

ERGON CONSULTING

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Monday, January 29, 2024

Revision E – Issued as Final

Sydney Helicopter Group
89-151 Old Castlereagh Road
Castlereagh NSW 2749

ATT: Mark Harrold

**RE: Proposed Cafe Fitout within Existing Building
89-151 Old Castlereagh Road Castlereagh NSW 2749
Statement of Access Design Compliance – Development Application**

1. Introduction

Ergon Consulting has been engaged by the client to provide accessibility advice relating to the proposed cafe fitout within the existing building located at 89-151 Old Castlereagh Road Castlereagh NSW. A site inspection and access audit of the existing building was undertaken on the 16th January 2024.

2. Site Details

Site Address: 89-151 Old Castlereagh Road Castlereagh NSW 2749

Legal Description: Lot 2 DP1013504

Proposed Building Classifications: Class 6 - Cafe

3. Access Audit

The access audit has been undertaken with reference to the applicable accessibility provisions found within:

- Building Code of Australia (BCA) 2022 Volume 1, Part D4 (*Access for people with a disability*), Clause E3D6, E3D7, E3D8 (*Lift Installations*), Clause F4D5, F4D6, F4D7, F4D12 (*Sanitary and Other Facilities*) – applicable requirements;
- Disability (*Access to Premises – Building*) Standards (DAPS) 2010;
- AS1428.1-2009 Part 1: General requirements for access - New building work;
- AS1428.4.1-2009 Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators;
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities; and
- General best practice access requirements.

It is noted this document should not be misinterpreted as providing an assessment for OH&S regulations, WHS requirements or the DDA Act 1992.

4. Recommendations

Following the access audit, we have recommended the following items be addressed:

Car Park

- 1 x accessible car parking space is required min 2400mm wide x 5400mm long. This must be line marked with the access logo - **COMPLETED**
- 1 x shared zone is required next to the accessible car parking space min 2400mm wide x 5400mm long. This must be line marked with diagonal lines and bollard installed centrally 800-850mm setback from front of space - **COMPLETED**

Signage

- "Exit Level G" braille and tactile signs are required at each fire exit door to the building - bottom edge of sign 1250mm high from ground
- Directional access sign stating "Accessible Entrance & Toilets" with directional arrow pointing to path (must be installed on a post) - bottom edge of sign 1250mm high from ground
- "Accessible Outdoor Seating" with directional arrow point towards entrance gates (must be installed on a post) - bottom edge of sign 1250mm high from ground
- Access sign stating "Accessible Entrance" to accessible door - latch side of door and bottom edge of sign 1250mm high from the ground
- "Unisex Ambulant Toilet" sign to ambulant toilet latch side of door and bottom edge of sign 1250mm high from the ground
- "Unisex Toilet RH" sign to accessible toilet latch side of door and bottom edge of sign 1250mm high from the ground

Outdoor Seating

- Paved pathways need to be regraded 1 in 20 max to ensure no steps between the paved pathway and timber outdoor decking with seating - **COMPLETED**
- Both gates to have D-pull handles 1000mm high from the ground on both sides of the door, or gates to be removed to provide a 1000mm clear opening between posts - **GATES PERMANENTLY LOCKED OPEN**

Unisex Ambulant Toilet

- Clothing hook required behind entry door 1350mm high from the ground - **COMPLETED**
- Drop down grabrails on both sides of the toilet central rail 900mm apart between both rails, and bottom rail to be 800-810mm high from the ground (measured from top of rail) - **BUILDER NEEDS TO CONFIRM**
- Move door stopper for door to ensure a min 700mm clear width is achieved between face of door and adjacent door frame - **COMPLETED**
- D-pull handles 1000mm high from the ground on internal side of the door and push plate on external side, if door closer provided - **COMPLETED**

Accessible Entrance

- D-pull handles 1000mm high from the ground on both sides of the door - **COMPLETED**
- Door bell to be provided at door to notify staff when assistance is required to access the building in the event that the door is closed - door bell to be latch side 1000mm high below ground (just below access sign) - **COMPLETED**
- Hold open device to be provided at accessible entry door to allow door to remain open during operating hours - **COMPLETED**

Unisex Accessible Toilet

- Backrest - bottom edge 650mm high from the ground
- Back grabrail 50mm offset from side of cistern and top of rail 800-810mm high from the ground
- 2 clothing hooks next to basin 1200mm high from ground and 500mm apart - **COMPLETED**

Entrance Doors to Building

- 2 threshold ramps with a 1 in 8 grade is required at the door opening where a small step is provided (Tyrex or equivalent) - must be glued down. Entry door next to bar and entry door directly opposite the accessible entry door
- D-pull handles 1000mm high from the ground on both sides of the doors. Entry door next to bar and entry door directly opposite the accessible entry door - **COMPLETED**

5. Performance Solutions

The following performance solutions will be required to be prepared at the CC design stage:

- 800mm clear width opening in lieu of the required 850mm clear width opening provided at the accessible entry door
- Internal 250mm latch side clearance in lieu of 530mm latch side clearance for the accessible entry door
- 1700mm clear width in lieu of the required 1900mm clear width for the accessible WC circulation space
- 340mm external latch side clearance in lieu of the required 510mm latch side clearance for the accessible toilet entry door
- limited access to and within the building (provision for accessible seating areas) due to 770mm clear corridor opening in lieu of 1000mm clear corridor opening

6. Conditions of Development Consent

Following review of the development consent, it is recommended that Conditions B3 (b) and (c) be removed as they are no longer applicable with reference to the above recommendations and performance solutions. It is also noted that Conditions B4 (a) and (c) will be provided within the proposed cafe fitout and will achieve compliance with the BCA access provisions, and relevant standards.

7. Statement of Access Design Compliance (DA)

This statement confirms accessibility can be appropriately provided within the proposed cafe fitout and confirms the client's commitment to providing an equitable, and accessible environment for all.

As such, we believe the development approval should be issued as a reasonable level of access and statutory compliance can be achieved, subject to the completion of the recommendations and performance solutions.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned on (02) 9557 0007.

Yours faithfully,

ERGON CONSULTING PTY LTD



Costa Miroforidis | Principal

Certificate IV in Access Consulting – IATA
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Registered LHA Design Guideline Assessor – LHA
Member of the Australian Institute of Building – AIB
Member of the Australian Institute of Building Surveyors – AIBS