



ACCESS CAPABILITY REPORT

78 Lockwood Road Data Centre
Report No. ACR-25061-4 dated 23.03.2026

Prepared for:
STACK Infrastructure



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1. Executive Summary

This Access Capability Report has been prepared by STAC Consulting (NSW) Pty Ltd on behalf of STACK Infrastructure to accompany a State Significant Development Application (**SSDA**) for a proposed data centre development at 78 Lockwood Road, Erskine Park (the **site**).

This report contains a review of the proposed development, against the relevant access provisions of the National Construction Code 2022 Amendment 2 Volume One – Building Code of Australia (BCA) and the Disability (Access to Premises – Buildings) Standards 2010 (DAPS).

The site is located in the Penrith Local Government Area (**LGA**) and is approximately 40km west of the Sydney Central Business District (**CBD**), 20km west of the Parramatta CBD, and 10km north-east of the future Western Sydney International Airport.

The site is an irregular shaped 7.7-hectare lot bounded to the north by Lenore Drive and to the east by an E2 Environmental Conservation corridor that follows Ropes Creek. The site relies upon access from a cul-de-sac at the eastern end of Lockwood Road at the site's southern boundary. An aerial photograph is provided at **Figure 1**.

Figure 1 Aerial Photograph of Site



Source: Urbis GIS, 2025

The project comprises the construction of a data centre development including the following key components:

- Site preparation and bulk earthworks.
- Temporary construction access from Lenore Drive.
- Construction of a three-storey data centre development comprising two buildings, with a maximum height of 26.5 metres and a total gross floor area (**GFA**) of approximately 56,506m² including 32 technical data halls, office and administrative areas, and ancillary circulation space.



- At grade under-croft car parking (34 spaces) within the building footprint, plus an additional 44 onsite spaces, providing a total of 78 parking spaces including two accessible spaces.
- Separate generator gantry accommodating 188 backup generators.
- Landscaping and associated public domain works.
- Extension and augmentation of physical infrastructure and utilities as required, including an on-site 330 / 132 / 11kV switching substation and two above-ground water storage tanks integrated within the building footprints.
- Off-site works comprising the delivery of two 330kV transmission lines from the TransGrid Sydney West Substation site to the subject site, utilising existing road reserve along Lenore Drive.

It is understood the project is to be constructed over two stages as follows:

- **Stage 1** – Eastern data centre building, on-site substation, generator gantry, external plant and equipment, new Lockwood Road access, internal roads, car parking, and landscaping, External HV Cabling Route.
- **Stage 2** – Western data centre building, gantry expansion, external plant and equipment, additional car parking and landscaping.

The following Table identifies a summary of key issues that require further information and / or design amendments at CC application stage, and the Performance Solutions that have been identified as being required as part of the assessment. For detailed requirements associated with the proposed development, refer to Table 4.1 in Section 4 of this report.

Table 1.1

Issues Requiring Further Information and / or Design Amendments		
Item	DtS Clause	Description of Issue
1.	D4D2	The design and operation of the security gates from the Lobby to the circulation corridor on Upper Ground will require review to determine if they comply with AS1428.1-2021 or if a Performance Solution is required.
2.	D4D3	Details of the kerb ramps from the accessible parking spaces to the Lobby on Upper Ground to be provided demonstrating compliance with AS1428.1-2021.
3.	D4D4	• Details of the stairs and ramps to and within accessible areas to be provided demonstrating compliance with AS1428.1-2021. • 1500mm x 1500mm turning space is required at the 90° turns on the Level 3 balconies. • 1540mm x 2070mm turning space is required within 2m of the end of the corridor leading to the eastern amenities on Upper Ground, and within 2m of the ends (nearest to the fire stairs) of the Level 3 balconies. • 1800mm x 2800mm passing spaces required along the east-west portion of the Level 3 balconies within 20m of the fire stairs. • The circulation space to the RH accessible unisex WC on Upper Ground is required to comply with Figure 31 of AS1428.1-2021. • It appears an airlock may be proposed to the western Office on Upper Ground which must not obstruct the doorway circulation space per Figure 31 of AS1428.1-2021.
4.	D4D5	It is understood an exemption under the provisions of Clause D4D5 will be sought by STACK Infrastructure for the technical and back of house areas including but not limited to the Data Halls, Plant Rooms, Security Office and other ancillary spaces and secure areas, which will need to be in the form of a letter that specifies the exact parts of the building that are proposed to be exempt and the reasons why access for people with a disability is inappropriate.
5.	D4D6	Details of the accessible parking spaces and shared areas to be provided demonstrating compliance with AS2890.6-2009.



