



Accessibility Design Review Report

Project Title: Light Horse Interchange – Warehouse 3B Mod.
475 Ferrers Rd, Eastern Creek

Job Number: 22342

Date: 25th September 2024

Prepared For: Charter Hall C/- Tactical Group

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Report Status	Revision	Date	Details
Draft	1.0	11 th September 2024	For Warehouse 3B SSDA modification
Final	1.1	25 th September 2024	For Warehouse 3B SSDA modification

ACCESSIBILITY DESIGN REVIEW

PROJECT: Light Horse Interchange – Warehouse 3B Mod.

LOCATION: 475 Ferrers Road, Eastern Creek

1.0 INTRODUCTION

This report has been prepared to accompany the application to modify the approved SSD-67924472 development consent for the Light Horse Business Hub (LHBH). Specifically, the changes are proposed in response to an incoming tenant, secured since the original Lot 3 detailed SSDA was lodged. The changes are submitted in accordance with Section 4.55(1A) of the EP&A Act 1979.

The key features of the proposal are summarised below:

General Changes

- Revised grid line spacing between Grid B and E.
- Revised landscape design in front of Office 3A and 3B buildings.

Warehouse 3B Changes

- Added new temperature-controlled spaces (Ante Room, Freezer & Chiller) including external refrigeration plant area and a 4.5m high louvre screen in the hardstand area.
- Revised egress doors on the East and West elevations to accommodate the new temperature controlled spaces.
- Added new external stairway and egress door on the Western Elevation between Grids 9 and 10.
- Revised recessed dock door type to insulated sectional door from a roller shutter.
- Added new internal Dock Office (48m²) on the Western Elevation between Grids 6 and 7, resulting in the removal of one roller shutter door.
- Reduced warehouse GFA to 6,380m² from 6,580m² due to the addition of the new Dock Office and increased ground floor office area.

Office 3B Changes (Ground Floor)

- Increased office GFA to 347m² from 195m² (internal expansion only).
- Revised amenities layout to include additional sanitary facilities, lunchroom and new locker rooms.
- Added new fit-out partition walls for a Boardroom, Meeting 1, IT/Comms Room, Manager's Office and Operation Office.

Office 3B Changes (Level 1)

- Revised amenities layout to include additional sanitary facilities and relocating the kitchenette.
- Added new fit-out partition walls for Office 1, Office 2, Office 3, Meeting 2 and G/M Office.

For the complete avoidance of doubt, no other changes are proposed via this modification application to the remainder of the LHBH.

This report provides an Accessibility Design Review of the proposed development against the accessibility related provisions of Building Code of Australia 2022 Volume 1 and The Disability (Access to Premises - Buildings) Standards 2010.

1.1 Project Information & Classification

It is understood the following Building Code of Australia 2022 building classification(s) apply to the subject building (to be confirmed by the BCA Consultant / PCA) –

Building/Level/Part	Building Classification	Use
Ground Floor Building 3B	Class 5 & 7b	Offices, Dock Office & Warehouses
Level 1 Building 3B	Class 5	Office
Ground Floor Building 3A*	Class 5 & 7b	Offices, Dock Office & Warehouses
Level 1 Building 3A*	Class 5	Office

** it has been conveyed to ABE Consulting that no changes have been proposed to Warehouse 3A.*

1.2 Purpose of the Report

Charter Hall c/o Tactical Group engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for an SSDA submission.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D4, Clause E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 'deemed-to-satisfy' (DtS) requirements of Building Code of Australia 2022 (BCA)
- The Disability (Access to Premises - Buildings) Standards 2010;

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Nettleton Tribe, Project No. 14009, as follows:

Dwg#	Title	Date - Rev
DA012	SITE/GROUND FLOOR PLAN-LOT 3	27.08.2024 – P5
DA017	OFFICE FLOOR PLANS - OFFICE 3B	27.08.2024 – P2
DA018	DOCK OFFICE 3B - PLANS & ELEVATION	27.08.2024 – P2

- The Building Code of Australia 2022 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS1428.4.1:2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.
- Australian Standards AS2890.6-2009 – Off-street parking for people with disabilities.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D4, Clause E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 of the Building Code of Australia 2022 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

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:

- *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*
- *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.*

Affected Part:

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *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.*

Furthermore, Part 4 of The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier.
- The building developer.
- The building manager.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into Six (6) main categories, as follows –

Demonstrates Compliance (CoC): Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied. Accessibility configuration of items such as ramp/stairway handrails has been demonstrated.

