

4 June 2024

Compass Centre Barings Bankstown

Access Report 2

Planning Approval

1 Methodology

This Access Australia (AA) report relates to instructions and documents received to date from *Essence* and *PTW* regarding the Compass Centre commercial and residential development, Fetherstone St and The Appian Way Bankstown NSW.

This Report should be read in conjunction with AA August 2023 Access Report 1 – Feasibility & Concept Design.

AA reports and recommendations relate to the ABCB (Australian Building Codes Board) 2010 DDA Access to Premises Standard (APS) as amended, current NCC / BCA access requirements, Australian Standards, and applicable authority requirements. The APS intent is to harmonise NCC / BCA access provisions with the complaints based DDA.

Access provisions are to comply with relevant Australian Standards, including current AS1428.1, AS1428.2 - 1992, AS1428.4 - 2009, AS1735.12 - 1999, AS2890.6 - 2007 and local council access requirements as applicable.

DDA complaints can be lodged in relation to existing and or proposed buildings and services. Accordingly, AA provides a risk management approach, and recommends access modifications / retrofit to existing premises in conjunction with accessible new works and services.

AA directors are members of the ACAA (Association of Consultants in Access Australia).

2 Scope

This Access Report assesses the access requirements relevant to the design and construction of the building to ensure compliance with the Disability (Access to Premises – Buildings) Standards 2010 and current Building Code of Australia.

AA scope includes access reviews, recommendations and reports during planning, design, documentation, and approval phases. This Access Report 2 is part of the following project scope

- ❖ Feasibility & Concept Design – AA Access Report 1 – August 2023
- ❖ Planning Approval – AA Access Report 2
- ❖ Schematic & Detail Design, Tender Documentation
- ❖ Construction Certificate / Construction Documentation
- ❖ Services During Construction – Inspections: 50%, 75% and completion

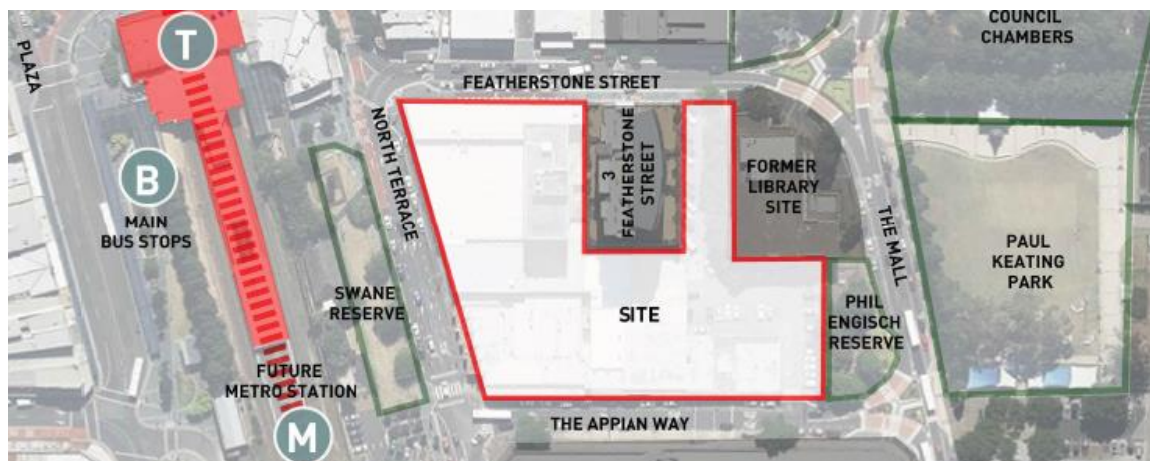
AA scope includes site inspections and reports during construction to access certification on satisfactory completion.

Site description & project summary

The site has irregular configuration and a consolidated area of 10,122 sqm (inclusive of Council area of 1,949 sqm). The site is located within the suburb of Bankstown, immediately north of the Bankstown Railway Station and is 16 milometers southwest of the Sydney CBD. The site is part of the northern core precinct of Bankstown.

Existing uses comprises retail shops and an 8-storey office building. The residential apartment tower at 3-7 Featherstone St is not part of the site.

The proposed development provides 339 apartments and 169 hotel rooms, together with retail areas, and basement and podium parking for 495 cars.



3 Access Criteria

Canterbury Bankstown DCP 2023

The objectives of DCP 2023 include

- O1** To ensure development is compatible with the desired character of residential areas.
- O2** To ensure development is compatible with the prevailing suburban character and amenity of the low density residential area.
- O3** To achieve good design in terms of building form, bulk, architectural treatment, visual amenity and landscape.
- O4** To enhance the amenity for people who live in the residential accommodation.
- O5** To facilitate ecologically sustainable development.
- O6** To provide deep soil zones that allow for and support healthy plant and tree growth, and the management of urban heat and water.

DCP 2023 Section 11 Livable Housing

Development types	Development controls
Secondary dwellings and houses	New dwellings must achieve the Silver Standard.
Dual occupancies and semi-detached dwellings	At least one dwelling must achieve the Gold Standard; and the second dwelling must achieve the Silver Standard.
Multi dwelling housing and attached dwellings	A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.
Residential flat buildings and shop top housing	A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard. However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition.
Boarding houses	A minimum 20% of new boarding rooms must achieve the Silver Standard.

NCC 2019 & NCC 2022

NCC 2022 was adopted by States and Territories on 1 May 2023, and applies to this project, with transition periods for some requirements including accessible housing.

NCC 2022 uses a new structure and clause referencing system to create better consistency across all volumes. NCC 2019 clause numbers continue to be listed on the right hand side of the document.

AS1428.1-2009 provides mandatory access requirements. AS1428.1-2021 was released in June 2021 but has not been adopted by NCC 2022.

Applicable NCC 2022 classes of building for the subject project include

A6G3 Class 2 buildings [2019: A6.2]

A Class 2 building is a building containing two or more sole-occupancy units.

