

ERGON CONSULTING

ACCESS REPORT
DEVELOPMENT APPLICATION

CLIENT
CLEARSKY PROJECTS PTY LTD

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT
98 ROGERS STREET
ROSELANDS NSW 2196

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Project File Name:		Ribal Pty Ltd & Actol Pty Ltd – Proposed Industrial Warehouse Units Development – 88 Rogers Street Roselands – Access Report (DA)		
Rev	Description	Prepared By	Peer Reviewed By	Issue Date
A	Issued to client as draft	D.Shan	C.Miroforidis	25-Aug-23
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1. INTRODUCTION

Ergon Consulting has been engaged by the client Sprint (Aust) Pty Ltd to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and within the proposed industrial warehouse units development located at 330 Edgar Street Condell Park NSW.

This report has been prepared to be submitted with development application and has relied on the following design documentation prepared by the GPM Architecture (*attached in Appendix 1*).

Document Number	Rev	Title	Date

a. Purpose of report

The purpose of this report is to identify the extent to which the design documentation complies with 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;
- City of Canterbury Bankstown Council – Canterbury Bankstown Development Control Plan 2023 (*applicable accessibility requirements*);
- 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.

b. Report Exclusions

This report should not be misinterpreted that it provides an assessment for compliance with the following:

- Occupational Health & Safety Act and Regulations;
- Work Health and Safety requirements;
- Requirements of any standards that are not identified within this report;
- Any parts or specifications of the BCA not directly referenced within this report; and
- Disability Discrimination Act (DDA) 1992.

It is also conveyed that this report does not form part of the design documentation prepared for this project.

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2. DEVELOPMENT DETAILS

a. Project Description

The proposed industrial warehouse units development will generally include the following:

- 22 two storey industrial units, sanitary facilities, offices, kitchenettes; and
- Car park with 20 car parking of which 1 is accessible.

b. Building Details

The building(s) that are referred to within this report can be described as follows:

Property Address: 330 Edgar Street Condell Park NSW 2196

Legal Description: Lot 32 DP564483

Total Site Area: 4720m²

Proposed Building Classification(s):

Class 5 – Offices

Class 7a – Car Parking

Class 7b – Industrial Warehouse Units

Note: Building classifications determined in accordance with Part A3 of the BCA.

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3. BCA ASSESSMENT

a. General

The table below assesses the compliance status of the design documentation in terms of the prescriptive accessibility provisions found within the Building Code of Australia (BCA) 2022 Volume 1.

The references within this table are only access related parts or clauses found within the BCA and those applicable to this project.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

b. Part D4 – Access for people with a disability

BCA Clause	Status	Comment/Recommendation
D4D1. Deemed-to-satisfy provisions 1. Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with – a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and b) In a building containing an atrium, Part G3; and c) In a building in an alpine area, Part G4; and d) For additional requirements for Class 9b buildings, Part I1; and e) For public transport buildings, Part I2. 2. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. 3. Performance Requirement D1P7 must be complied with if lifts are to be used to assist	Noted	Performance Compliance The new building work will generally follow a D-t-S path for achieving compliance. Where D-t-S compliance is not achievable a performance based solution must be provided complying with the relevant performance requirements at the CC stage. Note: There are no performance solutions proposed within the proposed industrial warehouse units development.

BCA Clause	Status	Comment/Recommendation
occupants to evacuate a building.		
<p>D4D2. General building access requirements</p> <ol style="list-style-type: none"> 1. Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5. 2. Access requirements for a Class 1b building are as follows: <ol style="list-style-type: none"> a) Dwellings located on one allotment and used for short-term holiday accommodation – to and within a number of dwellings determined in accordance with Table D4D2a. b) A boarding house, bed and breakfast, guest house, hostel or the like, other than those described in (a) – to and within – <ol style="list-style-type: none"> i) 1 bedroom and associated sanitary facilities; and ii) not less than 1 of each type of room or space for use in common by the residents or guests, including a cooking facility, sauna, gymnasium, swimming pool, laundry, games room, eating area, or the like; and iii) rooms or spaces for use in common by all residents on a floor to which access by way of a ramp complying with AS 1428.1 or a passenger lift is provided. 3. For the purposes of (2)(a), a community or strata-type subdivision or development is considered to be on a single allotment. 4. For a Class 2 building, common areas are to be accessible as follows: <ol style="list-style-type: none"> a) 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 – <ol style="list-style-type: none"> i) to the entrance doorway of each sole-occupancy unit; and ii) to and within rooms or spaces for use in 	<p>Capable of complying at CC stag</p>	<p>Class 5 – Offices Access is required to and within the offices within the development.</p> <p>Class 7a – Car Parking Access is required to and within the accessible car parking provided within the car park.</p> <p>Class 7b – Industrial Units Access is required to and within the industrial warehouse units except for any areas exempt from being accessible (refer to Clause D4D5 for exempted areas). Building access requirements to be confirmed at CC design stage.</p>