Compliance Departure (CD): A compliance departure with the DtS provisions of the BCA.

Design Detail (DD): A detail commentary/specification is offered within the report.

Performance Solution (PSR): A Performance Solution Report is being pursued to justify the compliance departures

Not Applicable (N/A): Not applicable or not relevant to the project. Commentary provided.

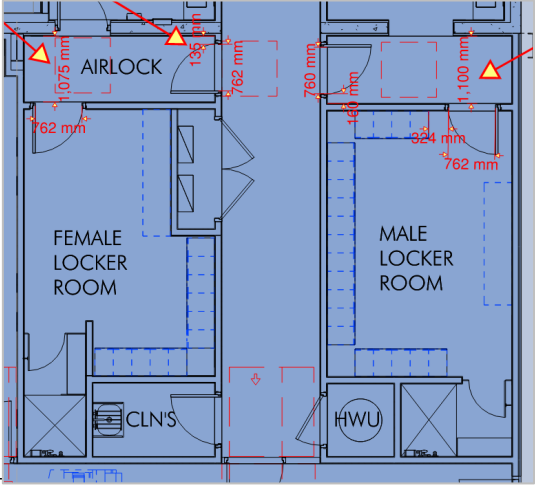
Informational (Info): Provided for informational purposes

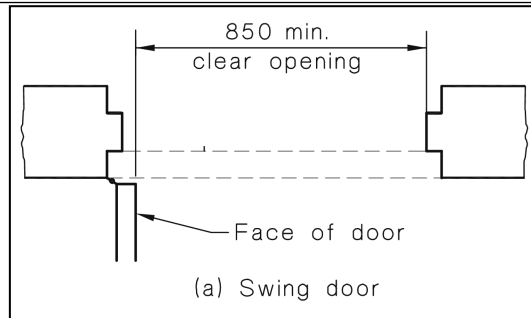
Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

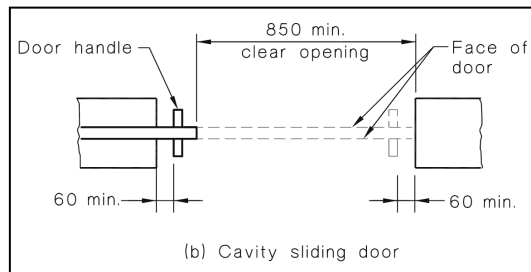
BCA Part D4 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D4D2: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
Buildings and parts of the building must be accessible as required by D4D2 (Table D3.1 - 2019), unless exempted by D4D5. D4D2 requires that access is provided – <u>Class 5 & 7b–</u> • To and within all other areas normally used by the occupants. <u>Class 7a –</u> • To and within any level containing accessible carparking spaces. <u>Info</u> In the context of the BCA - Schedule 3 - definitions (& The Disability (Access to Premises – Building) Standards 2010): <i>Accessible means having features to enable use by people with a disability.</i>	Access is generally proposed throughout the required portions of the building as prescribed by Cl. D4D2 of the BCA. Items such as luminance contrasting, or door hardware will need to be confirmed at a later stage of design. Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage- <u>Design Detail:</u> Doorways to female/male locker rooms must be reconfigured to achieve 850mm clear opening width, applicable latch-side clearance and corridor circulation spaces. If this is not achievable, a Performance Solution can be considered to omit these clearances as part of the construction certificate documentation.  <u>Doorways</u> All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces (on a level surface) as prescribed by AS1428.1-2009.	CoC/ DD



Ensure hardware clearance of 60mm either side is provided to sliding doorways in the open/closed position.



Ensure the prescribed doorway latch-side clearance is provided to the active leaf of all common area doorways used by the occupants in accordance with AS1428.1-2009.

This must be achieved from the inside edge of the opening, regardless of the opening width.

Where sliding doorways are power operated, the latch-side clearance may be reduced to 0mm for a front on approach.

Ensure control buttons and card readers are located ≥ 500 mm from an internal corner, over a level surface/landing and installed at a height between 900mm - 1250mm.