6.	D4D7	Details of the braille and tactile signage to be provided demonstrating compliance with Spec. 15.
7.	D4D8	Confirmation is required if an inbuilt amplification system is proposed to be installed in any of the Meeting Rooms or Screening area (where the public is screened from the service provider), in which case a hearing augmentation system will be required.
8.	D4D9	Details of TGSIs to be provided demonstrating compliance with AS1428.4.1-2009.
9.	D4D13	Details of visual indicators to be provided demonstrating compliance with AS1428.1-2021.
10.	Part E3	Details of accessible lifts to be provided confirming compliance with Clauses E3D7 & E3D8 and AS1735.12-1999.
11.	F4D5 & F4D6	- Separate Male and Female ambulant cubicles are required in the Lower Ground End of Trip Facilities and the banks of sanitary facilities on Level 3. - The accessible unisex WC on Level 3 of Stage 1 should be converted to a LH facility to ensure the number of LH & RH accessible unisex WCs is provided as evenly as possible at the completion of each Stage. - Details of the accessible and ambulant sanitary facilities to be provided demonstrating compliance with AS1428.1-2021.

Table 1.2

Issues Requiring Performance Solutions at CC Stage		
Item	DtS Clause / AS Ref.	Description of Issue
1.	D4D2 & D4D3	A Performance Solution is required to address the omission of an accessway from the allotment boundary to Upper Ground.

Report History		
Revision	Date	Status
0	30.07.2025	Draft for Client Review
1	08.08.2025	Issue for SSDA
2	20.08.2025	Issue for SSDA
3	11.03.2026	Issue for SSDA
4	23.03.2026	Issue for SSDA

Prepared By:

Tom Johnston
Director
Cert IV in Access Consulting
ACA Member No. 812

Reviewed By:

Aaron Redfern
Director
Building Surveyor – Unrestricted
NSW Fair Trading BDC2321



2. Response to SEARS

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (**SEARs**) dated 11 April 2025 issued for the SSDA (**SSD-82211208**). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

Table 2.1 SEARs Compliance

Item	Description of Requirement	Section Reference (this Report)
4. Built Form and Urban Design	Assess how the development complies with the relevant accessibility requirements.	Section 4



3. Introduction

3.1 Aim

The aim of this report is to carry out a review of the proposed development at the subject premises to:

- Identify any BCA / DAPS compliance issues (as related to access for people with a disability) that require resolution / attention or a Performance Solution.
- Provide appropriate recommendations to achieve an acceptable level of compliance with the accessibility provisions of the BCA, having regard to minimum legislative requirements and desired outcomes for the project.
- Confirm that the SSDA architectural documentation has been reviewed by an appropriately qualified Access Consultant to demonstrate that the accessibility provisions required under the BCA / DAPS have been met in the design or are capable of being met without significant impacts on the design.

3.2 Development

The project comprises the construction of a data centre development including the following key components:

- Site preparation and bulk earthworks.
- Temporary construction access from Lenore Drive.
- Construction of a three-storey data centre development comprising two buildings, with a maximum height of 26.5 metres and a total gross floor area (**GFA**) of approximately 56,506m² including 32 technical data halls, office and administrative areas, and ancillary circulation space.
- At grade under-croft car parking (34 spaces) within the building footprint, plus an additional 44 onsite spaces, providing a total of 78 parking spaces including two accessible spaces.
- Separate generator gantry accommodating 188 backup generators.
- Landscaping and associated public domain works.
- Extension and augmentation of physical infrastructure and utilities as required, including an on-site 330 / 132 / 11kV switching substation and two above-ground water storage tanks integrated within the building footprints.
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It is understood the project is to be constructed over two stages as follows:

- **Stage 1** – Eastern data centre building, on-site substation, generator gantry, external plant and equipment, new Lockwood Road access, internal roads, car parking, and landscaping, External HV Cabling Route.
- **Stage 2** – Western data centre building, gantry expansion, external plant and equipment, additional car parking and landscaping.

