part of the Mascot West Employment lands which comprises a mix of land zoned for industrial, commercial and business park uses. To the east of the site is Mascot Station Town Centre which comprises a mix of retail, commercial, residential and recreational open space land uses.

Surrounding land uses in the immediate vicinity of the include:

- North: Gardeners Road, which is the LGA boundary with the City of Sydney. Further to the north is existing industrial development with Alexandra Canal beyond.
- South: Ricketty Street is immediately south, with predominantly one (1) to four (4) storey commercial and industrial development beyond.
- East: Kent Road is immediately to the east, with four (4) to 14 storey high density residential development beyond.
- West: To the west is light industrial development typically one (1) to two (2) storey in height.

The site is zoned E3 Productivity Support under the Bayside Local Environmental Plan 2012 (BLEP 2021). The proposal is permissible with development consent in the E3 zone and meets the zone objectives.

In its existing state, the site itself contains two large warehouse buildings which are currently leased out to multiple tenants. Large extents of the site consist of hardstand for vehicle circulation and parking with a number of mature trees are located along the site's boundaries.

A summary of the site is provided in **Table 1** below.

Table 1 – Site Description summary

Item	Description
Site Area	23,470m ²
Ownership	Goodman
Legal Description	Lot 1 in DP529177, Lot 1 in DP1009083 and Lot 2 DP529177



Figure 1: Site Aerial | Source: Goodman & Grimshaw, 2025

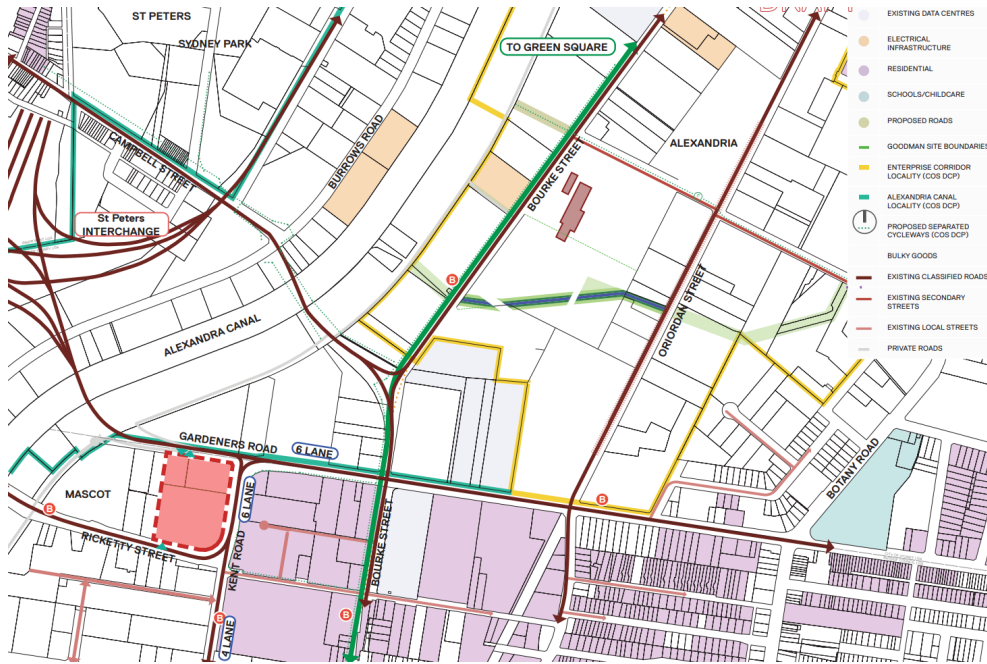


Figure 2: Local context | Source: Goodman& Grimshaw, 2025

3.3 BCA Classification (Access Requirements)

The table below outlines the uses and classifications of the proposed new building, along with the associated access requirements:

Use	Class	Access Requirements
Class 5	Office	Access is required to and within all areas normally used by the occupants.
Class 7b	Data Centre	Access is required to and within all areas normally used by the occupants.

4 Mandatory Requirements Accessibility Assessment & Recommendations for Access for People with Disabilities

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"> • Gradients and crossfalls no steeper than 1:40 are to be provided along these paths of travel: • Path of travel between allotment boundary footpath to the building entrance. • Path of travel between accessible car spaces/shared area to the building entrance. • Provide a step free continuous accessible path of travel from the allotment boundary. <p>General comment</p> <ul style="list-style-type: none"> • Changes in level between abutting materials are to be max 3mm or 5mm where edges are rounded or bevelled <p>Access Details</p> <ul style="list-style-type: none"> • Accessible access from the designated car parking bay has been provided. If there are any level changes between the accessible parking bays and the principal pedestrian entrance, ensure a compliant kerb ramp is installed as per AS1428.1 Clause 10. <p><i>The requirements noted above appear achievable, subject to verification during the detailed design phase before the CC Certificate stage, to ensure compliance with relevant codes.</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 (eg: service maintenance areas).