Ensure level transitions or compliant ramps with landings are provided between internal and external areas (refer to mark-up options).

Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.

Note the minimum width for the luminance contrast is to be 50mm when the

architrave/frame is intended to provide this.

Verification of 30% luminance contrast between doorways and surrounding surfaces should be provided prior to OC sign off. This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.

The actual contrast may vary when applied.

Walls	LRV = TBC
Doors	LRV = TBC
Contrast %	% = TBC

Access between areas

Access is required to and within all areas normally used by the occupants (excluding areas that are unsafe or unsuitable for everyday access, refer D4D5 exemptions).

Info:

Level 1 of Office 3B does not require passenger lift or ramped access as it meets the D4D4(f) concession criteria of being under 200m² (175m²) and only 2 storeys total.

Design Detail:

Ensure level transitions or compliant ramps with landings are provided for access between new and refurbished/ internal and external areas.

Ensure AS1428.1-2009 compliant access is achieved to storage areas & bin rooms provided for resident use.

Paths of travel

All pathways require a minimum unobstructed width of 1000mm. Pathways shall not include impediments such as steps or turnstiles without an accessible alternative provided.

Circulation spaces prescribed by AS1428.1-2009 are required at changes in direction

	and other circumstances may require a greater width than 1000mm. <u>Design Detail:</u> Verification of slip resistant surface finishes on all accessways should be provided prior to OC sign off. It is recommended to refer to HB-198 for area ratings and test in accordance with AS4586-2013. Ensure any tracks/grooves (including for water shedding or sliding doors) and grate slots/holes are no greater than 13mm wide (depending on orientation) and are recessed to maintain flush/level pathways.	
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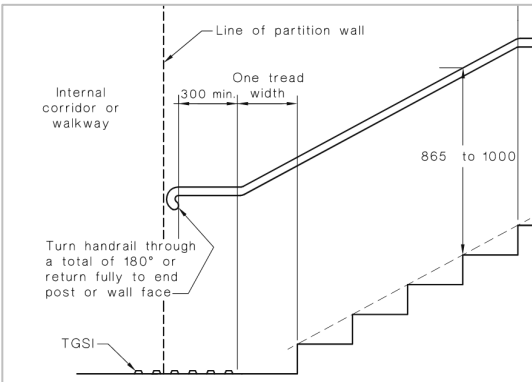
Cl. D4D3: Access to Buildings

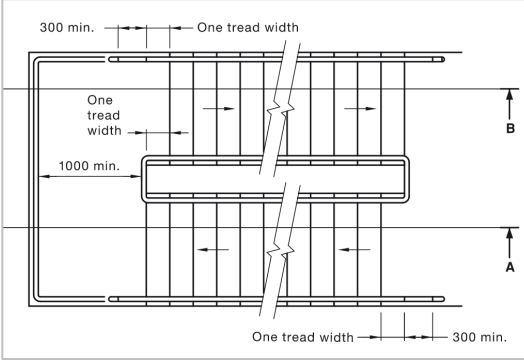
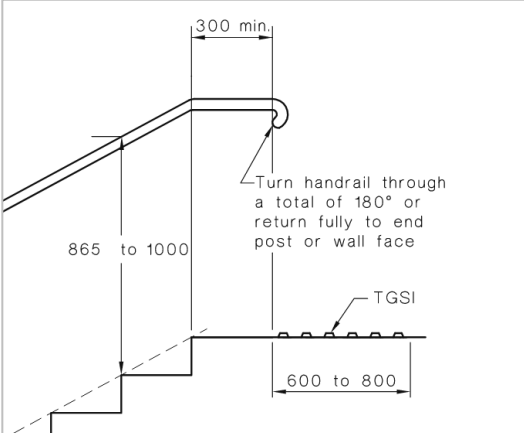
DtS Provision	Comment(s)/Recommendation(s)	Status
An accessway must be provided to a building required to be accessible – • from the main points of pedestrian entry at the allotment boundary; and • from another accessible building connected by a pedestrian link; and • from any required accessible carparking space on the allotment. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and – • through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and • in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. except for pedestrian entrances serving only areas exempted by D4D5.	Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Allotment Boundary</u> 2x pedestrian entries appear to be provided for Lot 3 (1 per warehouse). The major considerations are providing sufficient circulation space to the gates and shallow gradients (1:40). Any walkway/ramp landings proposed on council footpath must have a gradient of 1:40 in all directions. <u>Accessible parking</u> Accessible parking is proposed adjacent to each office portion and the Cafe. Kerb/step ramps will be required if they are not on the same grade as the footpath/building. <u>Other accessible buildings</u> Plans do not appear to indicate any pedestrian link within the site between Warehouse/Office 3A & 3B. <u>Principal Pedestrian Entrances (Building)</u>	CoC/ DD