A6G4 Class 3 buildings [2019: A6.3]

A Class 3 building is a residential building providing long-term or transient accommodation for a number of unrelated persons – including A residential part of a hotel or motel.

A6G6 Class 5 buildings [2019: A6.5]

A Class 5 building is an office building used for professional or commercial purposes.

A6G7 Class 6 buildings [2019: A6.6]

- (1) *A Class 6 building is a shop or other building used for the sale of goods by retail or the supply of services direct to the public.*
- (2) *Class 6 buildings include the following: (a)An eating room, cafe, restaurant, milk or soft-drink bar.*
- (b) *A dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel.*
- (c) *A hairdresser's or barber's shop, public laundry, or undertaker's establishment. A supermarket or sale room, showroom, or service station.*

A6G8 Class 7 buildings [2019: A6.7]

- (1) *A Class 7 building is a storage-type building.*
- (2) *Class 7 includes the following sub-classifications: (a)Class 7a — a carpark. Class 7b — a building that is used for storage or display of goods or produce for sale by wholesale.*

NCC 2022 accessibility requirements include

D4D2 General building access requirements [2019: D3.1, Table D3.1]

- (1) *Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.*
- (4) **For a Class 2 building**, common areas are to be accessible as follows: From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.
 - (b) *To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.*
 - (c) *Where a ramp complying with AS 1428.1 or a passenger lift is installed— (i) to the entrance doorway of each sole-occupancy unit; and*
(ii) to and within rooms or spaces for use in common by the residents.
 - (d) *The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.*
- (5) **For a Class 3 building**, access requirements are as follows:
 - (a) *Common areas:*
 - (i) *From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.*
 - (ii) *To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.*
 - (iii) *Where a ramp complying with AS 1428.1 or a passenger lift is installed— (A) to the entrance doorway of each sole-occupancy unit; and*
(B) to and within rooms or spaces for use in common by the residents.
 - (iv) *The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.*
 - (b) *To and within sole-occupancy units — in accordance with Table D4D2b.*

Table D4D2b: Requirements for access for people with a disability – sole-occupancy units in a Class 3 or 9c building

Total number of sole-occupancy units	Number required to be accessible
1 to 10	1
11 to 40	2
41 to 60	3
61 to 80	4
81 to 100	5
101 to 200	5 sole-occupancy units plus 1 additional sole-occupancy unit for each additional 25 units or part thereof in excess of 100.
201 to 500	9 sole-occupancy units plus 1 additional sole-occupancy unit for each additional 30 units or part thereof in excess of 200.
More than 500	19 sole-occupancy units plus 1 additional sole-occupancy unit for each additional 50 units or part thereof in excess of 500.

- (6) **For Class 5, 6, 7b, 8 and 9a buildings**, access must be provided to and within all areas normally used by the occupants.
- (7) **For a Class 7a building**, access must be provided to and within any level containing accessible carparking spaces.

D4D6 Accessible carparking [2019: D3.5, Table D3.5]

- (b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.
- (c) Class 6 buildings—
- (i) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and for each additional 100 and
- (ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.

F4D6 Accessible unisex sanitary compartments [2019: Table F2.4a] SA F4D6(1)

- (1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:
- (b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.
- (d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—
- (i) 1 on every storey containing sanitary compartments;
- (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.

G7P1 Livable housing design [New for 2022] **NSW adoption pending**

Each sole-occupancy unit in a Class 2 building must be provided with—

- (a) at least one level and step-free entrance door into the sole-occupancy unit from an accessible part of the floor on which it is located; and
- (b) internal doors and corridors which facilitate unimpeded movement between spaces; and
- (c) a sanitary compartment that—
 - (i) facilitates independent access and use; and
 - (ii) is located on the entry level of the sole-occupancy unit; and
- (d) a shower that facilitates independent access and use; and
- (e) the walls of a sanitary compartment referred to in (c), the shower referred to in (d) and a bath (where installed, other than a freestanding bath) constructed so as to facilitate future installation of grabrails, or the like, in a way that minimises the removal of existing wall linings.

Early childhood centres

A6G1 (2019: A6.1): ECCs are excluded from the '10% rule'. This means they must be classified as Class 9b, even if they occupy less than 10% of the floor area of a building.

D2D4(2) (2019: D1.3): Stairways or ramps must be fire-isolated if they are part of a required exit. The concession for non fire-isolated stairways and ramps passing through no more than 2 storeys no longer applies for ECCs, unless they are:

- entirely contained in a storey with direct exit to a road or open space; or
- the only occupancy in a building no more than 2 storeys high.

D2D16(1)(b) and (6) (2019: D1.11): Horizontal exits can no longer be counted as required exits. Where a horizontal exit is provided (in addition to the required exits), the area to which the exit leads must be able to hold all of the occupants of the ECC.

D3D22(1)(c)(ii) (2019: D2.17): An extra handrail must be provided on stairs and ramps in exits, halfway between the stair tread and the top handrail. This provides a handrail at a suitable height for children to grip whilst using the stairs or a ramp as an exit.

D3D27 (2019:D2.22): Re-entry from fire exits must be provided unless there is fail-safe system that will unlock the door if the fire alarm goes off. This allows for re-entry in evacuations where staff carry or assist children to use the fire exit.

E1D11 (2019: Table E1.5): Sprinklers are now required throughout a building containing an ECC. Sprinklers must comply with Specification 17 (2019: Spec E1.5). There is an exemption for buildings where the early childhood centre is:

- entirely contained in a storey with direct exit to a road or open space; or
- the only occupancy in a building no more than 2 storeys high.

E2D20(3) (2019: Table E2.2b): An automatic smoke detection and alarm system complying with Specification 20 (2019: Spec E2.2a) must be provided throughout a building with an ECC.

G1D4 (2019: G1.3): Further details are included for barriers enclosing an outdoor play space where the floor is more than 2 m above the surface beneath. This includes outdoor play spaces located on upper floors.

