



Obvius Access

Accessibility Consultants and Designers

Data Centre
6-8 Julius Ave,
North Ryde,
New South Wales, 2113.

SSDA Accessibility Report
15 May 2025
Obvius Access Consultants
For Greenbox Architects

Obvius Access

ACAA Accredited Member
NRAC Accredited Member
ACN 635 194 839

 1800 952 311
 03300 542 742



Gold Coast

10 Paddington Drive, Carrara, QLD 4211



Sydney

CG 21, 810 Elizabeth St, Waterloo, NSW 2017



UK

5A, Recreation Road, Guildford, GU1 1HE



obviusaccess.com

Contact.Australia@Obviusaccess.com

Draft SSDA Access Report- Data Centre, 6-8 Julius Ave, North Ryde, New South Wales, 2113.

Report Reference Number: 01

Introduction

Purpose of this report

This State Significant Development Application (SSDA) Accessibility Report has been prepared by Obvius Access on behalf of Greenbox Architects in support of a SSDA for the proposed Data Centre development at 6-8 Julius Ave, North Ryde, New South Wales, 2113. (the subject site) submitted under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

This report provides an assessment of the development being provided with equitable access and to determine the consistency of design with the National Construction Code of Australia (NCC) Part D4, Part E3, Part F4 and the Disability (Access to Premises -Buildings) Standards 2010 (Premises Standards).

The intention of which is to detail and support accessible design requirements for people with disabilities and thereby reduce the risk to the client of complaint under the Disability Discrimination Act (DDA) and Disability Discrimination Law at State Level).

Proposal overview

The Proposal involves the construction and operation of a data centre and associated infrastructure and amenities, identified as the Julius Avenue Data Centre, comprising the following scope of works:

- Site preparation works, including tree removal;
- Earthworks and additional site retaining;
- Infrastructure comprising civil works and utilities servicing;
- Construction a data centre, with the following:
 - Basement car parking for 54 cars, including 2 accessible;

- 12 data halls across seven (7) storeys with an IT load of 115.2 MW and a maximum power consumption of 169 MW, with upper-level mechanical equipment and rooftop plant;
- Five (5) storey office/front of house building;
- Six (6) storey enclosed generator gantry to rear of data centre.
- New Ausgrid precinct-wide 132 kilovolt (KV) Sub transmission Switching Station (STSS);
- One (1) new public street along the southern part of the Site;
- Two (2) new pedestrian through-site links; and
- Complimentary landscaping and offset planting.

TABLE 1: DEVELOPMENT PARTICULARS	
Component	Documentation
Site Area	28,630sqm
Primary Land Use	Data Centre (25,204sqm GFA)
Ancillary Land Uses	• Office premises (1,278sqm • Ausgrid precinct-wide 132 kilovolt (KV) STSS
Gross Floor Area	26,482sqm
Floor Space Ratio	0.92:1
IT Load	115.2 MW
Maximum Power Consumption	169 MW
Building Height	Approximately 48m
New Streets	One (1) new public street
Through-Site Links	Two (2) new through-site links • From Julius Avenue to Richard Place along the northern boundary • From Julius Avenue to new public street along southern boundary.
Car Parking	54 car parking spaces (including 2 accessible)
Landscaping/trees	Total landscaping and tree removal to be confirmed.
Back-Up Generators	72 x 3MW back-up generators plus 1x1MW back up generator for office.
Estimated Jobs	Total estimated jobs (construction and operation) to be confirmed.



Figure 1 Locality & Context Plan

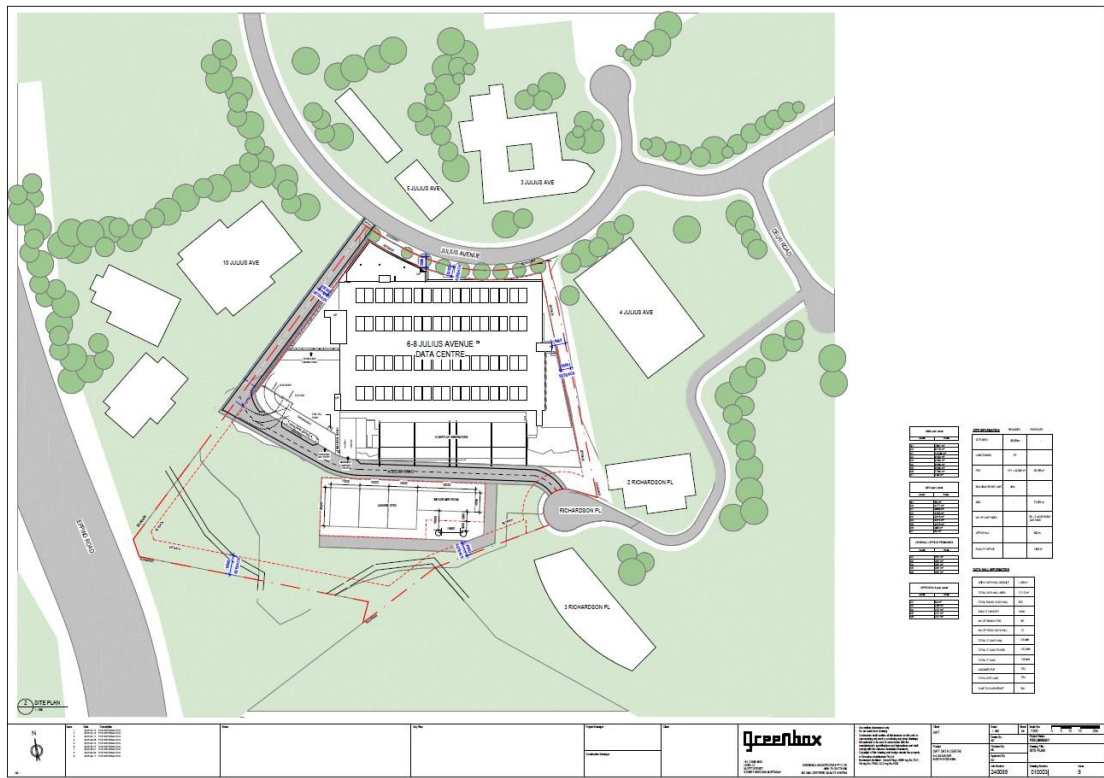


Figure 2 Proposed Site Pan

Permissibility and Approval Pathway

Division 4.7 of Part 4 of the EP&A Act covers State significant development (SSD). The Proposal is identified as SSD by virtue of meeting thresholds defined under Schedule 1, Clause 25 of the *State Environmental Planning Policy (Planning Systems) 2021*.

SEARs relevant to this report.

This SSDA Access Report has been prepared to respond to the SEARs issued for the 6-8 Julius Ave, North Ryde, NSW, Data Centre Project. The table 1.1 below has identified the SEARs reporting requirements that are relevant to this Master Plan Concept Design Access assessment and where they are addressed within the report.

Table 1.1 SEARs Reporting Obligation

Report	SEARs Ref	To Address the following:
Accessibility Report	#4-Built Form and Urban Design.	This Accessibility report provides an assessment of the Internal and external elements (including landscape areas) of the development being provided with equitable access and to determine the consistency of design with the National Construction Code of Australia/Access Code (NCC) and The Disability (Access to Premises -Buildings) Standards (Premises Standard). The intention of which is to detail and support accessible design requirements for people with disabilities and thereby reduce the risk to the client of complaint under the Disability Discrimination Act (DDA) and Disability Discrimination Law at State Level).