	Access appears to be proposed through the Principal Pedestrian Entry of each office building. Further details will need to be provided for review at a more detailed design stage regarding access through pedestrian entries to the warehouse etc...	
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Cl. D4D4: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with –		
for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	All non-fire-isolated ramps are required to comply with AS1428.1-2009. Items such as luminance contrasting of TGSIs will need to be confirmed at a later stage of design. Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Design Detail:</u> Ensure all walkways (regardless of gradient) and ramps are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4. <u>Design Detail:</u> Achieving a gradient of 1:40 (2.5%) or shallower will ensure pathways are easily traversable and requires the least number of accessible features. <u>Design Detail:</u> Ensure a level landing is provided at changes in direction, prescribed intervals and doorways along walkways and ramps in accordance with AS1428.1-2009. <u>Design Detail:</u> Ensure one of the following forms of abutment from AS1428.1-2009 will be provided to either side of all walkways (1:20 or shallower).	CoC/ DD

	• The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600mm; • Kerb in accordance with Figure 18 (AS1428.1); • Kerb rail and handrail in accordance with Figure 19; or • A wall not less than 450 mm in height.	
• for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and	All non-fire-isolated stairways are required to comply with AS1428.1-2009. Ensure all non fire-isolated stairways are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4. Items such as luminance contrasting of TGSIs will need to be confirmed at a later stage of design. Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Design Detail:</u> Ensure handrail extensions are provided at landings of non-fire isolated stairways and <u>setback/protected by a wall or similar</u> in accordance with AS1428.1-2009 (examples below).  <i>Lower landing 1x tread depth + 300mm horizontal</i>	CoC

	 <i>Mid-landing 1x tread depth</i>  <i>Upper landing 300mm horizontal</i>	
for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and	30% luminance contrasting nosing strips shall be provided in accordance with AS1428.1-2009 to the fire-isolated stairways. <u>Design Details</u> - Where fire-isolated stairways are a light concrete colour, we recommend black nosings strips are installed. - Yellow nosing strips will generally not achieve the 30% when measured against light coloured concrete. - Ensure all components of the 50mm - 75mm stairway nosing strips achieve a minimum 30% luminance contrast the tread surface. Aluminium inserted into nosing strips must achieve the contrast to the tread as well. <i>N.B. – Cl. D2.22(1)(f) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this Clause is required by this office please confirm and provide detail.</i>	DD

Accessways must have— • passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available • turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.	Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Design Detail:</u> Ensure 180° turning (2070mm x 1540mm) space and is provided within 2m of a termination or at maximum 20m intervals along any new or altered accessways (e.g., bin rooms). Ensure passing (2000mm x 1800mm) space and is provided at maximum 20m intervals along any accessways where there are obstructed lines of sight along any new or altered accessways.	CoC
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Cl. D4D5: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
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).	Exemptions are to be reviewed on a case-by-case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) – • Control Rooms • Caretaker only areas • Plant & equipment room(s) • Loading Dock • Storage rooms <u>Design Detail:</u> Further investigation/discussion should be had in relation to the accessibility of warehouse areas & dock offices. A D4D5 exemption would omit the need for accessible design/features/ amenities.	Info

Cl. D4D6: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
Accessible carparking spaces are to be provided in accordance with Cl.D4D6 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible. Accessible carparking spaces – • are to comply with AS2890.6-2009.	57x parking spaces are proposed for Lot 3 Warehouse A, requiring a total of <u>1x</u> accessible parking spaces with a dedicated shared zone. Plans indicate 1x accessible parking spaces with a common shared zone to satisfy this requirement.	CoC