3.3 Reviewed Documents

- National Construction Code 2022 Amendment 2 Volume One – Building Code of Australia (BCA)
- AS1428.1-2021 – General requirements for access – New building work
- AS1428.4.1-2009 – Means to assist the orientation of people with vision impairment – Tactile ground surface indicators
- AS2890.6-2009 – Parking facilities – Off-street parking for people with disabilities
- Planning Secretary's Environmental Assessment Requirements, Application Number SSD-82211208 dated 11.04.2025
- Disability (Access to Premises – Buildings) Standards 2010 (DAPS)
- Architectural Plans prepared by Genton Architects:



Architectural Plans prepared by Genton Architects					
Drawing No.	Revision	Date	Drawing No.	Revision	Date
SSDA-DR-A000	B	16.03.2026	SSDA-DR-A205	B	16.03.2026
SSDA-DR-A001	B	16.03.2026	SSDA-DR-A206	B	16.03.2026
SSDA-DR-A002	B	16.03.2026	SSDA-DR-A300	B	16.03.2026
SSDA-DR-A003	B	16.03.2026	SSDA-DR-A301	B	16.03.2026
SSDA-DR-A005	B	16.03.2026	SSDA-DR-A302	B	16.03.2026
SSDA-DR-A006	B	16.03.2026	SSDA-DR-A303	B	16.03.2026
SSDA-DR-A007	B	16.03.2026	SSDA-DR-A304	B	16.03.2026
SSDA-DR-A100	B	16.03.2026	SSDA-DR-A400	B	16.03.2026
SSDA-DR-A101	B	16.03.2026	SSDA-DR-A401	B	16.03.2026
SSDA-DR-A105	B	16.03.2026	SSDA-DR-A402	B	16.03.2026
SSDA-DR-A200	B	16.03.2026	SSDA-DR-A403	B	16.03.2026
SSDA-DR-A201	B	16.03.2026	SSDA-DR-A404	B	16.03.2026
SSDA-DR-A202	B	16.03.2026	SSDA-DR-A500	B	16.03.2026
SSDA-DR-A203	B	16.03.2026	SSDA-DR-A501	B	16.03.2026

3.4 Legislative Framework

Pursuant to Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021, all new building work must comply with the current BCA as in force on the 'Relevant Date', however the existing features of an existing building need not comply with the BCA unless upgrade is required by other legislation. In this regard, a 'New Building' and the 'New Part' of an existing building are required to comply with the current BCA and the DAPS, and the 'Affected Part' of an existing building must achieve compliance where applicable.

Note: At the date of issue of this report, the BCA in force is **BCA 2022 Amendment 2**. The release of BCA 2025 and its adoption has been deferred; however the proposed adoption date has not been confirmed by the ABCB. In this regard, the proposed development could be subject to a future edition of the BCA, which shall be determined at the date of the CC application by the Principal Certifier.

3.5 BCA Compliance Structure

Clause A2G1 – Compliance

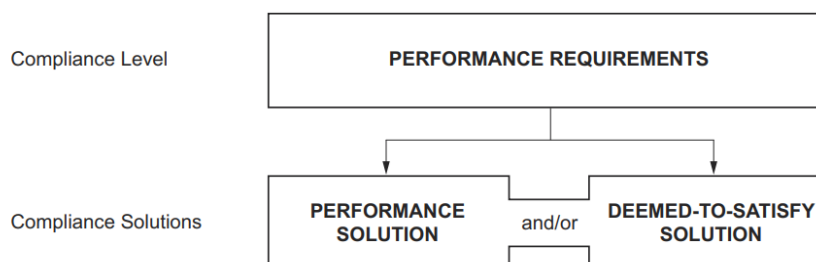
Compliance with the NCC is achieved by complying with—

- (a) the Governing Requirements of the NCC; and
- (b) the Performance Requirements.

Performance Requirements are satisfied by one of the following, as shown in Figure A2G1:

- (a) Performance Solution.
- (b) Deemed-to-Satisfy Solution.
- (c) A combination of (a) and (b).