The following Laws, Regulations and Standards form part of the reference for this report:

The following Australian Standards are referenced:

- *Australian Standard 1428.1 (2009) Design for access and mobility – General Requirements for access – New building work;*
- *Australian Standard 1428.1 (2009) supplement;*
- *Australian Standard 1428.2 (1992); Design for access and mobility – Enhanced and additional requirement-Buildings and facilities;*
- *Australian Standard 1428.4.1 (2009) Design for access and mobility – Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators;*
- *Australian Standard 1428.4.2 (2018) Means to assist the orientation of people with vision impairment – Wayfinding signs;*
- *Australian Standard 1428.5 (2010) Design for access and mobility – Communication for people who are deaf or hearing impaired;*
- *Australian Standard 1735.12 (1999); Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities;*
- *Australian Standard 1680.0:(2009) Interior Lighting Safe Movement;*
- *Australian Standard 1158.3.1:(2020) Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements; and*
- *Australian Standard 4586:(2013) Slip Resistance Clarification of New Pedestrian Surface Materials.*

The following Laws, Regulations are also referenced within this report:

- *Commonwealth Disability Discrimination Act (1992);*
- *Disability Discrimination Act (1992)-Section 24 Access to Goods Services and Facilities;*
- *City of Ryde Development Control Plan 2014;*
- *New south Wales Anti-Discrimination Act (1977); Section 49M;*
- *National Construction Code 2022; and*
- *Disability (Access to Premises Buildings) Standards 2010 (Premises Standards).*

Referenced Drawings and Documentation

The following Project No 240089 referenced SSDA Drawings have been received from Greenbox Architects.

Dwg No	Title	Issue
010001	LOCALITY & CONTEXT PLAN	2
010003	SITE PLAN	11
100101	BASEMENT PLAN	8
101001	GROUND FLOOR PLAN	8
101101	LEVEL 01 PLAN	8
101201	LEVEL 02 PLAN	8
101301	LEVEL 03 PLAN	8
101401	LEVEL 04 PLAN	8
101501	LEVEL 05 PLAN	8
101601	LEVEL 06 PLAN	10
101701	ROOF PLAN	10

Landscape Drawings		
ARCADIA- Julius Avenue Data Centre- Pre EIS Submission	Drawings 1-12	April 2025

The Access Report covers the building and associated facilities including:

1. Continuous Accessible Paths of travel
2. Principal Pedestrian Entrances
3. Lighting
4. Wayfinding
5. Accessible car parking
6. Walkway Ramps and Landings
7. Stairway
8. Lifts
9. Tactile Ground Surface Indicators
10. Doorways
11. Internal Walkways and Corridors
12. Hearing Augmentation
13. Sanitary Facilities – Accessible WC
14. Sanitary Facilities – General
15. Sanitary Facilities – Shower
16. Sanitary Facilities - Ambulant Facilities
17. Signage
18. Furniture and Fitments.
19. Egress

City of Ryde Development Control Plan 2014

Part 9.2 Access for people with disabilities

2.3 Mission Statement

The City of Ryde is committed to working towards a fully accessible locality and working in partnership with other authorities and the community to achieve this. Council shall adopt and implement strategies which aim to ensure that Ryde City becomes an accessible community to all people regardless of their abilities / disabilities.

- To raise the profile of disability needs and access issues within Council, the local community and appropriate authorities and to recommend appropriate action in response to access needs as they are identified
- To ensure that developers comply with the Commonwealth Disability (Access to Premises – Buildings) Standards (the Premises Standards), the provisions of the Building Code of Australia (BCA), the Australian Standard 1428 in respect of the provision of access and facilities for people with disabilities.
- To encourage designers / developers to consider the needs of people with disabilities and provide for greater than minimum requirements for access.
- To ensure that Council complies with the requirements as outlined in these objectives in respect of all buildings erected by Council. That Council further set an example by ensuring that all buildings, structures and recreation areas which Council erects have access and other facilities for people with disabilities.
- To affirm that no person who lives in or works in, or visits the City shall be denied access to any Council provided facility or service on the grounds of personal disability
- To adopt principles which facilitate the employment of people with disabilities, and to note this policy in employment advertisements
- To give priority to the provision of ongoing education to Council employees about the needs and requirements of people with disabilities

- To plan in Council's forward estimates for a progressive works programme designed to achieve a barrier free environment in the City of Ryde
- To develop and maintain a community information and education campaign about the requirements of people with disabilities and the advantages of access for the whole community

The Disability (Access to Premises – Buildings) Standards 2010

The Disability (Access to Premises- Buildings) Standards 2010 (the Premises Standards/Access Code) commenced on 1 May 2011. Any application for a building approval for a new building or upgrade of an existing building on or after that date will trigger the application of the Premises Standards/Access Code.

The Premises Standards harmonise the requirements of the NCC and the DDA in relation to access to buildings through incorporation of the Access Code into the NCC. The Access Code forms *Schedule 1* of the Premises Standards and contains its technical requirements. The Premises Standards provide greater access to buildings for people with a disability and provide certainty to the building industry by establishing building standards, which comply with the intent of the DDA.

National Construction Code (NCC)

The National Construction Code, (NCC) in conjunction with the DDA, applies to new buildings and buildings undergoing significant refurbishment or alteration. Sections of the NCC require compliance with a range of access provisions. The NCC outlines a variety of building classifications and the requirements for access to buildings within each classification.

Executive Summary

Workspaces and Customer Areas

In accordance with the Access Code of the NCC, all areas within a Class 5/7b building, which the occupants of the building would normally use, are required to be accessible to a person with a disability, except for areas requiring safety provisions.

The industrial scale of operations located in the Class 7b areas of the building are recommended to be exempted under the NCC Part D4D5 (a) and (b) for reasons that access would be inappropriate because of the particular purpose for which the area is used and could pose a health and safety risk for people with a disability. Typical areas applicable to the NCC D4D5 exemption would include the following:

The Data Centre development (D4D5 Proposed Exemptions)

- Loading bay area;
- On-Site substation building;
- Electrical rooms and plant rooms;
- Mechanical plant Areas and storage rooms;
- Data halls (access within the space);
- Fire sprinkler valve & Hydraulic pump room;
- Cleaner's room;
- Security control room
- Roof and associated Plant Areas;
- Red Zone Areas;
- Mezzanine plenum areas and walkways;
- MV Switchroom;
- Equipment Storage rooms;
- Water tank area;
- Generator yard;
- Sprinkler control room;
- Cold water pump room area;
- Fuel pump room;
- Catcher room;
- battery storage rooms; and
- Humidifier room.

Security

The level of security is high in data centres due to the requirement for security of private information. Accordingly, a series of security monitoring levels occurs from the site entry through multi-levels incorporating car traps, challenge points, man traps, video surveillance and alarm systems, and escorted supervision.

The plant rooms are similarly secured as they contain highly technical systems and equipment all programmed to support and protect the whole complex and the data halls, which consists of the following:

- Operational and standby power generators;
- uninterruptable power storage racks;
- fire sprinkler systems;
- evaporation water-cooling systems;
- refrigerant gas cooling systems;
- supply and extract ventilation systems;
- electric transformer rooms; and
- electric sub distribution switchgear rooms and various other essential services.

To summarise, these areas would be subject to health and safety risks and security restrictions, in place, which would impose barriers that would restrict a person with physical or mobility impairment from a suitable path of travel to these areas of Class 7b of the building, which are proposed to be exempt under D4D5(c).

In the event of a visitor using the facility, whom of which may have a disability, the person would be guided through the Class 7b area of the building as part of a staff management plan by approved personnel. Accordingly, the personnel would require authorised access, which would justify the staff management plan.