• need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public. • need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability. <u>Class 5/7b</u> • 1x space for every 100 carparking spaces or part thereof. <u>Class 6</u> • 1x space for every 50 carparking spaces or part thereof.	62x parking spaces are proposed for Lot 3 Warehouse B, requiring a total of <u>1x</u> accessible parking spaces with a dedicated shared zone. Plans indicate 1x accessible parking spaces with a common shared zone to satisfy this requirement. Compliance is readily achievable with minor design development and/or specification to BCA & AS2890.6-2009 at the Detailed Design Stage.	
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Cl. D4D7: Signage

DtS Provision	Status
In a building required to be accessible signage complying with Spec. D4D7, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows — • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.	DD

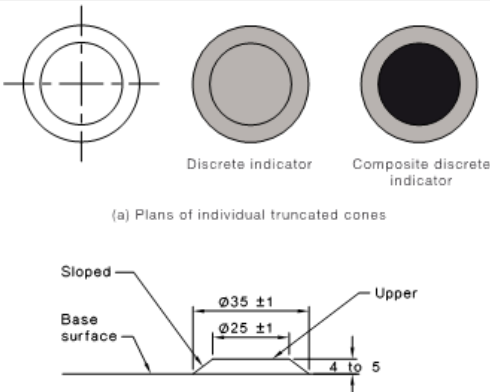
Cl. D4D8: Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
A hearing augmentation system must be provided where an inbuilt amplification	If an inbuilt amplification system (other than one used solely for emergency warning) is	DD

system, other than one used only for emergency warning, is installed – • in a room in a Class 9b building; • in an auditorium, conference room, meeting room or room for judicatory purposes; • at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. 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.	provided within the building, suitable hearing augmentation systems are to be provided in these areas and a design and installation certificate are to be obtained from the relevant consultant to Cl. D4D8. <i>Design team/stakeholders to confirm where in-built amplification is provided (if any).</i>	
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Cl. D4D9: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching – • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. <u>Info</u> TGSIs shall be specified and installed to comply with AS1428.4.1-2009 including size, spacing, width, depth and luminance contrasting as follows – • 30% - Integrated TGSIs (Tile/Mat) • 45% - Discrete TGSIs • 60% - Composite Discrete TGSIs	Plans are yet to provide the level of detail required for assessment. Ensure TGSIs are provided to common area stairways, ramps and overhead hazards under 2m (unless suitably barricaded). TGSIs are not required in fire-isolated stairways/ramps or on elements leading solely to D4D5 exempt areas. Compliance is otherwise readily achievable with minor design development and/or specification to BCA & AS1428.4.1-2009 at the Detailed Design Stage. <u>Design Detail:</u> Ensure TGSIs are provided where a building entry meets a carriage way in accordance with AS1428.4.1-2009 if there is no kerb or kerb ramp at that point. <u>Design Detail:</u> TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is ≤ 3000mm away. TGSIs shall be 600mm - 800mm deep when the hazard is ≥ 3000mm away. <u>Design Detail:</u>	DD

 (a) Plans of individual truncated cones Discrete indicator Composite discrete indicator Sloped Base surface Ø35 ±1 Ø25 ±1 Upper 4 to 5	TGSIs are required at every stairway/ ramp landing where either 1 or both handrails are not continuous. Either provide continuous handrails or TGSIs at all landings with a discontinuous handrail. <u>Design Detail:</u> Confirm where any overhead obstruction is provided below 2m as these areas are required to be treated with either a barrier or TGSIs.
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Cl. D4D10: Wheelchair seating spaces in Class 9b assembly buildings

N/A - Building is not classified as a 9b nor is applicable fixed seating proposed.

Cl. D4D11: Swimming pools

N/A - No swimming pools have been indicated on plans provided to ABE Consulting.

Cl. D4D12: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable with minor design development and/or specification to AS1428.1-2009 at the Detailed Design Stage.	CoC

Cl. D4D13: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
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.		DD
<u>Summary of AS1428.1-2009 Requirements for Visual Indicators on Glazing –</u> • Shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level. • Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.		