Figure A2G1: NCC compliance structure





3.6 Limitations & Exclusions

- While every reasonable effort has been made to ensure that this document is correct at the time of issue, STAC Consulting (NSW) Pty Ltd (STACC) disclaim all liability to any third party in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.
- STACC do not guarantee acceptance of any advice, reports or the like by the Principal Certifier, Consent Authority, or other relevant authorities or project stakeholders.
- No part of this document may be reproduced in any form or by any means without written permission from STACC. This report is based solely on client instructions, and therefore, should not be used by any third party without prior knowledge of such instructions.
- STACC are unable to confirm compliance with the Disability Discrimination Act 1992 (DDA) as this is a complaints-based piece of legislation and does not contain prescriptive compliance requirements. In this regard, the Client is to be satisfied that they have addressed their requirements under the DDA.
- No assessment has been undertaken to consider the equitable evacuation of occupants.
- This report does not include assessment or advice in relation to safety in design or requirements of the Work Health and Safety Act 2011 (WHS Act).
- This report does not constitute certification or approval under Part 4 or Part 6 of the Environmental Planning and Assessment Act 1979 (EPAA).
- No assessment has been carried out of any conditions of a Development Consent unless expressly referenced.

3.7 Definitions

Access Code

Means the *Access Code for Buildings*, prepared by the Office of the Australian Building Codes Board, a copy of the text of which is set out in Schedule 1 of the DAPS.

Accessible

Means having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected Part

An affected part is:

- (a) The principal pedestrian entrance of an existing building that contains a new part; and
- (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Circulation space

A clear unobstructed area, to enable persons using mobility aids to manoeuvre.

Construction Certificate (CC)

Building Approval issued by the Certifying Authority pursuant to Part 6 of the EP&A Act 1979.

Dedicated (parking) space

A parking space set aside exclusively for the parking of a single vehicle.

Deemed to Satisfy Provisions (DtS)

BCA Provisions which are deemed to satisfy the Performance Requirements.

Luminance contrast

The ratio of luminance of a surface to that of a perfect reflector, identically illuminated.



National Construction Code 2022 Amendment 2 Volume One – Building Code of Australia (the BCA)

Document published on behalf of the Australian Building Codes Board. The BCA contains technical design and construction requirements for all Class 2 to 9 buildings (multi-residential, commercial, industrial, and public assembly buildings) and their associated structures. throughout Australia and is adopted in New South Wales (NSW) under the provisions of the EPA Act and Regulation. Building regulatory legislation stipulates that compliance with the BCA Performance Requirements must be attained and hence this reveals BCA's performance-based format.

New Building

A building is a **new building** if

- (c) it is not a part of a building;
- (d) either
 - i. an application for approval for its construction is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or
 - ii. all of the following apply:
 - i. it is constructed for or on behalf of the Crown;
 - ii. the construction commences on or after 1 May 2011;
 - iii. no application for approval for the construction is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

New Part

A part of a building is a **new part** of the building if it is an extension to the building or a modified part of the building about which:

- (a) an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or
- (b) all of the following apply:
 - i. the building work is carried out for or on behalf of the Crown;
 - ii. the building work commences on or after 1 May 2011;
 - iii. no application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

Occupation Certificate (OC)

Building Occupation Approval issued by the Principal Certifying Authority pursuant to Part 6 of the EPA Act 1979.

Performance Solution

An alternative design solution that demonstrates compliance with the Performance Requirements of the BCA in lieu of compliance with the Deemed to Satisfy provisions.

Performance Requirement

A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

- (a) complying with the DtS Provisions; or
- (b) formulating an Alternative Solution which-
 - i. complies with the Performance Requirements; or
 - ii. is shown to be at least equivalent to the DtS Provisions; or
- (c) a combination of (a) and (b).

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Relevant Date

In relation to Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 is—



- (a) the day on which the application for the construction certificate was made, or
- (b) if the building is a multi storey building and a construction certificate has been issued under the same development consent for building work involving the entrance floor—the day on which the application for that construction certificate was made.

Sanitary compartment

A room or space containing a closet pan or urinal.

Shared area

An area adjacent to a dedicated space provided for access or egress to or from a parked vehicle and which may be shared with any other purpose that does not involve other than transitory obstruction of the area e.g. a walkway, a vehicular aisle, dual use with another adjacent dedicated space.

Storey

A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not—

- (a) a space that contains only—
 - (i) a lift shaft, stairway or meter room; or
 - (ii) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or
 - (iii) accommodation intended for not more than 3 vehicles; or
 - (iv) a combination of the above; or
- (b) a mezzanine.

Tactile ground surface indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information.

Walkway

Any surface on a continuous accessible path of travel with a gradient not steeper than 1 in 2



4. Compliance Assessment

4.1 BCA Classification

The following table presents a summary of the key BCA characteristics for the proposed Data Centre development as confirmed by the BM+G BCA Report, Rev. 0 dated 28.07.2025.