BCA Clause	Status	Comment/Recommendation
<p>common by the residents.</p> <p>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.</p> <p>5. For a Class 3 building, access requirements are as follows:</p> <p>a) Common areas:</p> <p>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.</p> <p>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.</p> <p>iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed –</p> <p>A) to the entrance doorway of each sole-occupancy unit; and</p> <p>B) to and within rooms or spaces for use in common by the residents.</p> <p>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.</p> <p>b) To and within sole-occupancy units – in accordance with Table D4D2b.</p> <p>6. For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.</p> <p>7. For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.</p> <p>8. For a Class 9b building, access requirements are as follows:</p> <p>a) Schools and early childhood centres — to and within all areas normally used by the occupants.</p> <p>b) An assembly building, not being a school or early childhood centre – to and within –</p> <p>i) wheelchair seating spaces provided in</p>		

BCA Clause	Status	Comment/Recommendation
<p>accordance with D4D10; and</p> <p>ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.</p> <p>9. For a Class 9c building, access requirements are as follows:</p> <p>a) Common areas:</p> <p>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.</p> <p>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.</p> <p>iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed –</p> <p>A) to the entrance doorway of each sole-occupancy unit; and</p> <p>B) to and within rooms or spaces for use in common by the residents.</p> <p>iii) The requirements of (iii) only apply where the space referred to in (iii)(A) or (iii)(B) is located on the levels served by the lift or ramp.</p> <p>b) Sole-occupancy units — to and within a number of sole-occupancy units determined in accordance with Table D4D2b.</p> <p>10. For a Class 10 building, access requirements are as follows:</p> <p>a) For a Class 10a non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within –</p> <p>i) an accessible sanitary facility; and</p> <p>ii) a change room facility; and</p> <p>iii) a public shelter or the like.</p> <p>b) For Class 10b swimming pools, to and into swimming pools with a total perimeter</p>		

BCA Clause	Status	Comment/Recommendation
<p>greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.</p> <p>Note: Table D4D2a or table D4D2b not included.</p>		
<p>D4D3. Access to buildings</p> <ol style="list-style-type: none"> 1. An accessway must be provided to a building required to be accessible – <ol style="list-style-type: none"> a) from the main points of a pedestrian entry at 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. 2. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and – <ol style="list-style-type: none"> 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, except for pedestrian entrances serving only areas exempted by D4D5. 3. Where a pedestrian entrance required to be accessible has multiple doorway – <ol style="list-style-type: none"> 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. 4. For the purposes of (3) – <ol style="list-style-type: none"> a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where – <ol style="list-style-type: none"> 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 	<p>Capable of complying at CC stage</p>	<p>Accessway to the Building</p> <p>Accessways (<i>i.e.</i>, continuous accessible path of travel without steps or steep grades) complying with AS1428.1-2009 must be provided to the development from the pedestrian entry point at the allotment boundary and the accessible car parking provided within the car park.</p> <p>Accessways within the development to be confirmed at the CC design stage.</p> <p>Principal Pedestrian Entrance</p> <p>The entrance doors providing access to the industrial warehouse units must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), D-lever type door controls, level threshold or a 1 in 8 threshold ramp and clear door circulation space on both sides of the door complying with AS1428.1-2009.</p> <p>The CC design documents will provide details showing clear opening of doorways, level thresholds, door hardware and door circulation space requirements in accordance with AS1428.1-2009.</p>