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3D7: Passenger lift types and their limitations

DtS Provision	Comment(s)/Recommendation(s)	Status
Every passenger lift must – • be one of the types identified in Cl. E3D7, subject to the limitations on use specified in the Table; and • have accessible features in accordance with Cl.E3D7; and • not rely on a constant pressure device for its operation if the lift car is fully enclosed.	It is assumed that the proposed passenger lifts are electric or electrohydraulic with no limitations. <u>Info:</u> It has been conveyed to ABE Consulting that lift access in Warehouse 3A remains unchanged. Level 1 of Office 3B does not require a passenger lift as it meets the D4D4(f) concession criteria of being under 200m² (175m²) and only 2 storeys total. Stairway Platform Lifts - N/A Low-rise platform lift - N/A Low-rise, low-speed constant pressure lift - N/A Small-sized, low-speed automatic lift - N/A <i>Confirmation of type and determination of limitations to be assessed once information is provided by the design team.</i>	DD

Cl. E3D8: Accessible features required for passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
Passenger lifts shall have the following features (Struck through if not applicable to a stairway platform lift)– • Handrail complying with the mandatory handrail provisions of AS1735.12, • Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m, • Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m, • Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing,	A design compliance certificate is be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards at detail design stage. <u>Design Detail</u> Ensure lift landing controls are provided no less than 500mm from an internal corner.	DD

• Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • 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.		
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BCA Part F4 – SANITARY AND OTHER FACILITIES

Cl. F4D5: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible: • Accessible unisex sanitary compartments must be provided as in accordance with F4D6 (Table F2.4a – 2019), • Accessible unisex showers must be provided in accordance with Table F4D7 (Table F2.4b - 2019), • 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, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • 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.	Accessible sanitary compartments It has been conveyed to ABE Consulting that the accessible unisex sanitary facilities in Warehouse 3A remain unchanged. Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Design Detail:</u> Ensure FF&E is located as per clause 15 of AS1428.1-2009. Ambulant sanitary compartments It has been conveyed to ABE Consulting that the ambulant sanitary facilities in Warehouse 3A remain unchanged. Ambulant sanitary facilities are proposed at every bank of male/female facilities. They are technically not required within the 3B first floor as no accessible unisex sanitary compartment is required, though they are still recommended to be provided above what is prescribed for scenarios such as employees on light duties. Ensure FF&E is located as per clause 16 of AS1428.1-2009. Compliance is otherwise readily achievable with minor design development and/or	CoC/ DD

	specification to BCA & AS1428.1-2009 at the Detailed Design Stage.	
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Cl. F4D6: Accessible unisex sanitary compartments

DtS Provision	Comment(s)/Recommendation(s)	Status
Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows: <u>Class 5/7</u> For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans: • 1 on every storey containing sanitary compartments; and • 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. These requirements do not apply within a ward area of a Class 9a health-care building. <i>Ward area:</i> <i>That part of a patient care area for resident patients and may contain areas for accommodation, sleeping, associated living and nursing facilities.</i>	Plans indicate several accessible unisex sanitary compartments throughout the buildings. It has been conveyed to ABE Consulting that the accessible unisex sanitary facilities in Warehouse 3A remain unchanged. Several toilets grouped together/near each other will be considered a “bank”. 1x accessible unisex sanitary facility is required on every Class 5 & 7b storey proposed with sanitary compartments (except for Level 1 of Office 3B). Where there are multiple male/female banks, 50% must have an accessible unisex sanitary compartment unless in a D4D5 exempt area.	CoC

Cl. F4D7: Accessible unisex showers

N/A - Accessible unisex showers are not proposed nor understood to be required.

Cl. F4D12: Accessible adult change facilities

N/A - Accessible unisex showers are not proposed nor understood to be required.

3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the referenced project design documentation to determine the compliance status of the proposed development against Part D4, Clause E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2022 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and related Australian Standards.

Based on this review and with the adherence to the recommendations/specifications/Performance Solutions (TBC) listed within this report, ABE Consulting can confirm that at the Development Application stage of design, the development is capable of achieving spatial/configurational compliance with the referenced BCA Clauses & Australian Standards.

4.0 REVIEW PROVIDED BY

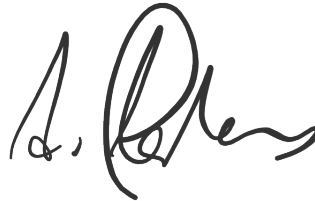
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