BCA Classification:	Data Centre Building: Class 5 (Office), Class 7a (Carpark) & Class 7b (Data Halls / Plant Rooms) Note: It is understood the remaining structures are Class 10 structures which are not required to be accessible under BCA Clause D4D2.
Rise in Storeys:	Five (5)
Effective Height:	20.4m

4.2 BCA / DAPS Assessment

The following includes a summary of our high-level assessment of the referenced documentation against the relevant access provisions of **BCA 2022 Amendment 2** and the Disability (Access to Premises – Buildings) Standards 2010 and should be read in conjunction with these provisions (see Note 1 below). Additionally, it is noted a further detailed assessment against AS1428.1-2021, AS1428.4.1-2009 & AS2890.6-2009 will be required at CC application stage.

Note 1: Although AS2890.6-2022 have been published by Standards Australia, it is noted that it has not been adopted by BCA 2022 Amendment 2 under Schedule 2, and therefore the applicable edition is AS2890.6-2009.

Note 2: It is understood an exemption under the provisions of BCA Clause D4D5 will be sought by STACK Infrastructure for the back of house areas including but not limited to the Data Halls, Plant Rooms and other ancillary spaces and secure areas. In this regard, it is noted that the assessment contained within this report does not consider these areas, and further assessment will be required if an exemption is not applied.

Table 4.1 – Compliance Assessment

BCA / AS Clause	Summary of Requirement	Comment															
BCA Part D3 – Construction of Exits																	
D3D11 Pedestrian ramps	- A ramp serving as a required exit must be in accordance with AS1428.1 where it serves as an accessible ramp under Part D4. - The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 below when tested in accordance with AS 4586.	Ramps are required to be slip resistant in accordance with Table D3D15 below. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.															
Table D3D15: Slip-resistance classification <table> <tr> <th>Application</th><th>Dry Surface conditions</th><th>Wet surface conditions</th></tr> <tr> <td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr> </table>			Application	Dry Surface conditions	Wet surface conditions	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4
Application	Dry Surface conditions	Wet surface conditions															
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Tread or landing surface	P3 or R10	P4 or R11															
Nosing or landing edge strip	P3	P4															



D3D16 Thresholds	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless: • in a building required to be accessible by Part D4, the doorway— (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or • in other cases— (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.	The threshold of all internal and external doorways must be level, except external doorways which are permitted to be provided with a threshold ramp or step ramp in accordance with AS 1428.1-2021, or if it is an external doorway that serves an area of the building that is not required to be accessible, it contains a step down to outside not greater than 190mm. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.
D3D22 Handrails	Handrails in a required exit that serve an area that is required to be accessible are required to comply with clause 9 of AS 1428.1 (refer to requirements under clause D4D4 below), except that clause 9(d) does not apply to a handrail required by (1)(c)(ii) of this clause.	The handrails to and within the accessible parts of the building, as well as the handrails associated with the egress stairs from the accessible parts of the building, are required to comply with Clause 9 of AS1428.1. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.
BCA Part D4 – Access for People with a Disability		
D4D2 General building access requirements	Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.	Access is required to and within all parts of the proposed building in accordance with this Part, except for areas that are exempted under D4D5. The design and operation of the security gates from the Lobby to the circulation corridor on Upper Ground will require review at CC application stage to determine if they comply with AS1428.1-2021 or if a Performance Solution is required.
D4D3 Access to buildings	• An accessway must be provided to a building required to be accessible— (a) from the main points of a pedestrian entry at the allotment boundary; and	An accessway is required to be provided to the building from the allotment boundary and



	(b) from another accessible building connected by a pedestrian link; and (c) from any required accessible carparking space on the allotment. • 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 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance. • Where a pedestrian entrance required to be accessible has multiple doorways— (a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. • For the purposes of pedestrian entrances with multiple doorways — (a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (i) all doorways serve the same part or parts of the building; and (ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3). • 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 not less than 850 mm in accordance with AS 1428.1.	from associated accessible parking spaces. The following high-level items will require further review at CC application stage: • An accessway is not provided to the principal pedestrian entrance on the Upper Ground Level from the allotment boundary which is required to be addressed as a Performance Solution at CC application stage. • Details of the kerb ramps from the accessible parking spaces to the Lobby on Upper Ground. Details and certification from the Architect and Civil Engineer (as relevant) to be submitted with the CC application demonstrating compliance.
D4D4 Parts of buildings to be accessible	In a building required to be accessible— • every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 7 of AS1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 8 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 8.1(f) and (g) of AS 1428.1. • every passenger lift must comply with E3D7. • accessways must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and	All stairs and ramps to and within accessible parts of the building are required to comply with this clause and the relevant provisions of AS1428.1, and the lifts are required to comply with Clause E3D7 and AS 1735.12-1999. In addition, turning spaces, passing spaces and circulation spaces are required as follows: • 1500mm x 1500mm turning space is required at the 90°