Current and applicable accessible housing requirements are

- ❖ 10% adaptable units complying with AS4299-1995 and
 - ❖ 20% livable units Silver complying with SEPP 65
 - ❖ 20% livable units Gold complying with ABCB 2022 Voluntary Standard
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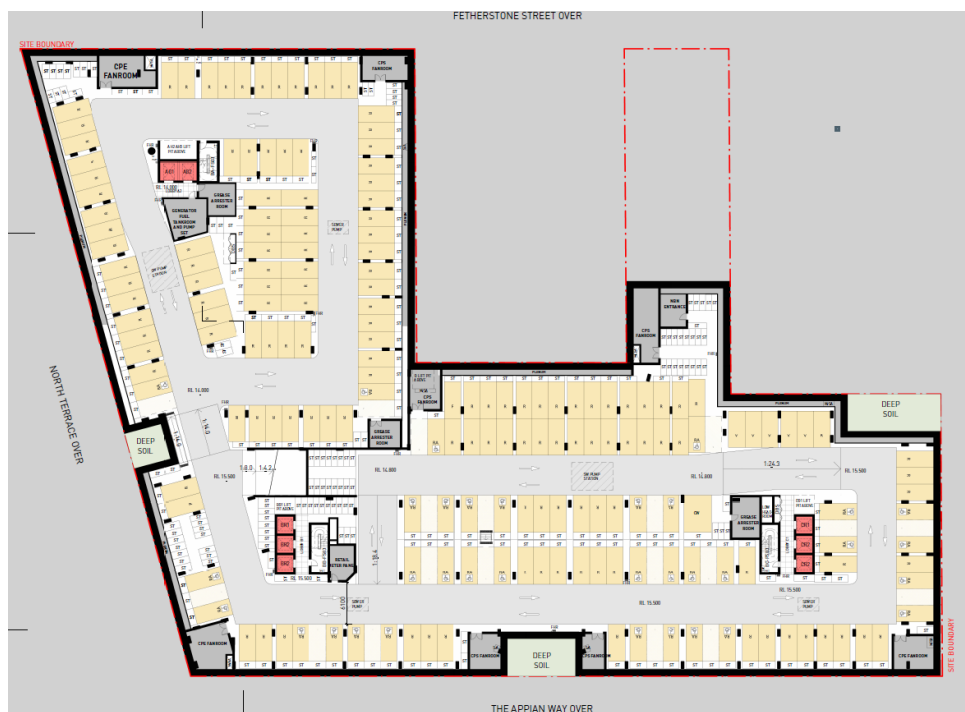
4 Parking

Car parking and service access is via Fetherstone St. Parking is provided in 2 basements and 3 podium levels above ground level retail, with lift access between levels. Parking including 219 residential spaces, and 276 spaces for hotel and retail.

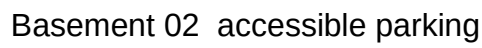
Parking provision is required in accordance with NCC 2022 and accessible parking is to comply with AS2890.6-2009.

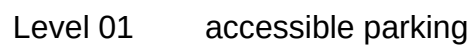
CARPARK SUMMARY				
LEVEL	RETAIL	HOTEL	RESI	TOTAL
L03	84	0	0	84
L02	68	9	0	77
L01	55	0	0	55
B01	0	59	37	96
B02	0	0	184	184
TOTAL	207	68	221	496

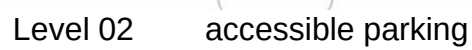
CAR PARKING	
TYPE	COUNT
L03	
RETAIL	24
RETAIL-ACCESSIBLE	2
RETAIL-CHILD CARE	30
RETAIL-MEDICAL SUITE	28
L03: 84	
L02	
HOTEL	9
RETAIL	68
L02: 77	
L01	
RETAIL	48
RETAIL-ACCESSIBLE	2
RETAIL-CARSHARE	5
L01: 55	
B01	
HOTEL	56
HOTEL - ACCESSIBLE	3
RESI-VISITOR	36
RESI-VISITOR ACCESSIBLE	1
B01: 96	
B02	
CAR WASH	1
RESI	132
RESI-ACCESSIBLE	34
RESI-CARSHARE	5
RESI-VISITOR	12
B02: 184	