D4D5 -Exemptions

The NCC Part D4D5 Exception (a)(b) &(c) states the following:

The following areas are not required to be accessible:

- (a) an area where access would be inappropriate because of the particular purpose for which the area is used.
- (b) an area that would pose a health or safety risk for people with a disability.
- (c) any path of travel providing access only to an area exempted by (a) and (b)

Man Trap Portal or alternative accessible entry point.

A Man Trap Portal or alternative accessible entry point at the security location between the entrance lobby and the building front of house (FOH) secure areas must meet the intent of the Disability Discrimination Act 1992.

In accordance with AS1428.1:2009 Clause 6.1 revolving doors or turnstiles are not a continuous accessible path of travel.

Where Man Trap Portals are provided at least one small room/vestibule designed to trap those who would enter a secure area of the facility should be accessible for a person with a disability. Accordingly, the Man Trap Portal should also allow for an individual to access and exit in the instance of an emergency to the non-secure area, or to use the designated ground floor unisex accessible toilet when provided in the entrance lobby area.

A Man Trap Portal accessible entry point where provided must comply in accordance with AS1428.1:2009 and must be provided with sufficient size of at least a clear 850mm, (1000mm preferred clear width through the entry) and 1300mm length (1450mm preferred), which is the footprint of the 90 percentile of wheelchair users in accordance with AS 1428.1:2009. Refer to Figure 1 below.

A Threshold Ramp must be provided at the Man trap Portal, if a threshold exists at the Man trap Portal that exceeds 3mm in height or 5mm with a bevelled edge. Accordingly, the threshold Ramp to comply in accordance AS1428.1:2009 must not exceed a height of 35mm or exceed a length of 280mm or exceed a gradient of 1:8 and be located within 20mm of the door to which it serves.

The Data Centre project at 6-8 Julius Ave, North Ryde is provided with an alternative Man Trap accessible entry point to the Man Trap Portal.

Door circulation in accordance with AS1428.1:2009 Clause 13.3 figure 31 is provided to the Man Trap. It is also be provided with a clear 2070 x 1540 mm turning space at the entry point door to enable a wheelchair user to complete a 180° turn if required.

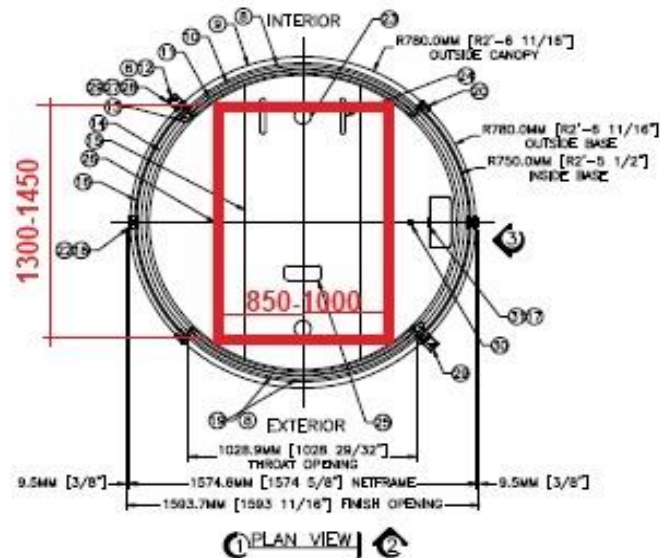


Figure 1 showing Man trap portal.

Access from the site boundary and accessible carparking spaces.

A continuous accessible path of travel must be provided from the site boundary at Julius Ave to the Front of House (FOH) principal entrance of the Data Centre building and from accessible carparking spaces at the development to the FOH principal entrances to comply with the NCC Part D4D3.

Therefore, indicate the pathway width to the accessible path of travel from the site boundary to the FOH principal entrances and from the accessible carparking spaces to the FOH principal entrances. Allow for a minimum space of 2070mm x 1540mm for turning spaces every 20m along the pathway and passing spaces a minimum 2000mm x 1800mm every 20m where a direct line of sight is not available to comply in accordance with NCC Part D4D4.

In accordance with the NCC Part D4D2 all doors, such as swing doors and gates on the accessible path of travel from the site boundary and from the accessible carparking spaces must have clearance space available to the latch side (WL dimension) and hinge side (WH dimension) in accordance with AS 1428.1-2009 Clause 13.3. Kerb ramps on the accessible path of travel must comply with AS 1428.1-2009 Clause 7.

Access and Egress

Consideration regarding egress provisions must be considered in accordance with the NCC, including travel distances and number of required exits in accordance with the Premises Standards Performance Requirements D1P4 and D1P6.

Access Report by:

John Bedwell of Obvius Access

Accredited Access Consultant with the Association of Consultants in Access Australia (**ACAA**) **Number 382**, Member Registered Assessor **Number 20258**
Livable Housing Australia, Accredited SDA Assessor number **SDA00042**