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 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 D3.

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

Compliance Comments
<ul style="list-style-type: none"> • A building entrance door is provided with sufficient clearances for the building to achieve compliance with AS1428.1 Clause 13. • Door threshold levels are to be max 3mm or 5mm where edges are rounded or bevelled, where this is exceeded provide a threshold ramp as per AS1428.1 Clause 10.5
<p><i>The requirements noted above appear achievable, subject to verification during the detailed design phase before the CC Certificate stage, to ensure compliance with relevant codes.</i></p>

4.3 Emergency Egress Provisions for People with Disabilities

Currently there are no provisions for emergency egress for people with disabilities in the NCC BCA or DDA Premises Standards. However, the following is recommended to be considered:

- Evacuation strategy development to be put in place for this facility (DDA)
- Areas of refuge to allow people with disabilities to protect themselves in case of fire.
- This is to provide a clear circulation space (excluding the 1-metre clear circulation space of footprint for an occupied wheelchair) in accordance with AS1428.1 Figure 1.
- Wider doors, recommended to provide clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Relocation of extinguishers operable parts at 900-1200mm maximum above FFL (*AS2444 Fire Extinguisher maximum height limit).

Where stairs are also used for common use (staff and students), it is to ensure compliance with AS1428.1 and TGSi are to be incorporated in accordance with AS1428.4.1, where the handrail breaks or is not continuous throughout the stair.

- Stairs middle landings are to ensure provision of one off-set tread in accordance with AS1428.1.

Recommendation comments (Best practice advice only)
<ul style="list-style-type: none"> • Recommended to provide safe refuge spaces of minimum 1540x2070mm to wait for assistance during an evacuation. • Recommended to provide strobe lights to alert people with hearing impairments of the need to evacuate. • Recommended to provide braille and tactile signage to be provided to location of safe refuge.

4.4 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 9a)
- 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

General

- All Accessible WC door clear opening width is undersized.
Provide the door with a minimum clear opening width of 850mm.

There is sufficient space for amendments to be made at a later stage to meet compliance.

The requirements noted above appear achievable, subject to verification during the detailed design phase before the CC Certificate stage, to ensure compliance with relevant codes.

4.5 Lifts – BCA Part E3 and AS1735.12

New lifts required to be accessible must comply with BCA E3 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.
- 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
Two Lifts are provided to allow access to all levels of the building. The internal car size and lift door clearance are sufficient.
<i>The requirements noted above appear achievable, subject to verification during the detailed design phase before the CC Certificate stage, to ensure compliance with relevant codes.</i>

4.6 Sanitary and other Facilities F4

- 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.
- Left-hand (LH) and right-handed (RH) mirror image facilities to be even where two or more accessible unisex facilities provided. Balance is to be provided between consecutive floor with the same user.
- 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

Ambulant WCs

- The Ambulant cubicles appear to be unisex/all-gender, this is a deviation from NCC/BCA requiring Male/Female facilities.
- Provide one Male Ambulant and one Female Ambulant cubicle.
- Where these are intended to be unisex or all gender facilities, a performance solution is required to be endorsed by MBC.
- Ambulant cubicles are required to have a clear width of 900-920mm with a 900x900mm circulation inside and outside of the cubicle.
- Refer AS1428.1 Clause 16 & Fig 53(B)

Accessible WCs

- Wash basin impacts door circulation clearance.
The arc of the door is required to have a 300mm unobstructed circulation zone as per AS1428.1 Clause 15.6.
Refer AS1428.1 Fig 51(A) & 52
- Shower is not provided in the EOT Accessible WC.
Provide a shower to the Accessible WC as per NCC/BCA F4.
- There are insufficient details for assessment.
It is unclear if an Accessible WC will be provided along banks of toilets on every floor.
Provide one Accessible WC along banks of toilets as per NCC/BCA F4.

There is sufficient space for amendments to be made at a later stage to meet compliance.

The requirements noted above appear achievable, subject to verification during the detailed design phase before the CC Certificate stage, to ensure compliance with relevant codes.