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<p>Figure D4D3); and</p> <p>b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).</p> <p>5. 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.</p> <p>Note: Figure D4D3 not included.</p>		
<p>D4D4. Parts of buildings to be accessible</p> <p>In a building required to be accessible –</p> <p>a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with –</p> <p>i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>b) every passenger lift must comply with E3D7 and E3D8; and</p> <p>c) accessways must have –</p> <p>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</p> <p>ii) turning spaces complying with AS 1428.1 –</p> <p>A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>B) at maximum 20 m intervals along the accessway; and</p> <p>d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>e) a passing space may serve as a turning space; and</p> <p>f) 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—</p>	<p>Capable of complying at CC stage</p>	<p>Accessways within the Buildings</p> <p>Accessways provided within the development must comply with AS1428.1-2009 and must incorporate the following:</p> <ul style="list-style-type: none"> • 1000mm minimum clear width, except where a turning space or door circulation space is required within an accessway; • 1500mm x 1500mm minimum clear circulation space to perform a 90-degree turn within an accessway; and • 1540mm x 2070mm minimum clear circulation space to perform a 180-degree turn within 2 metres of a terminated accessway. <p>Internal Doors</p> <p>Internal doors provided within the accessible areas of the development must have a minimum 850mm wide x 1980mm high clear door opening (920mm x 2040mm door), D-lever type door controls, level threshold or a 1 in 8 threshold ramp and clear door circulation space on both sides of the door complying with AS1428.1-2009.</p> <p>Walkways</p> <p>The walkways (<i>i.e.</i>, 1 in 20-33 graded walkways) provided within the development must comply with AS1428.1-2009.</p> <p>Walkways must have a minimum 1000mm clear width, landings every 15m (1200mm-1500mm long top and bottom landings), 600mm wide firm</p>

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<p>i) containing not more than 3 storeys; and</p> <p>ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and</p> <p>g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and</p> <p>h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p>		<p>level surface on abutting sides or minimum 450mm high low wall, balustrade or handrail with a kerb rail.</p> <p>Ramps</p> <p>The ramps provided within the development must comply with AS1428.1-2009.</p> <p>1 in 8 graded threshold ramps must have a 35mm maximum rise, 280mm maximum length, splayed edges and located 20mm from the door opening.</p> <p>Stairs</p> <p>The stairs provided within the development must comply with AS1428.1-2009.</p> <p>Stairs must have a minimum 1000mm clear width, handrails on both sides with extensions (<i>300mm top extension and 550mm bottom extension</i>) and terminations to the wall or ground, non-slip nosings with a 30% luminance contrast and enclosed risers.</p> <p>The first riser at each mid-landing must be setback one tread width to achieve handrail height compliance.</p> <p>Tactile ground surface indicators must be provided at top and bottom landings complying with AS1428.4.1-2009.</p> <p>Handrails must not intrude within the clear circulation space of an accessway or doorway.</p> <p>First Floor Office Access Concession</p> <p>A passenger lift is not required to first floor mezzanine offices provided within the development as each mezzanine has a total floor area less than 200m².</p> <p>Fire Exit Doors</p> <p>The fire exit doors provided within the development must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) and D-lever type or panic bar door controls allowing a person with a disability to escape or seek refuge during an emergency.</p> <p>Soft Floor Coverings</p>

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		<p>The carpet provided within the development must comply with the BCA and AS1428.1-2009.</p> <p>The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm (<i>maximum 15mm thickness</i>).</p> <p>Slip Resistant Surfaces</p> <p>The flooring (<i>i.e., tiles, pavers, timber or concrete</i>) provided within the development must have a slip resistant rated surface complying with the BCA and AS4586-2013 (<i>e.g., minimum R10 or P3 rating for dry areas and R11 or P4 rating for wet areas</i>).</p> <p>Access requirements to be confirmed in detail at the CC design stage.</p>
<p>D4D5. Exemptions</p> <p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> a) An area where access would be inappropriate because of the particular purpose for which the area is used. b) An area that would pose a health or safety risk for people with a disability. c) Any path of travel providing access only to an area exempted by (a) or (b). 	Noted	<p>Non Accessible Areas</p> <p>The warehouse storage areas provided within the development may be exempt from being accessible as access would be considered inappropriate and would pose a health and safety risk for a person with a disability.</p> <p>Information detailing the use of each non-accessible area, role of personnel to be admitted to the area, security arrangements for independent movement of non-authorised personnel, activities of the people using the area and any OH&S restraints must be provided at the CC design stage.</p> <p>Non-accessible areas within the development to be confirmed at CC design stage.</p>
<p>D4D6. Accessible car parking</p> <ul style="list-style-type: none"> 1. Accessible carparking spaces – <ul style="list-style-type: none"> a) subject to (b), must be provided in accordance with (2) in – <ul style="list-style-type: none"> i) a Class 7a building required to be accessible; and ii) a carparking area on the same allotment as a building required to be accessible; 	Capable of complying at CC stage	<p>Accessible Car Parking</p> <p>The accessible car parking provided within the car park must comply with AS2890.6-2009.</p> <p>The accessible car parking space must be a minimum 2400mm wide x 5400mm long with a 2400mm wide x</p>