Access Report – SSDA.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
1.1	Continuous Accessible Path of Travel.	Access to the building from the allotment boundary and from the accessible car parking.	A continuous accessible path of travel to the building needs to be available for pedestrians at the principal entrance. Should a continuous accessible path of travel be unavailable this may prevent the premises from being safely negotiated by people with disabilities, parents with prams or older people.	A continuous accessible path of travel must be provided from the site boundary entrance at Julius Ave to the building front of house (FOH) principal entrance. Also, a continuous accessible path of travel must be provided from a designated accessible car parking spaces on the allotment in accordance with National Construction Code (NCC) D4D3(1).	Yes
1.2	Continuous Accessible Path of Travel.	Access to the building from the allotment boundary.	Any creation of an impediment, which does not provide a continuous access path of travel, may prevent the premises from being safely negotiated by people with disabilities.	In accordance with the NCC Part D4D4(c) (ii) (B) provide a minimum space of 2070mm x 1540mm for turning spaces every 20m along the pathway leading from the site boundary entrance at Julius Ave to the FOH principal entrance. The turning space	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				must be provided on a gradient no steeper than 1:40 Passing spaces a minimum 2000mm x 1800mm must also be provided every 20mm where a direct line of sight is not available. Passing spaces must also be provided on a gradient no steeper than 1:40. The passing space and turning pace can combine and be used as both passing/turning space every 20m.	Yes.
1.3	Continuous Accessible Path of Travel.	Floor and Ground Surfaces.	Safety must be ensured using slip resistant surfaces with a smooth transition of 0mm to prevent slippage, trips, stumbles or falls.	Floor and ground surfaces must comply with AS 1428.1:2009 Clause 7 .1, 7.2, 7.3, 7.4 and 7.5.	Capable of Compliance. TBC at CC Stage.
1.4	Continuous Accessible Path of Travel.	The pathway to the principal entrance.	The pathway must allow enough circulation space for a person in an electric wheelchair or electric scooter.	In accordance with The Disability (Access to Premises – Buildings) Standards 2010 and the NCC an accessway	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				must be a minimum width of 1000mm.	
2.1	Principal Pedestrian Entrance.	Principal public pedestrian entrances shall include wide level step free access for use by all people in accordance with AS.1428.1:2009.	A continuous accessible path of travel to the building needs to be available for pedestrians at the principal entrance. Should a continuous accessible path of travel be unavailable this may prevent the premises from being safely negotiated by people with disabilities, parents with prams or older people.	In accordance with National Construction Code (NCC) D4D3(2). In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— (a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (b) in a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance,	Capable of Compliance. TBC at CC Stage.
2.2	Principal Pedestrian Entrance.	Principal public pedestrian entrances shall include wide level step free access	In accordance with Disability (Access – Buildings) Standards 2010	The FOH principal entrance must comply with the NCC Part D4D3(2).	TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
		for use by all people in accordance with AS.1428.1:2009.	Part 2.1 (1)(b) (iii) access which complies with AS 1428.1:2009 (as a minimum) must be provided to the principal entrance.	A clear opening width of 850mm must be provided to the active leaf of doors in accordance with the NCC Part D4D3(5). Provide Door controls, circulation requirements and the force of the door to all common areas are to comply with AS 1428.1:2009	
2.3	Principal Pedestrian Entrance.	Principal public pedestrian entrances shall include wide level step free access for use by all people in accordance with AS.1428.1:2009.	To meet compliance with this section the principal entrance must comply with AS 1428.1:2009. Accordingly, should the weight of the external door to the principal entrance be too heavy or the door controls difficult to operate this may create a barrier to people who use mobility devices, people who are ambulant or older people.	Automation to the FOH principal entrance would be best practice. If automation is provided to the FOH principal entrance, it should ideally be by means of a sliding door with motion sensor or electronic access control. Alternatively, should doors be power operated by manual controls for a sliding door they must comply with Clause AS 1428.1:2009 13.5.3 & 13.5.4. The door control	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				press to open button must be a minimum 25mm diameter, proud of the surface with minimum 30% luminance contrast against the surrounding surface, no closer than 500mm from an internal corner.	
2.4	Principal Pedestrian Entrance.	Principal public pedestrian entrances shall include wide level step free access for use by all people in accordance with AS.1428.1:2009.	Vision panels should be evident to doors to reduce the risk a door colliding on a person.	Swing doors provided to the principal entrance, entrance doors and lobby doors should have viewing panels to alert people approaching the door of the presence of another person on the other side. The minimum zone for glazed viewing panels should comply with AS 1428.1:2021 Clause 10.4 figure 36 (a).	Capable of Compliance. TBC at CC Stage.
2.5	Principal Pedestrian Entrance.	Principal public pedestrian entrance.	Frameless glazing and glazed doors that do not have a transom or chair rail must still be distinguished from an opening, where	Where glass walls or glass doors are evident, and no transom exists, a band of luminance contrast must be provided, which has 30% with	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			there is no handrail or transom provided to the glass.	the surface viewed against at 45 degrees, to prevent the glazing from being mistaken for an opening. The band of luminance contrast must be opaque and placed on both sides of the glazing in accordance with AS1428.1-(2009) Clause 6.6. The band of luminance contrast must be solid, 75mm wide and extend across the full width of the glazing with the lower bottom edge of the band between 900mm and 1000mm above the FFL.	
2.6	Principal Pedestrian Entrance.	Principal Pedestrian Entry.	Should insufficient circulation space exist for a user of a mobility device this could prevent independent access through the doorway in both directions.	Circulation space must be provided to the FOH principal entrance with clearance space available to the latch side (WL dimension) and hinge side (WH dimension) in accordance with AS 1428.1-2009 Clause 13.3.	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				If the door is automated for a frontal approach the 'WL' dimension would not be required.	
2.7	Principal Pedestrian Entrance.	Circulation requirements from walkways, corridors and doorways.	There must be a smooth transition, which does not exceed 3mm to prevent slippage, trips, stumbles or falls.	To comply the NCC Part D4D2 access must be provided to all areas that the occupants would normally use unless the area is exempted by D4D5 as outlined in the Executive Summary. A Threshold Ramp to comply with AS1428.1:2009 Clause 10.5 must be provided at the principal entrance, if a threshold exists that exceeds 3mm in height. Accordingly, the Threshold Ramp must not exceed a height of 35mm or exceed a length of 280mm or exceed a gradient of 1:8 and be located within 20mm of the door to which it serves.	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
3.1	Lighting External.	Lighting levels to the external path of travel to the building.	A continuous accessible path of travel should have enough illumination levels to ensure safety for the staff, visitors, and people with vision impairment, some of whom require enhanced levels of illumination.	As a minimum requirement external lighting must comply with AS 1158.3.1 (2020). Internal lighting must comply with AS 1680.0 :(2009). To ensure safety and to meet best practice the illumination of external ramps, landing and stairs should be a minimum of 100 lux.	Capable of Compliance TBC at CC Stage.
3.2	Lighting Internal.	Lighting to internal spaces.	Artificial and natural lighting must avoid pools of light, shadows and glare. Accordingly, strong beams of light and shadow should be minimised.	Both natural and artificial lighting must provide enough illumination of interior surfaces and enough luminance of surfaces. Accordingly, a balance of artificial and natural daylight will assist a person with vision impairment. The following lighting levels should be achieved in accordance with AS 1428.2:1992.	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				Signage – 200lx Recreation and Visitable Spaces – 150lx Accessways – 150lx Toilets – 200lx	
4.1	Wayfinding signage.	Wayfinding signage indicating the location of the accessible building entrance.	The accessible entrance to the building needs to be clearly defined.	Wayfinding signage should identify the location of the accessible path of travel where the accessible path of travel is not readily apparent from the direction of approach. Provide wayfinding signage from the site boundary entrance at Julius Ave to the building FOH principal entrance and to building amenities.	Capable of Compliance. TBC at CC Stage.
