

# ACCESS REPORT

DEVELOPMENT APPLICATION

## 639 GARDENERS ROAD MASCOT

COMMERCIAL DEVELOPMENT  
(INTERNET EXCHANGE FACILITY)

Prepared for Equinix  
By Mark Relf

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**Accessibility Solutions (NSW) PTY LTD**

**ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035**

**Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: [markrelf@bigpond.com](mailto:markrelf@bigpond.com)**

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## Introduction

The purpose of this report is to provide an accessibility review of the subject development to ascertain whether the commercial computer internet exchange facility is consistent with Building Code of Australia and other regulatory controls as listed below.

### Assessment Criteria

The assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities.

- (1) Building Code of Australia (BCA) – Parts D3, EP3.4, F2.4.
- (2) City of Botany Bay Council Access Development Control Plan.
- (3) Australian Standard AS1428 – Design for Access and Mobility and referenced standards.
- (4) Australian Standard AS1735.12 and AS1735.14 – Lifts.
- (5) Australian Standard AS2890 part 1 – Off-Street Parking.

### Development Application Plans

The plans relied upon for this accessibility assessment include the following:

Drawing No.	Issue	Description
09026 – Dwg 001	-	Site Plan
09026 – Dwg 100	-	Ground Floor
09026 – Dwg 101	-	Mezzanine Floor
09026 – Dwg 102	-	First Floor
09026 – Dwg 103	-	Second Floor

### Development Summary

The development proposes the following components and accessibility provisions:

- ☐ The multi-storey building provides an at-grade level entry from the carpark which complies with Parts D3.2 and D3.3 of the BCA.
- ☐ At-grade outdoor parking for including one accessible parking space with appropriately graded access to the main entrance to comply with Parts D3.5 and D3.3 of the BCA.
- ☐ Ground floor provides a reception/waiting area, meeting room and adjacent amenities (including a unisex accessible toilet) at the RL6.50 entry level while a stair and low rise platform lift shall facilitate access to the main equipment level @RL7.500 which incorporates an access floor that accommodates computer internet exchange areas, UPS facilities, switch rooms and the like with corridor widths and doorway circulation spaces that can comply with Parts D3.2 and D3.3 of the BCA.
- ☐ The large Goods Lift shall serve ground, first and second floors for the purpose of moving plant and equipment.
- ☐ Mezzanine floor level proposes a small Customer Work & Lounge Area and LOCC room with stairway access only which will be detailed in accordance with AS1428.1 and AS1428.4 to satisfy Part D3.3(a)(ii) and Part D3.8 of the BCA.
- ☐ First and second floors provide plant and equipment rooms which are not required by Table D3.2 of the BCA to be accessible to people with disabilities.

## Accessibility Assessment

### Assessment Methodology

The review considers the accessibility requirements of the Building Code of Australia as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1 – Design for Access and Mobility, AS2890.1- Off-Street Parking and AS1735.12 & AS1735.14 – Lifts. With regard to commercial areas of the development the requirements of Council's Access DCP are incorporated within the review comments.

The comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, lighting levels, signage and the like, which can be covered by further reports during construction documentation stage.