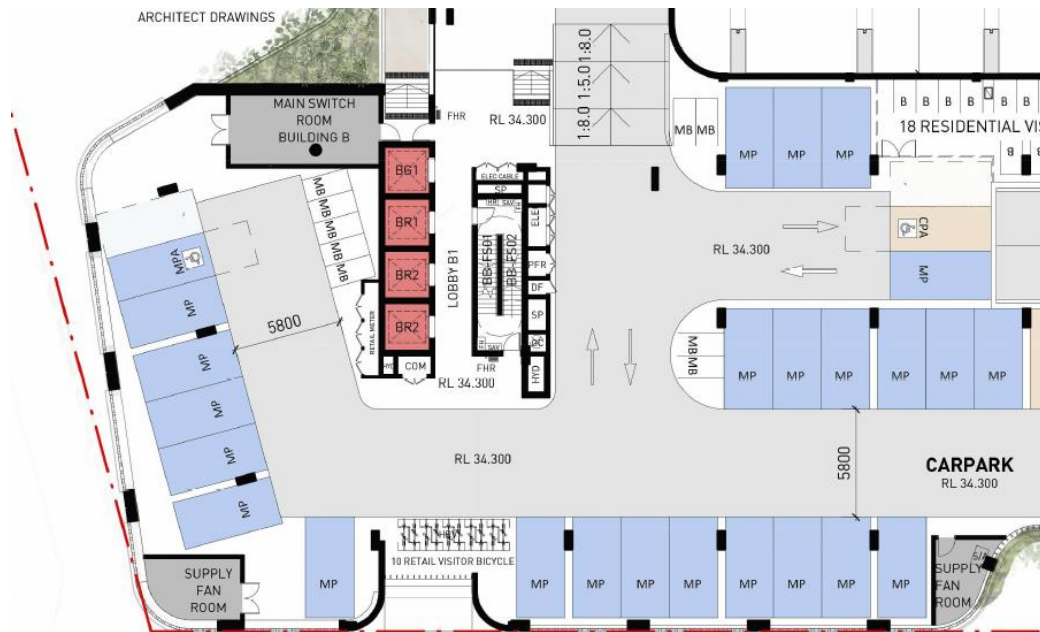


Basement 02









Level 03 accessible parking

4 Parking	Access criteria APS, NCC & Standards
Paths of travel (POTs), entries, signage and doors	Provide continuous accessible POTs between property boundary, pedestrian entrances, amenities and associated areas, with consistent signage, and minimum 850 doors with complying decals, nibs, and circulation space
Accessible lifts	Passenger lifts to provide complying circulation space, minimum 900 wide door, complying car size, Braille and tactile controls 900 to 1200 high, handrails adjacent to controls and audio announcements
Accessible parking	NCC complying accessible parking to include minimum 2.4m wide parking spaces and adjacent 2.4m wide shared spaces. Provide maximum 1:40 cross fall, minimum 2.2m driveway height, minimum 2.5m parking space height Install ISA (International Symbol of Access) ground and vertical signage
Fire stairs	Install complying nosings to fire stairs

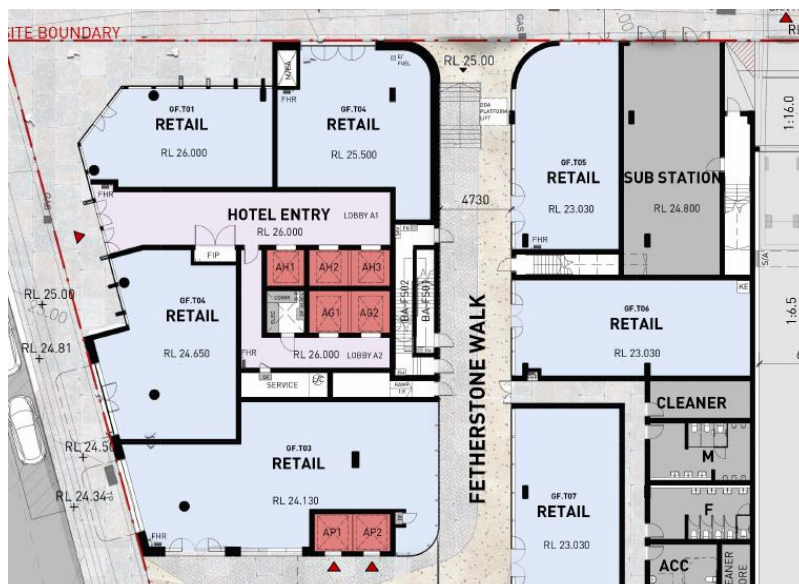
5 Ground & Level 04 Retail

Ground level provides pedestrian entries, walkways, mall areas, retail areas and lift lobbies. Amenities are provided adjacent to Tower A and C lobbies.

Level 04 provided hotel reception, retail and childcare.



Ground floor plan



Lobby A and amenities



5 Ground & Level 04 Retail	Access criteria APS, NCC & Standards
Paths of travel (POTs), entries, signage and doors, fire stairs	Provide accessible retail entries at street frontages Comply with Parking Access Criteria
Accessible lifts	Comply with Parking Access Criteria
FF&E and Retail	Provide accessible reception desks, seating, lockers, retail tenancies, stairs, gardens and terraces
Amenities	Provide accessible entries and circulation space Accessible toilets to comply with NCC 2022 and AS1428.1-2009 – including complying WC back rest, FF&E, door and circulation space Provide complying PAD cubicles to assist persons with ambulant disabilities
Childcare	Separate DA to be submitted