5.1	Accessible Car parking.	NCC D4D6 (2)(b) states that for a Class 5/7b building, 1 for every 100 car parking spaces or part thereof must be a	The location of the designated accessible spaces must be located close to the entrance. A car parking space should be	Two accessible carparking spaces are provided at the basement level carpark to comply with the requirement of the NCC D4D6 (2)(b).	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
		designated accessible space for a person with a disability.	designated and accessible for a person with a disability.	Designated accessible car parking spaces must be provided in accordance with AS.2890.6:2009 Clause 2.2.1. A continuous accessible path of travel is required from the accessible car parking spaces on the allotment to the principal entrance of the building in accordance with National Construction Code (NCC) Part D4D3(1)(c).	Capable of Compliance. TBC at CC Stage. Yes
5.2	Accessible Car parking.	Accessible parking spaces for people with disabilities.	A car parking space should be designated and accessible for a person with a disability.	An accessible car parking space must display the International Symbol of Access in accordance AS 1428.1:2009 Clause 8.2.1 and AS 2890.6:2009 Clause 3.1.	Capable of Compliance. TBC at CC Stage.
5.3	Accessible Car parking.	Accessible parking spaces for people with disabilities.	The car parking space must have enough space to be accessible.	Designated accessible car parking spaces must be provided in accordance with AS.2890.6:2009 Clause 2.2.1.	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
5.4	Accessible Car parking.	Gradient to car park.	If the gradient to the car park is too steep this could present a hazard for a person with a disability in which a mobility device could roll and reduce the stability of a person when transferring from the car into their wheelchair.	In accordance with AS 2890.6:2009 Clause 2.3, each parking space and associated walking and unloading areas must not exceed a gradient of 1:40 in any direction, for a concrete surface.	Capable of Compliance. TBC at CC Stage.
6.1	Walkways, Ramps and Landings.	The width of travel for walkways and ramps.	Accessible ramps and walkways must allow sufficient circulation space for a person in an electric wheelchair or electric scooter to maneuver	The minimum legal requirement under the Disability (Access – Buildings) Standards 2010 for a ramp or walkway on a continuous accessible path of travel in accordance with AS 1428.1:2009 a minimum clear width of 1000mm between handrails.	Capable of Compliance. TBC at CC Stage.
6.2	Walkways, Ramps and Landings.	Walkways along a path of travel should be at a maximum gradient of 1:20.	The ramps and walkways along a continuous access path of travel must provide a safe path of access. Steep slopes present a hazard to	If the pathway leading to the principal entrance is classed as a 'Walkway' (with a gradient of 1:20 to 1:33) an extended surface of a firm material must be provided at	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			wheelchair users and people with ambulant disabilities.	the same grade abutting the side of the walkway or provide a kerb 150mm high in accordance with AS 1428.1:2009 Figure 18, or Kerb and handrail in accordance with AS 1428.1:2009 Figure 29. Alternately a wall, fence, balustrade or similar barrier may be provided	
6.3	Walkways, Ramps and Landings.	Handrails to ramps (and walkways where necessary).	The handrails must provide sufficient protection and support for people who are ambulant or in mobility device by means of a handrail and kerb rail.	A pathway is classified a ramp when it is steeper than 1:20 and accordingly handrails and kerb rails must be provided to comply in accordance with AS 1428.1:2009 Clause 12 and 1428.1:2009 Figure 19 and 29. The handrails must have a profile that complies with AS 1428.1:2009 Figure 29. The clear width between ramp handrails must be minimum 1000mm to comply	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				with D2D8 of the National Construction Code and AS1428.1 2009. The heights of the handrail must be between 865-1000mm. The top and bottom of the ramp must have a 300mm horizontal extension. The handrails must terminate with a downturn at the handles of 180° at the beginning and end of the ramp. Alternatively, the handrail can be returned fully to end post or wall face.	
6.4	Walkways, Ramps and Landings.	Requirements for landings associated with ramps and walkways.	The walkways and ramps must have landings to the top, bottom and at intermediate levels to provide resting platforms and circulation at doorways in accordance with AS 1428.1:2009 Clause 10.1.	The walkways and ramps must comply with AS 1428.1:2009 Clause 10.1. The landing/resting space must be located in accordance with AS 1428.1:2009 Clause 10.1. Accordingly, landings are required at all changes of direction at the top and	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				bottom of all walkways and ramps, and at pre-determined intervals according to walkway and ramp gradients. For 1:20 walkways a landing must be provided at intervals no greater than 15m. For 1:14 ramps a landing must be provided at intervals no greater than 9m The landings must have a gradient no steeper than 1:40.	
6.5	Walkways, Ramps and Landings.	Accessible ramps and walkways for people with disabilities.	Accessible ramps and walkways must allow enough circulation space for a person in an electric wheelchair or electric scooter.	In accordance with AS1428.1:2009 clause 6.5.1. Provide a turning space a minimum 1500 x 1500mm clear of handrails at turns from 60° to 90°. Or provide a permitted splay in accordance with AS1428.1-2009 Clause 6.5 figure 4.	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
6.6	Walkways, Ramps and Landings.	Accessible ramps and walkways for people with disabilities.	Accessible ramps and walkways must allow enough circulation space for a person in an electric scooter.	In accordance with AS1428.1:2009 Clause 10.4(d) curved walkways at the development leading to the FOH principal entrance must be provided with a minimum width of 1500mm.	Capable of Compliance. TBC at CC Stage.
6.7	Walkways, Ramps and Landings.	Kerb ramps in accordance with AS.1428.1:2009 Clause 10.7.	Kerb ramps should provide a smooth transition from the pathway to the roadway or car space for users of mobility devices. In addition, compliant Kerb Ramps also provide a tactile cue for people with vision impairment with sharp splayed sides to aid navigation when approaching a roadway. A gradient steeper than a 1:8 provides difficulties for wheelchair users.	Kerb ramps must be provided to comply accordance with AS 1428.1:2009 Clause 10.7. Install Kerb Ramps with compliant side profile splayed to 45° in accordance with AS:1428.1.2009 Clause.10.7.2. Warning TGSI's are only to be provided to kerb ramps when required in accordance with AS1428.1:2009 C3 Kerb Ramps.	Capable of Compliance. TBC at CC Stage.
7.1	Stairway.	All stairways serving a change in level.	Stairways must provide access for staff, visitors such as older people, and people	All stairs, except for those within the Class 7b component of the building	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			who are ambulant, avoiding any trips and falls.	exempted by NCC D4D5 and fire isolated stairs within the Class 5 building (where provided) must comply with AS 1428.1:2009 Clause 11. and 12. The construction criteria for all stairs, i.e. for Class 7b and Class 5 stairs must have 'Goings', Risers' and tread profiles that comply with the National Construction Code D3D14 as a minimum. Stair must also comply with NCC D3D17 to D3D21 Barriers to prevent falls. The risers of stairs treads that are required to comply with AS 1428.1:2009, must be solid and opaque in accordance with AS 1428.1:2009 Clause 11.1(c) and must not be open risers.	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				The Class 5 component of the building would require closed risers to avoid trapping of walking aids and glare of light passing through the stairs. This is for reasons that occupants of the office areas could have a disability.	
7.2	Stairway.	All stairways serving a change in level.	Luminance contrast is required to all stair nosing so that they are clearly defined.	Bands of luminance contrast on stair nosing must be provided in accordance with AS.1428.1:2009 Clause 11.1 and AS1428.1:2009 Figure 27 with a band of luminance contrast of 50-75mm wide. All stair surfaces such as nosing contrast, treads and landings must have slip resistance in accordance with the Table D3D15 and AS 4586:2013.	Capable of Compliance. TBC at CC stage.
7.3	Stairway.	Warning Tactile Ground Surface	Where used, TGSIs must have a minimum 30% luminance contrast with the	All stairs, except for those within the Class 7b component of the building	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