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<p>and</p> <p>b) 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; and</p> <p>c) subject to (d), must comply with AS/NZS 2890.6; and</p> <p>d) need not be identified with signage 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.</p> <p>2. For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p> <p>a) Class 1b and 3 buildings:</p> <p>i) For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of –</p> <p>A) accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>B) accessible bedrooms to the total number of bedrooms.</p> <p>ii) For the purposes of (i), the calculated number is taken to the next whole figure.</p> <p>iii) For a residential part of a school, accommodation for the aged, disabled or children, residential part of a health-care building which accommodates members of staff or the residential part of a detention centre – 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>b) Class 5, 7, 8 or 9c buildings – 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>c) Class 6 buildings –</p> <p>i) with up to 1000 carparking spaces – 1 accessible space for every 50 carparking spaces or part thereof; and</p>		<p>5400mm long shared zone.</p> <p>A 2500mm overhead clearance must be achieved above both spaces.</p> <p>Appropriate identification (<i>including the international symbol of access</i>) and non-slip line marking must be provided to the accessible car parking space and shared zone.</p> <p>The shared zone must have provision for a yellow bollard setback 850mm from the front of the shared zone.</p> <p>The cross-fall must not be more than 1 in 40 grades in any direction at the accessible car parking space and shared zone.</p> <p>Class 5 – Offices</p> <p>There are no dedicated office car parking spaces within the car park.</p> <p>Class 7a – Car Parking</p> <p>1 visitor accessible car parking space must be provided within the car park.</p> <p>Class 7b – Industrial Warehouse Units</p> <p>There are no dedicated industrial warehouse car parking spaces within the car park.</p> <p>Accessible car parking details are to be confirmed at the CC design stage.</p>

BCA Clause	Status	Comment/Recommendation
<p>ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space.</p> <p>d) Class 9a buildings:</p> <p>i) For a hospital (non-outpatient area) – 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>ii) For a hospital (outpatient area) –</p> <p>A) with up to 1000 carparking spaces – 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space.</p> <p>iii) For a nursing home – 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>iv) For a clinic or day surgery not forming part of a hospital – 1 accessible space for every 50 carparking spaces or part thereof.</p> <p>e) Class 9b buildings:</p> <p>i) For a school – 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>ii) For other assembly buildings –</p> <p>A) with up to 1000 carparking spaces – 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space.</p>		
<p>D4D7. Signage</p> <p>1. In a building required to be accessible –</p> <p>a) braille and tactile signage complying with Specification 15 must –</p> <p>i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each –</p> <p>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;</p>	<p>Capable of complying at CC stage</p>	<p>Accessible Signage</p> <p>The accessible signage provided within the development must comply with Specification 15 of the BCA and AS1428.1-2009.</p> <p>Signs must be positioned 1200mm-1600mm from the ground, easy to read (<i>large print if possible</i>), non-reflective, illuminated and include legible braille and tactile.</p>