6 Towers

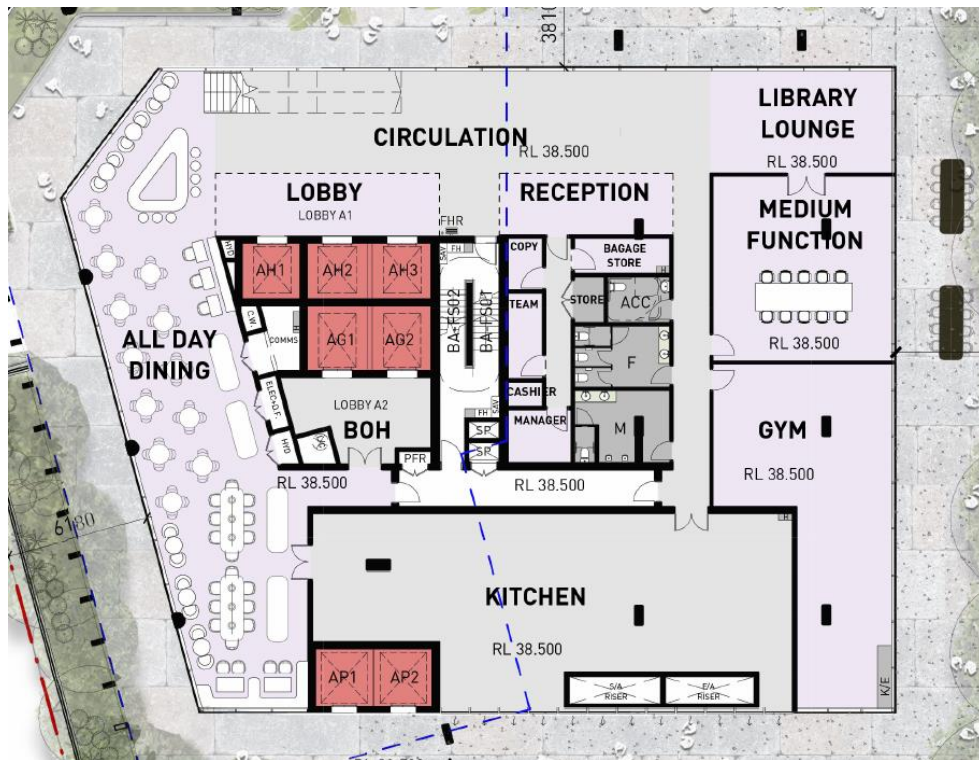
6.1 Tower A Hotel

Tower A provides a hotel including

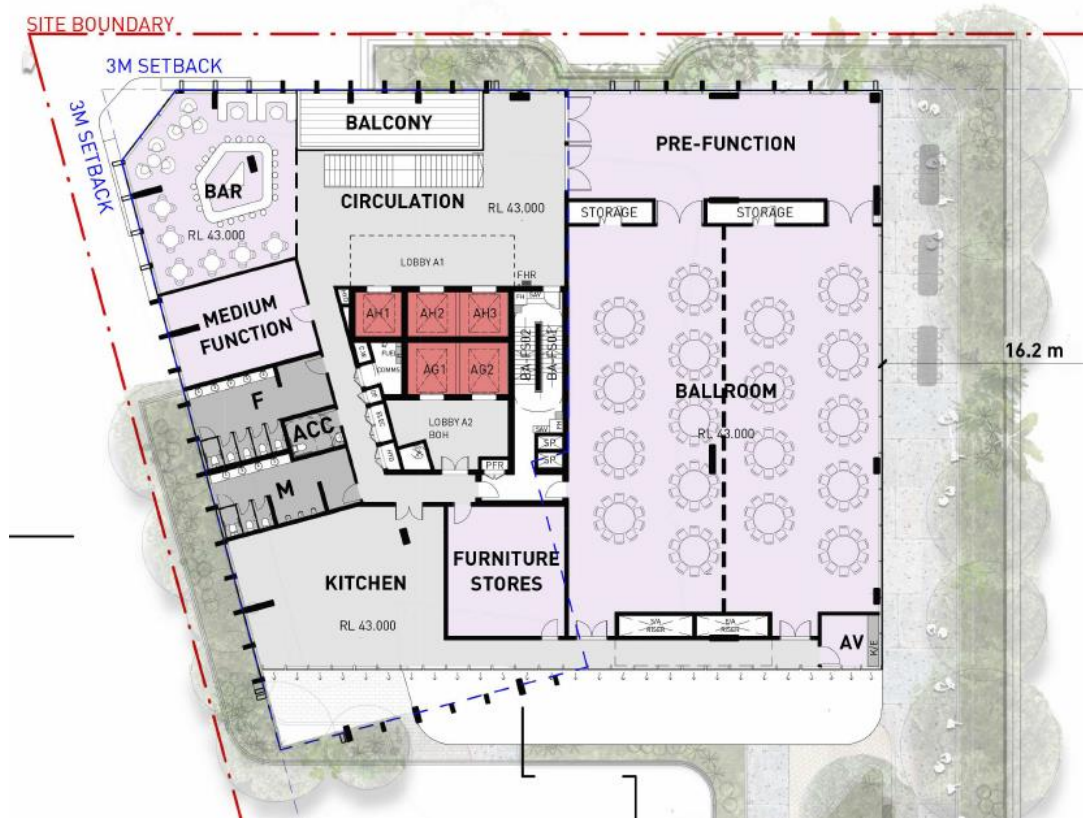
- ❖ ground level entry
- ❖ level 02 administration and parking
- ❖ level 03 parking
- ❖ level 04 reception and hotel facilities, and
- ❖ level 05 lobby and function areas.



Level 2 Administration & amenities



Level 04 reception & amenities



Level 05 function areas

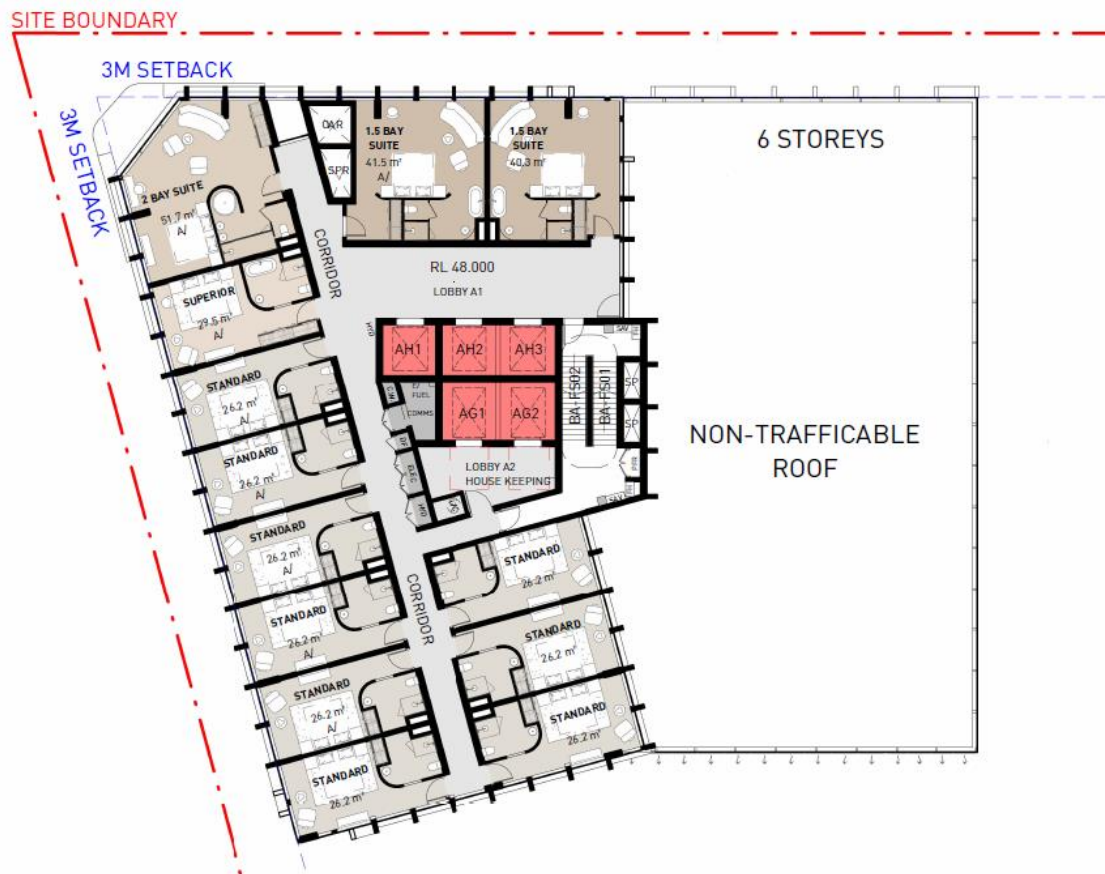
The hotel provides a range of accommodation at levels 06 to 18 together with a rooftop bar at level 19.