4.7 Carparking Spaces for People with Disabilities

Carparking Spaces for People with Disability are to be provided in accordance with NCC BCA Table D4D6 and Disability (Access to Premises Standards) 2010. Therefore:

- Class 5 & 7b – 1 space for every 100 carparking spaces
Compliant AS2890.6 Accessible car parking bays must achieve:
- 2.4-metres W x 5.4-metres L, with shared area of 2.4-metres W x 5.4-metres L and rear shared area 2.4-metres.
- The overhead clearance of 2.5metres (parking bay and shared areas) and 2.2-metres overhead path of travel.
- Accessible car parking bay and shared areas are to ensure 1:40 maximum gradient or 1:33 bitumen.
- If there is a level difference between the accessible car parking bay and linkage footpath or building, this is to be addressed with a step ramp and designed in accordance with AS1428.1.
- Accessible car parking bay and shared areas are to ensure 1:40 maximum gradient or 1:33 where bitumen surface is provided.
- Accessible car parking bay is to be close to automated doors, principal pedestrian entrances (PPE) and passenger lifts. This is to minimise travel distance and potential hazard.
- Accessible car parking bay is to ensure the provisions of compliant continuous accessible path of travel (CAPT) in accordance with AS1428.1 Cl.7 to and from automated doors, principal pedestrian entrances (PPE) and passenger lifts.

Compliance Comments

- 2 x designated accessible car park with an adjacent shared area is proposed on site plans.
- Sufficient clearances are provided to achieve compliance with AS2890.6.
- If there are any level changes between the accessible parking bays and the principal pedestrian entrance, ensure a compliant kerb ramp is installed as per AS1428.1 Clause 10.
- Gradients and crossfalls inclusive of the shared area and path of travel to the building are no steeper than 1:40.

The requirements noted above appear achievable, subject to verification during the detailed design phase before the CC Certificate stage, to ensure compliance with relevant codes.

Conclusion

This report outlines the findings of an assessment of the referenced architectural documentation for the proposed development against the Deemed-to-Satisfy provisions of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

As outlined in section 2.3 of this report, this report excludes detailed assessments related to Work Health & Safety regulations, Workcover Authority requirements, structural and services design documentation, or various sections of the BCA that are not directly referenced. Additionally, fittings, fixtures, crossfalls, floor levels, and specific regulatory authority requirements are excluded from this assessment, subject to the review of the following areas at a later stage:

- Accessible toilets
- Ambulant toilets

In view of this assessment, we can confirm that compliance with the National Construction Code Series (Volume 1) Building Code of Australia 2022 and Australia Standard – AS1428.1:2009 is readily achievable subject to the adjustment to sanitary facilities

We trust that the above submission is of assistance to Council and should you wish to discuss any aspect of this advice, please do not hesitate to contact the undersigned.

Best regards,



Ngoc Autran
Access Consultant
MBC Group

5 Appendix A – Architectural Plans Reviewed

The following documentation, prepared by Grimshaw Architects dated the 8th of May 2025 was used in the assessment and preparation of this report:

Drawing No.	Title	Date	Prepared by	Rev
SSDA-A01-01-01	PROPOSED SITE PLAN	08.05.25	GRIMSHAW	2
SSDA-A01-01-02	DEMOLITION PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-00-01	GROUND FLOOR PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-00M-01	GROUND MEZZANINE FLOOR PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-01-01	LEVEL 01 FLOOR PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-01M-01	LEVEL 01 MEZZANINE FLOOR PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-02-01	LEVEL 02 FLOOR PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-02M-01	LEVEL 02 MEZZANINE FLOOR PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-03-01	LEVEL 03 FLOOR PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-03M-01	LEVEL 03 MEZZANINE FLOOR PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-04-01	ROOF PLAN	08.05.25	GRIMSHAW	2
SSDA-A03-05-01	TOP OF SCREEN LEVEL PLAN	08.05.25	GRIMSHAW	2
SSDA-A06-00-01	ELEVATION SHEET 1 OF 4	08.05.25	GRIMSHAW	2
SSDA-A06-00-02	ELEVATION SHEET 2 OF 4	08.05.25	GRIMSHAW	2
SSDA-A06-00-03	ELEVATION SHEET 3 OF 4	08.05.25	GRIMSHAW	2
SSDA-A06-00-04	ELEVATION SHEET 4 OF 4	08.05.25	GRIMSHAW	2
SSDA-A06-01-01	SITE ELEVATIONS	08.05.25	GRIMSHAW	2
SSDA-A07-01-01	SECTIONS	08.05.25	GRIMSHAW	2
SSDA-A10-01-01	GFA AREA DRAWINGS	08.05.25	GRIMSHAW	2



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