	(ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway. - 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 a Class 5, 6, 7b or 8 building— (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m².	turns on the Level 3 balconies. 1540mm x 2070mm turning space is required within 2m of the end of the corridor leading to eastern amenities on Upper Ground, and within 2m of the ends (nearest to the fire stairs) of the Level 3 balconies. 1800 x 2800mm passing spaces required along the east-west portion of the Level 3 balconies within 20m of the fire stairs. - The circulation space to the RH accessible unisex WC on Upper Ground is required to comply with Figure 31 of AS1428.1-2021. - It appears an airlock may be proposed to the western Office on Upper Ground which must not obstruct the doorway circulation space per Figure 31 of AS1428.1-2021. Details and certification from the Architect and Lift Designer (as relevant) to be submitted with the CC application demonstrating compliance.
D4D5 Exemptions	The following areas are not required to be accessible: - an area where access would be inappropriate because of the particular purpose for which the area is used. - an area that would pose a health or safety risk for people with a disability. - any path of travel providing access only to an area exempted by (a) or (b).	It is understood an exemption under the provisions of this Clause will be sought by STACK Infrastructure for the technical and back of house areas including but not limited to the Data Halls, Plant Rooms, Security Office and other ancillary spaces and secure areas, which will need to be in the form of a letter that specifies the exact parts of the building that are proposed to be exempt and the reasons why access for people



		with a disability is inappropriate.
D4D6 Accessible car parking	Accessible carparking spaces must be provided in a Class 7a building required to be accessible and in a carparking area on the same allotment of a building required to be accessible in accordance with this clause and must comply with AS2890.6-2009. For each class of building to which the carpark or parking area is associated, the number of accessible parking spaces required is as follows: • Class 5, 7, 8 or 9c buildings – 1 accessible space for every 100 carparking spaces or part thereof; • Class 6 buildings— (i) With up to 1000 carparking spaces – 1 accessible space for every 50 carparking spaces or part thereof; and (ii) For each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space. • Class 9b buildings (other assembly buildings) — (i) With up to 1000 carparking spaces – 1 accessible space for every 50 carparking spaces or part thereof; and (ii) For each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space.	The number of proposed accessible parking spaces complies with the requirements of this clause. The following high-level items will require further review at CC application stage: • The unobstructed height (clear of structure and services etc) to each accessible parking space and shared area shall be not less than 2500mm. • Details of the dimensions, linemarking, bollards and gradients demonstrating compliance with all relevant provisions of AS2890.6. Details and certification from the Architect and Civil Engineer (as relevant) to be submitted with the CC application demonstrating compliance.
D4D7 Signage	• Braille and tactile signage complying with Specification 15 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and (B) space with a hearing augmentation system; and (ii) identify each door required by E4D5 to be provided with an exit sign and state— (A) “Exit”; and (B) “Level”; and (C) the floor level number or floor level descriptor, or a combination of the two. • Signage including the international symbol for deafness in accordance with AS 1428.1 must be	Braille and tactile signage is required to be provided to all sanitary facilities and to each door required by E4D5 to be provided with an exit sign in accessible parts of the buildings, as well as areas that are provided with a hearing augmentation system in accordance with D4D8. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.



	provided within a room containing a hearing augmentation system identifying— (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and • Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and • signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and • where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and • where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility. • In a building that is subject F4D12 and is required to be accessible, directional signage complying with Specification 15 to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each— (a) bank of sanitary facilities; and (b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility	
D4D8 Hearing augmentation	• A hearing augmentation system must be provided in accordance with the requirements of this clause where an inbuilt amplification system, other than one used only for emergency warning, is installed— (a) in a room in a Class 9b building; or (b) in an auditorium, conference room, meeting room or room for judicatory purposes; or (c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. • If a hearing augmentation system required by (a)-(c) above is— (a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or	Confirmation is required at CC application stage if an inbuilt amplification system is proposed to be installed in any of the Meeting Rooms or Screening / Security area (where the public is screened from the service provider), in which case a hearing augmentation system will be required. Where applicable, details and design certification from the AV Consultant to be submitted with the CC application demonstrating compliance.