NCC 2022 requirements for a Class 3 hotel are setout in Section 3 Access Criteria of this Access Report and include

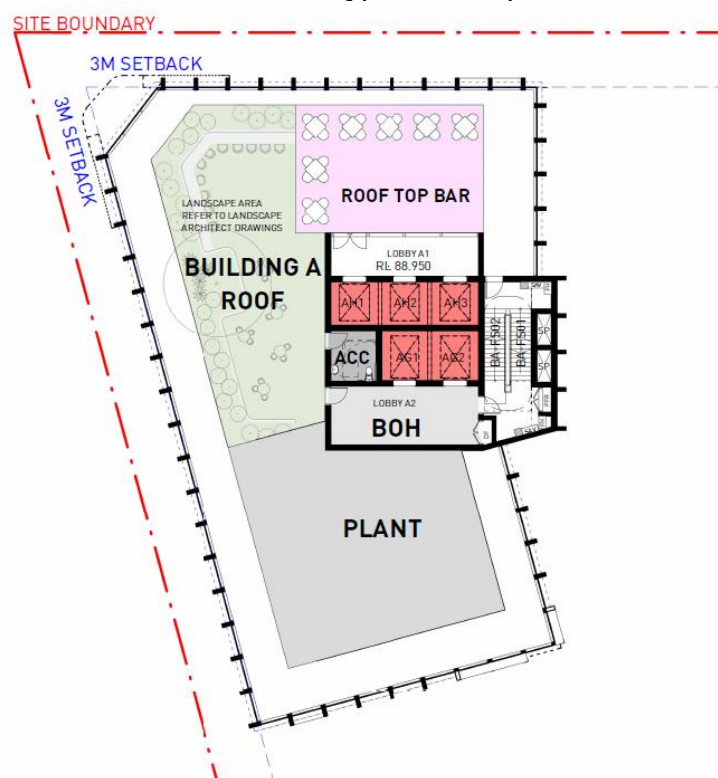
- ❖ Entrances
- ❖ Common areas
- ❖ Sole occupancy units

Accessible entrances, common areas and sole occupancy units are to be provided in accordance with NCC 2022 Clause D4D2 and Table D4D2b.

ACCESSIBLE BUILDING A		
LEVEL	ACCESSIBLE HOTEL ROOMS	NO.
L19		0
L18		13
L17		13
L16		13
L15		13
L14		13
L13		13
L12		13
L11		13
L10		13
L09		13
L08		13
L07		13
L06	8	13
TOTAL: 230		169



Hotel typical floor plan



Hotel rooftop bar level 19

6.1 Tower A Hotel	Access criteria APS, NCC & Standards
Paths of travel (POTs), entries, signage and doors, fire stairs	Provide accessible entrances and common areas Comply with Parking & Ground Access Criteria
Accessible lifts	Comply with Parking & Ground Access Criteria
Amenities	Comply with Ground Access Criteria
Rooftop bar	Provide accessible entries, amenities and POTs
Accommodation	Provide sole occupancy units in accordance with NCC 2022 Clause D4D2 and Table D4D2b

6.2 Towers B & C Residential

Residential towers B and C provide a mix of apartments between level 05 to level 23, together with roof level communal areas and amenities.

Residential towers to include 10% adaptable units complying with AS4299-1995, 20% livable units Silver complying with SEPP 65, and 20% livable units Gold complying with the ABCB 2022 Voluntary Standard.