		Indicators (TGSIs) to Stairways.	surrounding surface (for integrated units) or 45% (for discrete units) or 60% (for composite units). This is to enable people with vision impairment to identify the location of TGSIs in accordance with AS: 1428.4.1 2009 Clause 2.2.	exempted by NCC D4D5 and fire isolated stairs within the Class 5 building (where provided), must contain Warning TGSIs to the top and bottom of the stairway seTBCck 300mm 10+/- from the hazard. The Warning Tactile Ground Surface Indicators TGSIs must contrast with the surrounding surface by a factor of 30% if integrated units or 45% if discrete units or 60% if composite units are used. The profile of all Warning TGSIs must comply with AS 1428.4.1:2009 Fig 2.1.	
7.4	Stairway.	All stairways serving a change in level.	Handrails must be provided to all stairways to ensure stability for people who are ambulant, who have a mobility impairment or vision impairment. The handrail profile must ensure	Handrails must be provided on both sides of common and non-fire isolated stairways in accordance with AS1428.1-2009.	Capable of Compliance. TBC at CC stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			a continuous passage of the hand along the handrail with no obstruction within a 270° arc of the handrail.	The stairway clear width between handrails must be a minimum 1000mm to comply with D2D8 of the National Construction Code and AS1428.1:2009.	
7.5	Stairway.	Profile of handrails to all stairways.	Handrails must be provided to all stairways to ensure stability for people who are ambulant, who have a mobility impairment or vision impairment. The handrail profile must ensure a continuous passage of the hand along the handrail with no obstruction within a 270° arc of the handrail.	Handrails must comply with AS1428.1-2009.Clause 11 & 12 and Fig 29 (a) and (b). The heights of the handrail must be between 865-1000mm. All stair handrails, except for those within the Class 7b component of the building exempted by NCC D4D5 The stairs must be provided with horizontal handrail extensions of at least 300mm. At the bottom of the stairs the handrail must extend one tread depth parallel to the line of the stair nosing plus a	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				minimum 300mm extension horizontally past the nosing of the last riser. At the top of the stairs, the handrail must have a minimum 300mm horizontal extension past the top riser as shown in AS1428.1:2009 Figure 26 (B). The handrails must terminate with a downturn at the handles of 180° at the beginning and end of the stairs. Alternatively, the handrail can be returned to the ground, or fully to end post or wall face.	
8.1	Lifts.	Passengers lift serving a change of level.	The passenger lift must meet the requirements of the NCC part E3D7, E3D8, E3D5 and E3D3.	The passenger lifts must comply with the <i>NCC part E3D7 Passenger lift types and their limitations</i> and <i>NCC part E3D8 Accessible features required for passenger lifts</i> .	Capable of Compliance. TBC at CC stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				Accordingly, the lift must comply with the following: - When the lift travels greater than 12m at least one Internal lift car size must be a minimum 1400mm x 2000mm (between linings) to accommodate a 600 mm wide x 2000 mm long x 1400 mm stretcher in accordance with NCC E3D3. (if the lift travels less than 12m) Internal lift car size of 1100mm x 1400mm as a minimum (between linings) 1400mm x 1600 is preferred as best practice. A clear opening of the doors must comply with AS 1735:12:1999 with a	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				clear opening of at least 900mm. • Passenger protection system complying with AS 1735.12, (if the lift is to be provided with a power operated door). • Lift car and landing control buttons complying with AS 1735.12:1999. • Lighting in accordance with AS 1735.12:1999. • Handrail complying with the provisions of AS 1735.12:1999. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
8.2	Lifts.	Passenger lifts serving a change of level.	A passenger lift must provide independent access by ensuring a person can operate the lift controls.	The passenger lifts must comply with the <i>NCC part E3D7 Passenger lift types and their limitations</i> and <i>NCC part E3D8 Accessible features required for passenger lifts</i> as a minimum, which states the following: <i>In an accessible building, every passenger lift must:</i> <i>(c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.</i> The constant pressure controls can be a barrier for people with a disability for reasons that they disadvantage people such as older people or people with impaired motor skills, or other hand impairment. Consequently, these	Capable of Compliance. TBC at CC stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				impairments may prevent a person from sustaining pressure on the controls during the journey. Therefore, automated controls that comply with AS 1735.12 and NCC part E3D7 and E3D8 are necessary, requiring only single activation with a reduced force of 2-5 Newton or if tactile symbols are located on the buttons a force of 3.5-5 Newton. The lifts must comply with all requirements of the NCC as applicable under Part E3.	
8.3	Lifts.	Passengers lift serving a change of level.	The requirement for egress for a person with a disability must form part of the design above the ground floor in order to minimise the risk of complaint under the DDA and to make the building lawful under that Act.	It should be noted that under the NCC 2022 Performance Requirements D1P7 a passenger lift can be used for emergency evacuations as part of a Performance Solution under the NCC.	Capable of Compliance. TBC at CC stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				Refer to Item 19.1 in this report for further advice on Emergency Evacuation plans.	
9.1	Warning Tactile Ground Surface Indicators (TGSIs).	Application of Warning TGSIs to distinguish the path of travel from the hazard.	A hazard could exist for a person with vision impairment at intersections where an accessway and vehicular way are at the same grade.	Where there is a hazard at an intersection such as when a pedestrian accessway and vehicular way are at the same grade, provide warning TGSIs set back 300mm +/- 10mm from the vehicular accessway in accordance with Fig C12 AS 1428.4.1:2009 and Clause 2.5.	Capable of Compliance. TBC at CC stage.
10.1	Doorways.	Circulation space required to access and egress doorways.	Enough circulation space must exist for a user of a mobility device to ensure independent access through doorways in both directions. Accordingly latch side and hinge side clearance is required to operate the door and is defined as 'WL' values and 'WH' values under AS 1428.1:2009.	In accordance with the NCC Part D4D2 all doors, such as swing doors and sliding doorways must have clearance space available to the latch side (WL dimension) and hinge side (WH dimension) in accordance with AS 1428.1-2009 Clause 13.3. This is except for the NCC D4D5 areas as identified in accordance with the	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				Executive Summary. However, in accordance with best practice all doorways should be provided to comply with AS 1428.1-2009 Clause 13.3.	
10.2	Doorways.	Luminance contrast to all doorways, both external and internal.	A person with vision impairment may not be able to distinguish the doorway from surrounding surfaces.	All doorways must have luminance contrast of 30% with a minimum width of 50mm provided to the doorway and the architrave and adjacent wall in accordance with AS.1428.1:2009 Clause 13.1.	Capable of Compliance. TBC at CC stage.
10.3	Doorways.	Door controls forming part of a continuous accessible path of travel.	A door may be unable to be opened or locked by a person with limited dexterity or a person who cannot grasp or twist their wrist.	All doors must have 'D' handles for people with a hand impairment or limited dexterity to comply with AS 1428.1:2009	Capable of Compliance. TBC at CC stage.
10.4	Doorways.	Door controls forming part of continuous accessible path of travel.	A door may be unable to be opened should the door be heavy or contain a door closer.	All doors must not exceed a required force at the door handle of 20N in accordance with AS 1428.1:2009 Clause 13.5.	Capable of Compliance. TBC at CC stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
10.5	Doorways.	The clear opening width of the doorway to the principal entrance and the remaining internal doorways.	Insufficient clearance dimensions for wheelchair users.	To comply with Premises NCC D4D3 all doors, which the occupants of the building normally use, must have a clear opening width of at least 850mm. Where a doorway has multiple door leaves one of those leaves must have a clear opening width of not less than 850mm.	Capable of Compliance. TBC at CC stage.
10.6	Doorways.	Vision panels to doors.	Entrance doors and airlock doors to toilets should contain viewing panels to alert people approaching of the presence of another person on the other side.	Viewing Panels for passive supervision are recommended. Accordingly, lobby doors and airlocks should have viewing panels. The minimum zone for glazed viewing panels should comply with AS 1428.1:2021 Clause 10.4 figure 36 (a) and are considered essential for safety.	Capable of Compliance. TBC at CC stage.
10.7	Doorways.	The space within the Man Trap Portal.	A Man Trap Portal or alternative accessible entry point at the location	The Man Trap Portal/security vestibule or alternative accessible entry point to	Yes An alternative accessible