### External Pathway Links (Part D3.2 of the BCA)

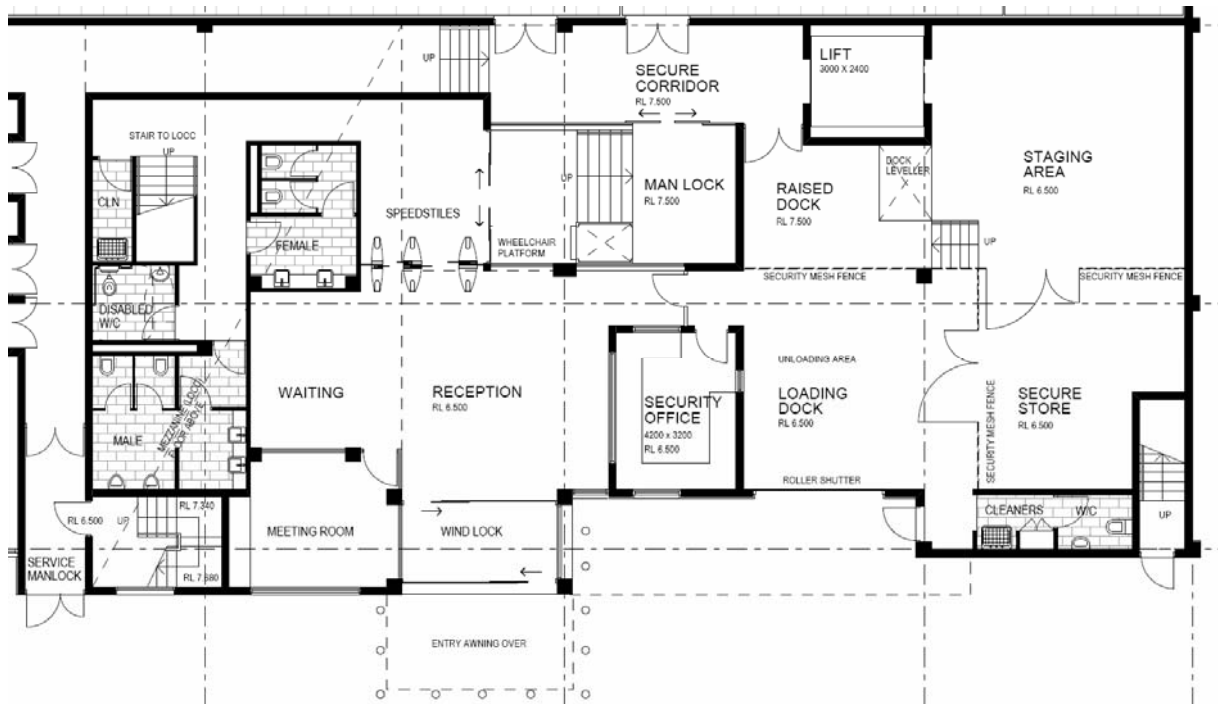
BCA Compliance	Complies
1. The development shows the ground floor entry level of @RL6.500 with the adjoining carpark and Church Street entry at approximately RL6.200-6.400.	YES
2. The access route proposes a 1:25 maximum graded walkway from the property boundary @RL6.200 to reception entry @RL6.500 thereby demonstrating the walkway will comply with Part D3.2 of the BCA in terms of enabling access from an adjoining public footpath to the principle building entrance.	
3. The main doorway entrance to the building demonstrates appropriate doorway circulation space while the doors will be documented at construction certificate stage to confirm compliance with Part D3.2 of the BCA.	YES

### Parking (Part D3.5 of the BCA)

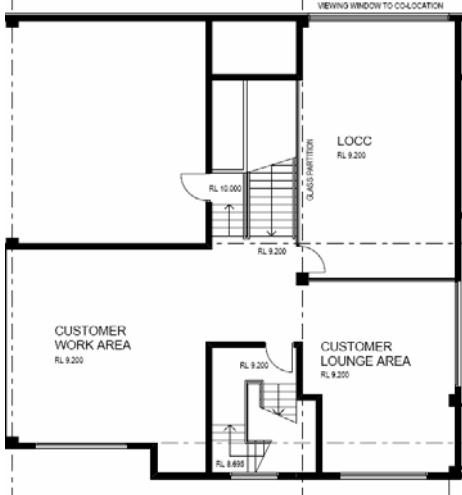
BCA Compliance	Complies
4. <b>Parking</b> - The development proposes on-site parking including one (1) Accessible Parking space adjacent the entry pathway as described above that will be 3200mm in width X 5500mm length, which satisfies the minimum of required by BCA Table 3.5 and the spatial design area required by AS2890.1/Part D3.5 of the BCA.	YES
5. The accessible parking will be situated on generally level pavement no steeper than 1:40 to comply with AS2890.1.	YES
6. The location of the accessible parking adjacent the entry pathway is convenient and subject to details of kerb ramps at construction documentation stage will enable direct access to walkway and the at-grade entrance.	YES

### Building Entrances & Internal Accessways (Part D3.3 of the BCA)

Having regard to the requirements of Part D3.3 of the BCA the assessments considers the on-site accessibility between the entry level, office areas on both floors and internal circulation spaces.



BCA Compliance	Complies
<p>7. <b>Internal Access: - Ground Floor</b> - To access the ground floor area the plans show an entrance with auto sliding doors that enable access through a “wind lock” to the reception/waiting area which provides appropriate doorway and internal circulation spaces to comply with AS1428.1 and Parts D3.2 and D3.3 of the BCA.</p>	<b>YES</b>
<p>8. The reception/waiting area provides access to a Meeting Room, Security Office, through security speedstile barriers to the amenities and mezzanine level customer areas or the “Man Lock” and “Secure Lock” and ultimately the internet exchange facilities.</p>	<b>YES</b>
<p>9. With respect to access for people with disabilities the following provisions shall be provided;</p> <ul style="list-style-type: none"> <li>▪ <b>Meeting Room</b> shall be directly accessible from the reception area and subject to the installation of a 920 door providing at least 500mm clearance to adjacent columns then the circulation spaces and access shall comply with AS1428 and Part D3.3 of the BCA.</li> </ul>	<b>YES</b>
<ul style="list-style-type: none"> <li>▪ <b>Security Office</b> shall be directly accessible from the reception area and subject to the installation of 920 doors on the corridor and office providing at least 500mm clearance to adjacent walls and joinery on the latch side of the doors then the circulation spaces and access shall comply with AS1428 and Part D3.3 of the BCA.</li> </ul>	<b>YES</b>
<ul style="list-style-type: none"> <li>▪ <b>Security Speedstiles</b> shall incorporate a wide gate for wheelchair access with a clear access path to the amenities in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.</li> </ul>	<b>YES</b>