BCA Clause	Status	Comment/Recommendation
<p>and</p> <p>B) space with a hearing augmentation system; and</p> <p>ii) identify each door required by E4D5 to be provided with an exit sign and state –</p> <p>A) "Exit"; and</p> <p>B) "Level"; and</p> <p>C) the floor level number or floor level descriptor, or a combination of the two.</p> <p>b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying –</p> <p>i) the type of hearing augmentation; and</p> <p>ii) the area covered within the room; and</p> <p>iii) if receivers are being used and where the receivers can be obtained; and</p> <p>c) 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</p> <p>d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>e) 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</p> <p>f) 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.</p> <p>2. In a building that is subject to 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 –</p>		<p>Fire Exit Doors</p> <p>Signage must be provided to all fire exit doors provided within the development stating "Exit" and "Level" followed by the floor number, name or both.</p> <p>Unisex Accessible Toilets</p> <p>Signage must be provided to the unisex accessible toilets provided within the development stating "Unisex Toilet RH" or "Unisex Toilet LH" with the international symbol of access, male and female toilet symbols.</p> <p>Non-Accessible Areas</p> <p>Signage must be provided to the non-accessible areas provided within the development stating the use of the room i.e. "Warehouse Storage – Staff Only". Braille and tactile features are not required.</p> <p>Signage details to be confirmed during CC design stage</p>

BCA Clause	Status	Comment/Recommendation
<ul style="list-style-type: none"> a) bank of sanitary facilities; and b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility. 		
<p>D4D8. Hearing augmentation</p> <ol style="list-style-type: none"> 1. A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed – <ul style="list-style-type: none"> 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. 2. If a hearing augmentation system required by (1) is – <ul style="list-style-type: none"> 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 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 – <ul style="list-style-type: none"> 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 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. 3. The number of persons accommodated in the room or space served by an inbuilt amplification 	<p>Not applicable</p>	<p>An inbuilt amplification system other than the emergency warning system will not be provided within the development.</p> <p>A hearing augmentation system is not required.</p>

BCA Clause	Status	Comment/Recommendation
<p>system must be calculated according to D2D18.</p> <p>4. 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.</p>		
<p>D4D8. Tactile indicators</p> <p>1. For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> 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 – <ul style="list-style-type: none"> 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, except for areas exempted by D4D5. <p>2. Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>3. A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-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.</p>	<p>Capable of complying at CC stage</p>	<p>Tactile Ground Surface Indicators</p> <p>Tactile ground surface indicators (<i>warning type</i>) complying with AS1428.4.1-2009 must be provided to the top and bottom stair landings, and overhead obstructions less than 2m high within the development.</p> <p>Tactile ground surface indicators provided at stairs must be a minimum 600-800mm wide where the distance of the landing is more than 3000mm from the nearest nosing and if less than 3000mm must be 300-400mm wide.</p> <p>Tactile ground surface indicators provided at overhead obstructions less than 2m high (e.g. underneath open stairways) must be a minimum 600-800mm wide.</p> <p>The tactile ground surface indicators must be provided for the full width of an opening and setback 300mm from the hazard.</p> <p>Integrated tactile ground surface indicators must have a 30% luminance contrast, discrete tactile ground surface indicators must have a 45% luminance contrast and 2 tone tactile ground surface indicators must have a 60% luminance contrast to surrounding surfaces.</p> <p>Tactile ground surface indicator locations to be confirmed at CC design stage.</p>
<p>D4D10. Wheelchair seating spaces in Class 9b assembly buildings</p> <p>Where fixed seating is provided in a Class 9b</p>	<p>Not</p>	<p>There is no fixed seating or areas of</p>

BCA Clause	Status	Comment/Recommendation
<p>assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:</p> <ul style="list-style-type: none"> a) The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10. b) In a cinema – <ul style="list-style-type: none"> i) with not more than 300 seats – wheelchair seating spaces must not be located in the front row of seats; and ii) with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats. <p>Note: Table D4D10 not included.</p>	applicable	<p>the development that are classified as Class 9b.</p> <p>Wheelchair seating spaces are not required.</p>
<p>D4D11. Swimming pools</p> <ol style="list-style-type: none"> 1. Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible. 2. An accessible entry/exit must be by means of— <ul style="list-style-type: none"> a) a fixed or movable ramp and an aquatic wheelchair; or b) a zero depth entry and an aquatic wheelchair; or c) a platform swimming pool lift and an aquatic wheelchair; or d) a sling-style swimming pool lift. 3. Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c). 4. Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1. 	Not applicable	There are no swimming pools provided within the development.
<p>D4D12. Ramps</p> <p>On an accessway –</p> <ul style="list-style-type: none"> a) a series of connected ramps must not have a combined vertical rise of more than 3.6m; and b) a landing for a step ramp must not overlap a landing for another step ramp or ramp. 	Noted	There are no ramps with a total rise of 3.6m and no overlapping step ramp or other ramp landings provided within the development.
D4D12. Glazing on an accessway		