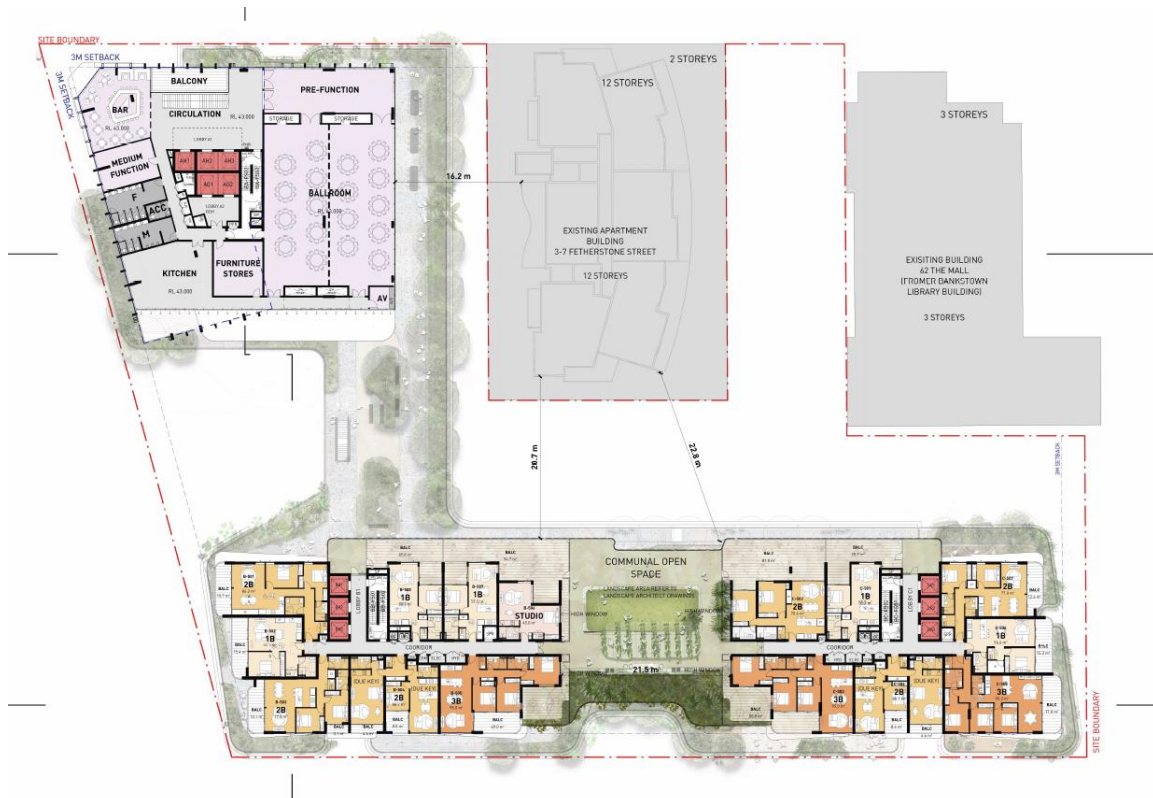
Compliance schedules are as follows

RESI UNIT MIX			
DEPARTMENT	TYPE	NO.	YIELD
RESIDENTIAL	1B	131	39%
RESIDENTIAL	2B	132	39%
RESIDENTIAL	3B	21	6%
RESIDENTIAL	STUDIO	55	16%
TOTAL NO.APARTMENTS		339	100%

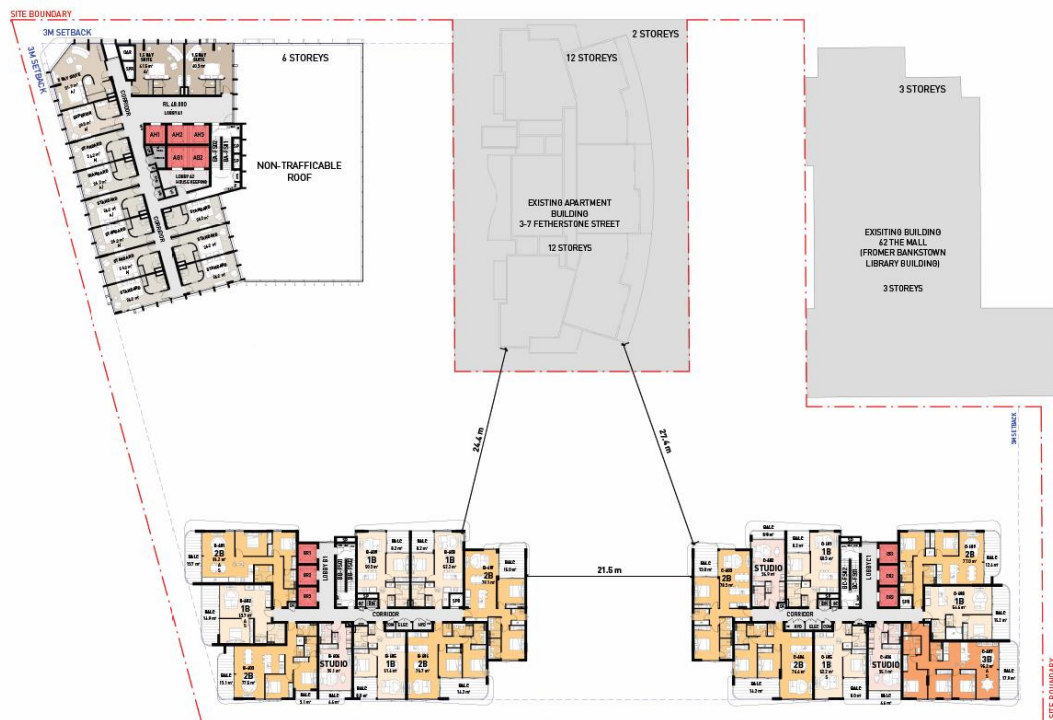
ADAPTABLE/LIVABLE APARMENTS...		
LEVEL	ADAPTABLE APARTMENTS	NO.
L16	A	1
L15	A	3
L14	A	3
L13	A	3
L12	A	3
L11	A	3
L10	A	3
L09	A	3
L08	A	3
L07	A	3
L06	A	3
L05	A	3
TOTAL: 34		34

ADAPTABLE/LIVABLE APARMENT...		
LEVEL	LIVABLE SILVER APARTMENTS	NO.
L21	S	2
L20	S	2
L19	S	2
L18	S	2
L17	S	2
L16	S	5
L15	S	5
L14	S	5
L13	S	5
L12	S	5
L11	S	5
L10	S	5
L09	S	5
L08	S	5
L07	S	5
L06	S	4
L05	S	4
TOTAL: 68		68

No. of apt required for Livable Gold [20%]	68
Mix:	
Studio	11
1B	15
2B	40
3B [L05 Only]	2
Total	68