BCA Compliance		Complies
<ul style="list-style-type: none"> <li><b>Secure Area Access</b> shall incorporate a stairway and low rise platform lift to ensure equitable access with powered sliding and swing doors enabling access to the exchange “co-location” room on the ground floor in a manner that will comply with AS1428.1 to satisfy Part D3.3 of the BCA.</li> </ul>		<b>YES</b>
<p><b>10. Mezzanine Access</b> – The mezzanine level proposes stairway access to a Customer Work &amp; Lounge Area and subject to the detailing of the stairway, handrails, step nosings, tactile indicators in accordance with AS1428.1 and AS1428.4 the access stair shall comply with Part D3.3(a)(ii) of the BCA.</p> <p><b>11.</b> With respect to access for people with disabilities the Meeting Room on the ground floor shall provide the same degree of “customer access” to satisfy the BCA.</p>		<b>YES</b>
<p><b>12. Internal Access: First &amp; Second Floor areas</b> – These areas of the development propose restricted access equipment and plant rooms which are not required by Table D3.2 and Part D3.4 of the BCA to be accessible to people with disabilities.</p> <p><b>13.</b> A goods lift and stairways facilitate access between the levels.</p>		<b>YES</b>
<p><b>14. Vertical Access</b> – The development proposes two lifts;</p> <ul style="list-style-type: none"> <li>A low rise platform hoist lift on ground floor that will be designed to comply with AS1735.14 to facilitate access for people with disabilities to the exchange “Co-Location” room.</li> <li>Goods lift that will facilitates access from ground to the first and second floors for the moving of plant and equipment.</li> </ul>		<b>YES</b>

### Lifts (Part E3.6 of the BCA)

BCA Compliance	Complies
<p><b>15.</b> Details of the low-rise platform lift shall be provided at construction certificate stage in accordance with AS1735.14 and where possible AS1735.12 to satisfy the performance requirements EP3.4, DPI, DP7 of the BCA.</p> <p><b>16.</b> The Goods Lift is not required to comply with the “passenger lift provisions” of AS1735.12 or Part E3.6 of the BCA.</p>	<b>YES</b>

**Accessible Sanitary Facilities (Part F2.4 of the BCA)**

BCA Compliance	Complies
17. <b>Common Toilets</b> - The plans show a unisex accessible toilet on the ground floor level and subject to a room size of at least 2100 X 2100 and appropriate construction details and fittings the facility will comply with AS1428.1 and Part F2.4 of the BCA.	<b>YES</b>

**Identification – Braille and tactile signage (Part D3.6 of the BCA)**

BCA Compliance	Complies
18. Details concerning the provision of raised tactile and Braille signage for toilets as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	<b>YES</b>

**Tactile ground surface indicators (Part D3.8 of the BCA)**

BCA Compliance	Complies
19. Details concerning the provision of tactile ground surface indicators (TGSI's) as required by Part D3.8 of the BCA will be provided at construction certificate stage that will include the landings of the stairway from reception to mezzanine level.	<b>YES</b>

**Conclusion**

In summary this assessment confirms the following outcomes;

- There will be appropriate access to the principal building entrance, from an adjoining road/public footpath to comply with part D3.2 of the BCA.
- The development proposes appropriate number and design of Accessible Parking to satisfy Part D3.5 of the BCA and AS2890.1.
- The design of walkways, lifts and width of internal corridors demonstrates the development can provide appropriate internal and vertical access to enable access to all areas required to be accessible to people with disabilities to satisfy the accessibility requirements of Parts D3, EP3.4 of the BCA.
- The provision of accessible toilet also illustrates compliance with Part F2.4 of the BCA.

Overall, access to and within the development is consistent with Council's Access DCP and relevant provisions of the BCA.



Mark Relf  
Access Consultant (ACAA)

## Appendix A – Statement of Expertise



### CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia and Committee of Management member.
- Accredited Member of the Access Institute of NSW.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