BCA Clause	Status	Comment/Recommendation
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.	Capable of complying at CC stage	<p>Visual Glazing Identification</p> <p>The frameless or fully glazed doors and windows (<i>without mid-rails</i>) that can be mistaken as openings within the development must have a luminance contrast strip in accordance with AS1428.1-2009.</p> <p>Contrasting strips must have a solid, non-transparent contrasting line with a minimum 30% luminance contrast, not less than 75mm wide with the lower edge located at a height between 900-1000mm from the ground.</p> <p>Visual indicators on glazing to be confirmed at CC design stage.</p>

c. Part E3 – Lift Installations

BCA Clause	Status	Comment/Recommendation
<p>E3D6. Landings</p> <p>Access and egress to and from lift well landings must comply with Parts D2, D3 and D4.</p>	Not applicable	There are no lifts provided within the development.
<p>E3D7. Passenger lifts types and their limitations</p> <p>1. In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:</p> <ul style="list-style-type: none"> a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. b) Stairway platform lifts must not – <ul style="list-style-type: none"> i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or iii) be used where it is possible to install another type of passenger lift; or iv) connect more than 2 storeys; or v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or 	Not applicable	There are no lifts provided within the development.

BCA Clause	Status	Comment/Recommendation
<ul style="list-style-type: none"> vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11. c) A low-rise platform lift must not travel more than 1000 mm. d) A low-rise, low-speed constant pressure lift must not – <ul style="list-style-type: none"> i) for an enclosed type, travel more than 4 m; or ii) for an unenclosed type, travel more than 2 m; or iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like. e) A small-sized, low-speed automatic lift must not travel more than 12 m. <p>2. 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.</p>		
<p>E3D8. Accessible features required for passenger lifts</p> <p>In an accessible building, every passenger lift must have the following features where applicable:</p> <ul style="list-style-type: none"> a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except – <ul style="list-style-type: none"> 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. 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. 	<p>Not applicable</p>	<p>There are no lifts provided within the development.</p>

BCA Clause	Status	Comment/Recommendation
<p>g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.</p> <p>h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except –</p> <p>i) a stairway platform lift; and</p> <p>ii) a low-rise platform lift.</p> <p>i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.</p> <p>j) For all lifts serving more than 2 levels—</p> <p>i) automatic audible information within the lift car to identify the level each time the car stops; and</p> <p>ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</p> <p>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.</p> <p>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.</p>		

d. Part F4 – Sanitary and other facilities

BCA Clause	Status	Comment/Recommendation
<p>F4D5. Accessible sanitary facilities</p> <p>In a building required to be accessible –</p> <p>a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</p> <p>b) accessible unisex showers must be provided in accordance with F4D7; and</p> <p>c) 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 not less than one sanitary compartment suitable for a person with an ambulant disability for</p>	Capable of complying at CC stage	<p>Unisex Accessible Toilets</p> <p>The unisex accessible toilets (<i>minimum clear internal dimensions 1900mm wide x 2700mm long or 2300mm x 2300mm</i>) provided within the development must have fixtures, fittings and circulation space complying with AS1428.1-2009.</p> <p>The WC, washbasin, grabrails, toilet paper dispenser, soap dispenser, tapware, clothes hanging device, door locking hardware and other associated fixtures or fittings must comply with AS1428.1-2009.</p>

BCA Clause	Status	Comment/Recommendation
<p>use by females, each in accordance with AS 1428.1, must be provided; and</p> <p>d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and</p> <p>e) 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</p> <p>f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>g) 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</p> <p>h) 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</p> <p>i) 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.</p>		<p>Accessible and ambulant sanitary facilities to be confirmed at CC design stage.</p>
<p>F4D6. Accessible unisex sanitary compartments</p> <p>1. Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>a) For a Class 1b building –</p> <p>i) not less than 1; and</p> <p>ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>c) For Class 3 and Class 9c buildings –</p> <p>iii) in every accessible sole-occupancy unit provided with sanitary compartments</p>	<p>Capable of complying at CC stage</p>	<p>Class 5 – Offices</p> <p>The are no accessible or ambulant sanitary facilities provided within the office floor level of each industrial warehouse unit.</p> <p>Class 7a – Car Parking</p> <p>The are no accessible or ambulant sanitary facilities provided within the car park.</p> <p>Class 7b – Industrial Warehouse Units</p> <p>1 unisex accessible toilet must be provided within each industrial warehouse unit within the development. An equal number of right and left hand facilities are required within each industrial</p>