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			between the entrance lobby and customer lounge must meet the intent of the Disability Discrimination Act 1992	comply in accordance with AS1428.1:2009 should be built of sufficient size of at least a clear 850mm width through the entry and comply with the occupied footprint of the 90 percentile of wheelchair users in accordance with AS 1428.1:2009. Refer to executive summary.	entry point is provided.
11.1	Internal Walkways and Corridors.	The internal floor finishes applied to the interior.	All wet areas should be slip resistant. If a carpet is provided to the dry areas the thickness of the pile of carpet and the use of spongy underlay can present a problem for wheelchair users.	All surfaces such as wet areas and external areas must comply with AS 4586:2013 to ensure slip resistance. Should carpet be used, the pile thickness must not exceed 11mm and the backing, underlay should not exceed 4mm, with a combined thickness not exceeding 15mm in accordance with the Premises Standards/Access Code	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				Section and NCC D3.3 (g) and (h).	
11.2	Internal Walkways and Corridors	Circulation space to common areas & room entrances.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to internal spaces.	In accordance with AS.1428.1 Clause 6.5.3 a clear circulation space of 2070mm length x 1540mm width must be provided outside the lift to allow for a 90 -180°turn for a person in a wheelchair.	Yes.
11.3	Internal Walkways and Corridors.	Circulation space to common areas & room entrances.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to internal spaces.	In accordance with the NCC Part D4D4(c) (ii) (A) provide a minimum space of 2070mm in the path of travel and 1540mm width at the end of a communal corridor within 2m of the end of the corridor. A space of 2070mm x 1540mm must be relatively flat with a gradient no steeper than 1:40 and provided at the end of a corridor to enable a person in a mobility device to manoeuvre 180°.	Yes, provided at FOH internal corridors.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
11.4	Internal Walkways and Corridors.	Circulation space to common areas & room entrances.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to internal spaces.	In accordance with the NCC Part D4D4(c) (ii) (B) provide a minimum space of 2070mm in the path of travel and 1540mm width at intervals of a maximum of every 20m along a corridor. A space of 2070mm x 1540mm must be relatively flat with a gradient no steeper than 1:40 and provided at intervals to enable a person in a mobility device to manoeuvre 180° as mentioned above.	Yes, provided at FOH internal corridors
11.5	Internal Walkways and Corridors.	Circulation space to common areas & room entrances.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to internal spaces.	In accordance with Australian Standard AS 1428.1:2009 Clause 10.1 (c) level landings must be provided outside doorways to entrances.	Capable of Compliance. TBC at CC stage.
12.1	Hearing Augmentation.	Hearing augmentation installed in building, an auditorium,	Hearing augmentation is important for people with a hearing impairment in order to receive information and	In accordance with the NCC Part D4D8 Hearing Augmentation System must be provided where an inbuilt	Capable of Compliance. TBC at CC stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
		conference room or meeting room.	participate in a range of activities.	amplification system, other than one used only for emergency warning is installed. A hearing augmentation system must comply with the following: (a) an induction loop, must be provided to not less than 80% of the <i>floor area</i> of the room or space served by the inbuilt amplification system; or (b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the <i>floor area</i> of the room or space served by the inbuilt amplification system, and the number of	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				receivers provided must be not less than: Provide a sound amplification system with either an induction loop or receiver augmentation system in any Meeting Rooms, when there is seating capacity for five or more participants.	
12.2	Hearing Augmentation.	Hearing augmentation installed in building, an auditorium, conference room or meeting room.	Hearing augmentation is important for people with a hearing impairment in order to receive information and participate in a range of activities.	In accordance with the NCC Part D4D7 (1)(a)(i) and AS1428.1:2009 Clause 8 provide signage in Braille and tactile with the International Symbol of deafness within the Halls and outside the meeting rooms. (i) the type of hearing augmentation; and (ii) the area covered within the room; and	Capable of Compliance. TBC at CC stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				(iii) if receivers are being used and where the receivers can be obtained	
12.3	Hearing Augmentation	In accordance the NCC Part D4D8 hearing augmentation should be provided where an in-built amplification system is provided at any reception desk where the public is screened from the service provider.	Hearing Augmentation will be particularly important given that the background noise of the building services. Hearing Augmentation is recommended if the reception desk is screened from the public.	If the reception desk is screened, it should be provided with Hearing Augmentation such as an assistive listening system such an Audio Frequency Induction Loop, infrared, or radio transmission in accordance with standard for Hearing Augmentation AS 1428.5:2010 Clause 3.1. Enough lighting of 150 lux should also be provided to the reception desk to provide enough illumination of the receptionist face for lip reading, which would benefit people with hearing Impairment.	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				The International symbol for Deafness should also be displayed to the reception desk in accordance with AS 1428.5:2010 Clause 5.1.	
13.1	Sanitary Facilities - Accessible WC.	Where two or more accessible unisex toilets are provided in a building, the number of left- and right-hand mirror image facilities must be provided as evenly as possible.	Should there be no availability of alternate unisex accessible sanitary facilities, with a combination of left and right grabrail combinations, this may present a barrier to a person who is hemiplegic and transfers to the WC pan from one side.	In accordance with the NCC Part F4D5 (g) where two or more of each type of accessible unisex facility are provided, the number of left and right-handed transfer facilities must be provided as evenly as possible.	Yes.
13.2	Sanitary Facilities - Accessible WC.	The layout to the Accessible compartment.	Insufficient internal circulation space.	The accessible toilet must be designed to comply with AS1428.1-2009 Fig 43 as a minimum, allowing extra space for the incorporation of a washbasin, which should not encroach on the required circulation space of 2300mm x 1900mm by a distance greater than 100mm.	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				Provide the unisex accessible toilets (without a shower) with a minimum 1900mm width x 2630mm length (allow extra for construction tolerance say 1950mm width x 2680mm length) to comply with AS1428.1:2009 clause 15. Where a shower is provided inside the sanitary facility, provide the WC Pan 1900 mm circulation space width clear of the shower seat. The required circulation space of the accessible WC layout must be clear of wall finishes and wall skirting etc. Fixtures and Fittings provided in the sanitary facility must comply with AS1428.1:2009 clause 15.	
13.3.	Sanitary Facilities - Accessible WC.	The doorway to the Accessible WC.	Should there be insufficient circulation space at the doorway this may prevent a	The required circulation space must comply with AS 1428.1:2009 Clause 13.3	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			user of a large mobility device such as an electric wheelchair from being able to access the Accessible WC.	<i>Circulation spaces at doorways on a continuous path of travel</i> and the corresponding Fig 31 and 32. Accordingly, enough circulation must be provided to the 'latch side' (WL dimension) and 'hinge side' (WH dimension) of the door as well as providing enough length for circulation.	
13.4	Sanitary Facilities - Accessible WC.	Luminance contrast to the doorway.	A person with vision impairment may not be able to distinguish the Accessible WC door from the surrounding surfaces.	All doorways, architraves and adjacent walls must have luminance contrast of 30% provide in accordance with AS1428.1:2009 Clause 13.1.	Capable of Compliance. TBC at CC stage.
13.5	Sanitary Facilities - Accessible WC.	The washbasin and tap fittings to the Accessible WC.	The washbasin must be provided within the accessible WC and contain clearance to the underside for the footplate and knees of a wheelchair user. Water taps must be lever handles and accessible for people	The washbasin must comply with AS 1428.1:2009 Clause 15.3 and Fig 46 and sufficient circulation.	Capable of Compliance. TBC at CC Stage. Yes, for washbasin circulation space.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			with limited dexterity and reachable by a person in a wheelchair.		
13.6	Sanitary Facilities - Accessible WC.	General Purpose outlets (GPOs) provided inside the accessible sanitary Facility	GPOs must be within the zone of reach of persons seated in a wheelchair	GPOs in the accessible sanitary facility must be located at a height between 600mm- 1100mm above FFL and not less than 500mm from an internal corner.	Capable of Compliance. TBC at CC stage.
14.1	Sanitary Facilities General.	The number of toilets and showers must comply with the National Construction Code Part F4D3 and F4D4.	The number of WC pans and urinals must meet the NCC table F4D4.	The number of sanitary facilities must be provided in accordance with the requirements of the NCC table F4D4(a) and (b)	Capable of Compliance. TBC at CC stage.
15.1	Sanitary Facilities- Showers	In accordance with the NCC F4D5 Toilets/Showers and amenities must comply with F4D6, F4D7 and AS1428.1:2009 Clause 15 & 16. The number of toilets and showers must	Showers where required in accordance with NCC must be provided with accessible showers in accordance with the minimum requirements of table NCC F4D7.	In class 5, 6, 7, 8 and 9 buildings, accessible showers are only required where the NCC F4D4 requires showers to be provided in the first place. Providing Showers in a class 5 or class 7b building is not a requirement under NCC F4D4	Capable of Compliance. TBC at CC stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
		comply with the National Construction Code Part F4D3 and F4D4.		When showers are provided as per end of trip facility requirements, unisex accessible showers must be provided to comply in accordance with AS1428.1:2009 clause 15.5.	
16.1	Sanitary Facilities - Ambulant Facilities.	A sanitary compartment suitable for a person with an ambulant disability. Circulation Space.	If vestibules or airlocks are provided as part of the path of travel to amenities containing facilities for a person with an Ambulant disability, there must be a 900mm x 900mm clearance space between door swings in the airlock.	In addition to unisex accessible sanitary facilities there would be a requirement to provide ambulant sanitary compartments with circulation 900mm clear of swing doors in accordance with AS1428.1:2009 Clause 13.4 and Fig 34.	Yes.
16.2	Sanitary Facilities - Ambulant Facilities.	A sanitary compartment suitable for a person with an ambulant disability. Layout and fixtures.	Sanitary compartments in either the male or female banks or a unisex compartment, which can facilitate a person with an ambulant disability.	Ambulant sanitary compartments suitable for a person with an ambulant disability must be provided to comply with the NCC Part F4D5 (c) and AS.1428.1:2009 Clause 16.	Capable of Compliance. TBC at CC stage.
17.1	Signage.	Signage to Accessible Sanitary facilities.	Signage to indicate an Accessible WC must have	The accessible sanitary compartment for people with	Capable of Compliance.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			Braille and tactile characters, which are placed in an accessible position.	disabilities must be identified by the International Symbol of Access, characters and provided with luminance contrast as specified in AS.1428.1:2009 Clause 8.1 and 8.2 The signage to a unisex accessible sanitary facility should be applied to the latch side of the door a distance 50mm - 300mm. The requirements of Braille characters and position must comply with the Premises Standards Part D4 and NCC Specification 15-Braille and Tactile signs. The height from FFL of the braille and tactile text component of the signage is to be within the range band of 1250-1350mm.	TBC at CC Stage.
17.2	Signage.	A sanitary compartment	Signage to indicate an Ambulant WC must have	The signage to a compartment for a person	Capable of Compliance.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
		suitable for a person with an ambulant disability. Signage	Braille and tactile characters, which are placed in an accessible position.	with an ambulant disability must comply with AS.1428.1:2009 Clause 8.1 And be placed on the door itself. The requirements of Braille characters, luminance contrast and position must comply with the Premises Standards Part D4 and NCC Specification 15-Braille and Tactile signs.	TBC at CC stage.
17.3	Signage.	Signage to Fire Exits.	Signage to emergency exits must convey information for people with vision impairment.	Signage must be provided in both Braille and tactile characters complying with NCC Specification 15-Braille and Tactile signs to identify each door required by E4D5 to be a required exit. The signage should be provided to the latch side of the fire exit door. The height from FFL of the braille and tactile text component of the signage	Capable of Compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				must be within the range band of 1250-1350.	
18.1	Furniture and Fitments.	Circulation to tables, Canteen counters and worktops.	The height of the worktops should not present a barrier to a person who is a wheelchair user. This can restrict visitors and occupants of the building from independent access to facilities under Section 24 of the DDA.	In accordance with best practice to meet the intent of the DDA a section to the Canteen kitchen bench sink should be provided to comply with AS.1428.2 (1992). Clause 24, FIGURE 25. Provide the accessible section for a wheelchair user a minimum clear width of 800mm width and a height of 850mm +/- 20mm incorporating enough knee and footplate clearance of 640mm to 650mm to the underside beneath the bench top.	Capable of Compliance. TBC at CC stage.
18.2	Furniture and Fitments.	Layout of kitchen appliances, cooktops, and counters.	Insufficient internal circulation space for a person using a wheelchair to easily enter, move around and independently access sinks and other equipment.	In accordance with best practice to meet the intent of the DDA provide a space of at least 1550mm x 1550mm in front of kitchen appliances such as the sink and fridge.	Capable of Compliance. TBC at CC stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
19.1	Emergency Egress.	Emergency egress for people with disabilities.	Consideration must be given to egress for people who use wheelchairs or have mobility impairment.	An Emergency Evacuation Plan which includes people with disabilities in accordance with AS3745 – Planning for Emergencies should be considered as best practice. The requirements for egress for people with disabilities must be discussed with the relevant certifier such as a Building Certifier and the NSW Fire and Rescue Service.	Capable of Compliance. TBC at CC stage.
19.2	Emergency Egress.	Emergency egress for people with disabilities.	Emergency Egress clearance.	The doorways to each exit point must meet the minimum clear unobstructed width requirements in accordance with NCC Part D2D9. This would apply to any required exit.	Capable of Compliance. TBC at CC Stage.
19.3	Emergency Egress.	Emergency egress for people with disabilities.	Emergency Fire Doors.	To comply with the NCC D3D26 (a) all doorways serving a required exit serving an area not required to be accessible by NCC Part D4,	Capable of Compliance. TBC by Certifier.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				would require a single hand downward action on a single device, which is located between 900 mm and 1100mm from the floor.	
19.4	Emergency Egress.	Emergency egress for people with disabilities.	Emergency Thresholds.	To comply with the NCC D3D16, the threshold of a doorway serving a <u>required exit</u> must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf, unless it is provided with a threshold ramp or step ramp complying with AS 1428.1. The ramp must have slip resistance in accordance with the NCC Table D3D15 and AS 4586:2013.	Capable of Compliance. TBC at CC Stage.
19.5	Emergency Egress	Emergency egress general.	The travel distances in relation to the occupancy and class of the building must be considered in accordance with the Premises Standards	This performance requirement must be achieved, therefore confirmation from a Certifier must be provided regarding	Capable of Compliance. TBC by Certifier.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			Performance Requirements D1P4 and D1P6.	the travel distances to a required exit or exits.	