	(b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— (i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and (ii) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and (iii) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and (iv) if the room or space accommodates more than 2000, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.	
D4D9 Tactile indicators	- For a building required to be accessible, tactile ground surface indicators (TGSIs) must be provided to warn people who are blind or have a vision impairment that they are approaching— (a) a stairway, other than a fire-isolated stairway; and (b) an escalator; and (c) a passenger conveyor or moving walk; and (d) a ramp, other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (e) in the absence of a suitable barrier— (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and (ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point. - Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1. - A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-	TGSIs are required to be provided to accessible stairways and ramps, and in the absence of another suitable barrier, to areas where there is an overhead obstruction that is less than 2m AFFL and where the principal pedestrian entrance and an adjacent vehicular way are at the same level. Details and certification from the Architect to be submitted with the CC application demonstrating compliance with this clause & AS1428.4.1. Note: TGSIs are not required to be provided to kerb ramps.



	care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	
D4D12 Ramps	On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Note
D4D13 Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Visual indicators are required to be provided to all internal and external glazing on an accessway that can be mistaken as an opening in accordance with Clause 3.7 of AS1428.1. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.
Part E3 – Lift Installations		
E3D6 Landings	Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Parts D2, D3 and D4	Note
E3D7 Passenger lift types and their limitations	- In an accessible building, every passenger lift must be one of the lift types listed in (1)(a)-(e), subject to the limitations (if any) of each lift type. - A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.	Details and certification from the Lift Contractor to be submitted with the CC application demonstrating compliance for lifts serving accessible areas.
E3D8 Accessible features required for passenger lifts	In an accessible building, every passenger lift must have the following features where applicable: (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift. (b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m. (c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift. (d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.	Details and certification from the Lift Contractor to be submitted with the CC application demonstrating compliance for lifts serving accessible areas. Refer to BCA Report for additional requirements associated with emergency lifts / stretcher facilities (where applicable).



	(e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift. (f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors. (g) Lift landing doors at the upper landing for all lifts except a stairway platform lift. (h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except (i) a stairway platform lift; and (ii) a low-rise platform lift. (i) Lighting in accordance with AS 1735.12 for all enclosed lift cars. (j) For all lifts serving more than 2 levels— (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz. (k) 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, for all lifts except a stairway platform lift.	
BCA Part F4 – Sanitary and Other Facilities		
F4D5 Accessible sanitary facilities	In a building required to be accessible— • accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and • accessible unisex showers must be provided in accordance with F4D7; and • at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided; and • an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and • the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and	Accessible unisex sanitary facilities and ambulant facilities are required to comply with the relevant provisions of AS 1428.1-2021. The following high-level items will require further review at CC application stage: • Separate Male and Female ambulant cubicles are required in the Lower Ground End of Trip Facilities and the banks of sanitary facilities on Level 3. • The accessible unisex WC on Level 3 of Stage 1 should be converted to a LH facility to ensure the



	• an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and • where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and • an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	number of LH & RH accessible unisex WCs is provided as evenly as possible at the completion of each Stage. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.
F4D6 Accessible unisex sanitary compartments	The minimum number of accessible unisex sanitary compartments for each class of building is required to achieve compliance with the requirements of this clause. For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	The number and location of accessible unisex sanitary facilities complies with this Clause. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.
F4D7 Accessible unisex showers	Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: • For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.	Although accessible showers are not required in accordance with this Clause, it is noted one is provided in the EoT facilities which is recommended. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.



5. Conclusion

This report contains a review of the proposed development at 78 Lockwood Road, Erskine Park, against the relevant access provisions of the BCA 2022 Amendment 2 and the Disability (Access to Premises – Buildings) Standards 2010. Arising from the review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA and is acceptable from an accessibility perspective, subject to the requirements of this report being implemented and further detailed review at CC application stage. Where compliance matters are proposed to comply with the Performance Requirements (rather than DtS Provisions), the development of a Performance Solution Report will be required.