Level 5



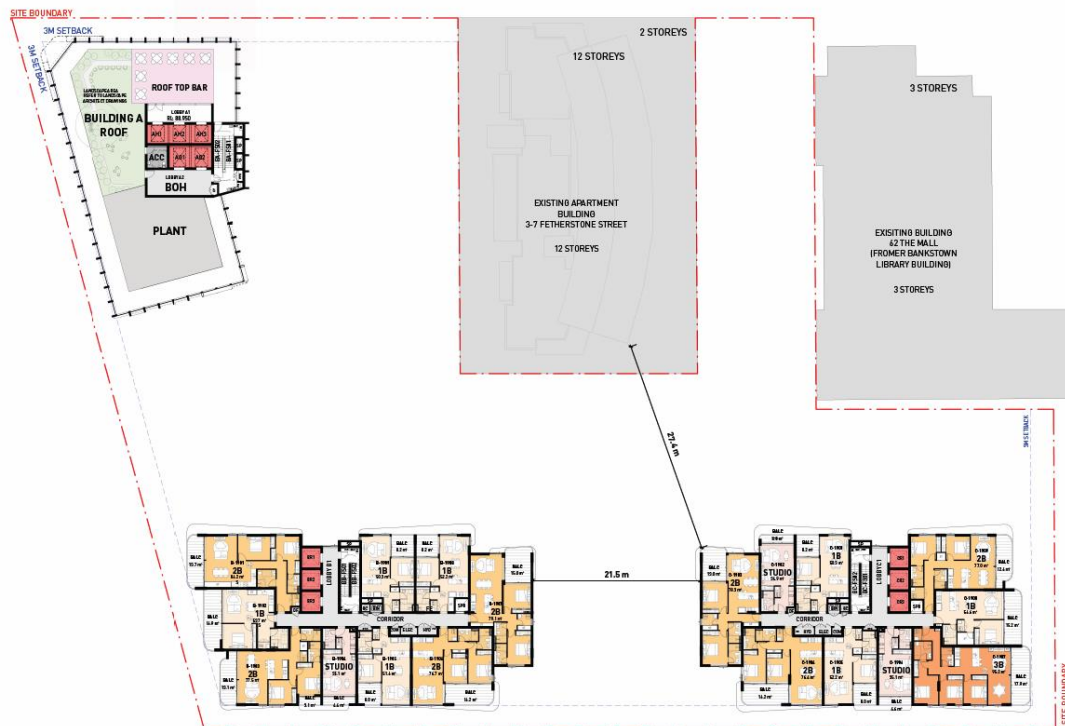
Level 6 to 18



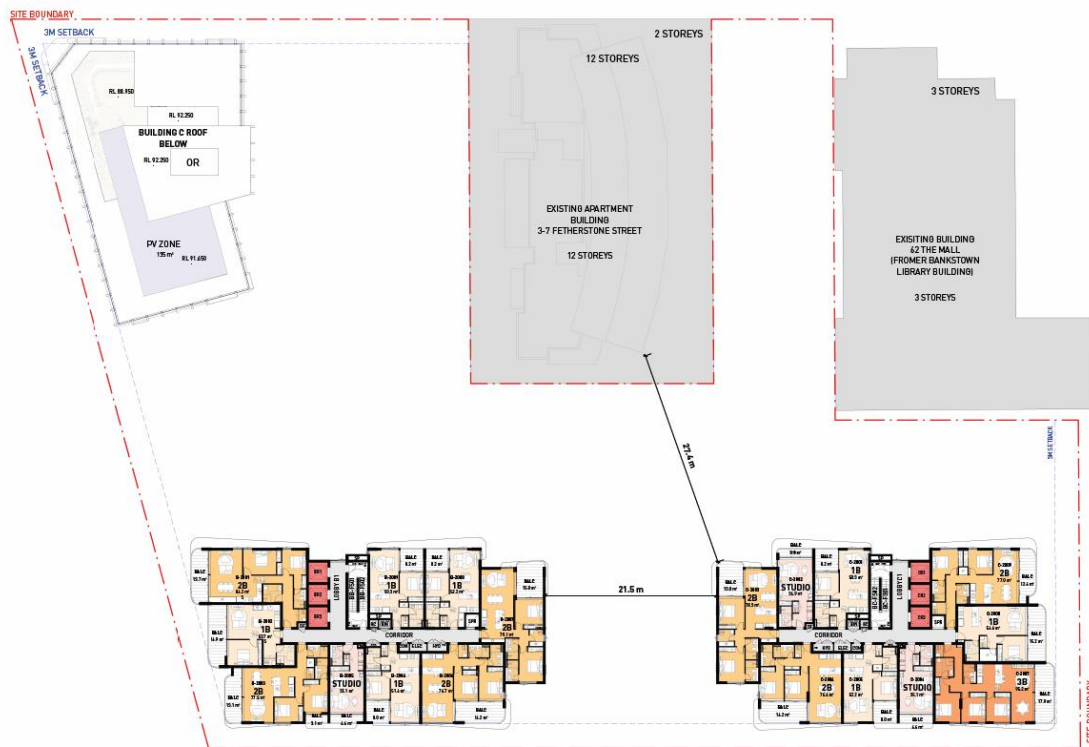
Tower B Level 6 to 18



Tower C Level 6 to 18



Level 19



Level 20 to 23



Level 24

6.2 Towers B & C	Access criteria APS, NCC & Standards
Paths of travel (POTs), entries, signage and doors, fire stairs	Comply with Parking & Ground Access Criteria
Accessible lifts	Comply with Parking & Ground Access Criteria
Amenities	Comply with Ground Access Criteria
Communal roof	Provide accessible entries and POTs
Residential	Provide 10% adaptable units complying with AS4299-1995
	Provide 20% livable units Silver complying with SEPP 65
	Provide 20% livable units Gold complying with the ABCB 2022 Voluntary Standard
Livable housing NSW adoption pending	<i>Provide accessible entry and bathroom to each sole occupancy unit in a Class 2 building</i>

7 Access Compliance

Based on information provided to date, AA considers the current planning and design meets applicable access codes and legislation, consistent with the DDA – subject to compliance with this AA access review and recommendations.

Access compliance requires access inspections during construction, to review, assess and report on access compliance or non-compliance.

Access Certification and sign-off can be provided on satisfactory resolution and completion of all access related issues at CC and OC stages.

Access Australia
Michael Fox AM
B Arch MTCP ACAA
Director