Note The objective of the reference **TBC at CC Stage** (to be confirmed at construction stage) as listed in the compliant and checked columns is to provide the assurance that the compliance requirements must be an essential part of the Design Development process and will be implemented prior to the construction stage submission.

Conclusion

This SSDA Access Report is an assessment to which I conclude that I am satisfied that the proposal can achieve compliance with the NCC 2022 Part D4, F4 & E3 and Disability (Access to Premises Buildings) Standards 2010 (Premises Standards) and pertaining standards. Accordingly, the elements in this Accessibility Report cover the Sears item No 4 -Built Form and Urban Design requirements relative to access for people with disabilities. Therefore, this proposed Data Centre project at 6-8 Julius Ave, North Ryde, NSW will meet the intent of the Disability Discrimination Act 1992(DDA) and NSW Anti-Discrimination Act (1977).

SSDA Access Report Prepared by:

John Bedwell



Obvius Access Director

ACAA Accredited Access Consultant No 382

15.05.2025



ACAA Accredited Member **382**- NDIS SDA Accredited Assessor No **SDA00042**- Changing Places Assessor Registration No **CP047**- LHA Design Guideline Assessor Registration No **20258**

Obvius Access | Office +1800 952 311 | M: 0414305303 | CG21, Garden House, 810 Elizabeth St, Waterloo, NSW, 2017 | W: accessconsultant.com.au | E: John.Bedwell@Obviusaccess.com

Disclaimer

Due care has been taken by Obvius Access in preparing this SSDA Access Report. The consultant believes the contents to be fair and accurate. Obvius Access does not accept responsibility or liability for the results of specification taken based on this information nor for any errors or omissions. The points raised are specific to the current status and may need to be evaluated further as the design develops.

Legal issues in the area of disability and anti-discrimination law are in a constant process of change. In addition, changes are occurring in relation to the Australian Standards relating to disability access. Due reference should be given to these and other relevant Standards.

From June 2015 the Disability (Access to Premises – Buildings) Standards is currently undergoing a review by the Department of Industry and Science, in conjunction with Attorney – General’s Department in preparation for a report for Ministerial consideration by the 1 May 2016. Therefore, due reference should be given to any potential amendments to the Premises Standards following this review.

© **This report is copyright of Obvius Access** and remains the intellectual property of Obvius Access until full settlement of professional fees has been received