BCA Clause	Status	Comment/Recommendation
<p>within the accessible sole- occupancy unit, not less than 1; and</p> <p>at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</p> <p>d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans –</p> <p>i) 1 on every storey containing sanitary compartments; and</p> <p>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.</p> <p>e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</p> <p>2. The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>3. The requirements of (1)(e) do not apply to – a Class 10a appurtenant to another class of building; or a sanitary compartment dedicated to a single caravan/camping site.</p>		<p>warehouse unit.</p> <p>Details for accessible and ambulant sanitary facilities to be confirmed at CC design stage.</p>
<p>F4D7. Accessible unisex showers</p> <p>1. Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>a) For a Class 1b building –</p> <p>i) not less than 1; and</p> <p>ii) where private accessible unisex showers are provided for every accessible bedroom, common accessible</p> <p>iii) unisex showers need not be provided.</p> <p>b) For a Class 2 building, where showers are provided in common areas, not less than 1.</p> <p>c) For Class 3 and 9c buildings –</p> <p>i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and</p> <p>ii) 1 for every 10 showers or part thereof provided in common areas.</p> <p>d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for</p>	<p>Capable of complying at CC stage</p>	<p>Class 5 – Offices</p> <p>The are no accessible or ambulant sanitary facilities provided within the office floor level of each industrial warehouse unit.</p> <p>Class 7a – Car Parking</p> <p>The are no accessible or ambulant sanitary facilities provided within the car park.</p> <p>Class 7b – Industrial Warehouse Units</p> <p>The are no accessible or ambulant sanitary facilities provided within each industrial warehouse unit within the development.</p>

BCA Clause	Status	Comment/Recommendation
<p>every 10 showers or part thereof.</p> <p>e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.</p> <p>2. The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>3. The requirements of (1)(e) do not apply to – a Class 10a appurtenant to another class of building; and a sanitary compartment dedicated to a single caravan/camping site.</p>		
<p>F4D12. Accessible Adult Change Facilities</p> <p>1. One unisex accessible adult change facility must be provided in accessible part of a building –</p> <p>a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and</p> <p>b) Class 9b sports venue or the like that –</p> <p>i) has a design occupancy of not less than 35,000 spectators; or</p> <p>ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and</p> <p>c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>d) theatre or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.</p> <p>2. Accessible adult change facilities required by (1) –</p> <p>a) must be constructed in accordance with Specification 27; and</p> <p>b) cannot be combined with another sanitary compartment.</p> <p>3. For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that—</p> <p>a) can only be accessed by staff, employees,</p>	<p>Not applicable</p>	<p>Accessible adult change facilities are not required within the development as they are only provided within shopping centres, sports venues, museums, art galleries, theatres or airports.</p>

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contractors, maintenance personnel and the like; or b) is subject to an exemption under D4D5.		

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4. STATEMENT OF DESIGN COMPLIANCE (DA DESIGN)

Ergon Consulting has completed a review of the design documentation relative to the detail provided, with reference to the minimum applicable accessibility requirements found within Part D4, Clause E3D6, E3D7, E3D8, Clause F4D5, F4D6, F4D7, F4D12 of the Building Code of Australia 2022 Volume 1, Disability (*Access to Premises – Building*) Standards, relevant Australian Standards as applicable to this project (*i.e. AS1428.1-2009, AS1428.4.1-2009, AS890.6-2009*), Canterbury Bankstown DCP 2023 (*applicable accessibility requirements*) and general best practice access requirements.

This statement confirms accessibility can be appropriately achieved within this development with the provided comments and recommendations. This report confirms the client's commitment to providing an equitable and accessible environment for all.

As such, we believe the development approval may be issued as the development can achieve a reasonable level of access and meet statutory requirements, subject to further assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully,

Costa Miroforidis

Principal/Access Consultant

Certificate IV in Access Consulting – IATA

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Graduate Diploma in Building Surveying – UWS

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Registered LHA Design Guideline Assessor – LHA

Member of the Australian Institute of Building – AIB

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