

File No. HHC23011

Monday, 3 June 2024

Attention: Nikita Mahapatra

Woolworths Group
1 Woolworths Way,
Bella Vista, NSW 2153

**RE: Woolworths Austral South – Access Ramp review
260 Eighth Avenue, Austral**

Dear Nikita,

Further to our recent correspondence, the following design commentary is provided in relation to the council requested access ramp between the Lower and Upper Ground levels:

- **BCA Compliance Issue:** The ramp proposal will not comply with Clause D4D12 as the RL change between the Lower and Upper Ground levels will exceed 3.6m (~4m).
- **'Equal Access' and 'Safety in Design' concerns:**
 - Excessive physical exertion and effort would be required by an occupant using a mobility device to traverse up a ~57m long access ramp at a 1:14 gradient.
 - Travelling down a successive series of 1:14 gradient ramps would impact the user and potentially result in a loss of control of the mobility device.
 - Occupants using a mobility device may feel anxious or reluctant to use the ramps as they are unable to disembark at any point and must continue along the full length of the accessway to traverse between levels.
 - The ramps present numerous hazards and design issues for other occupants including parents with prams, patrons with trolleys, children, and the elderly.

The proposal would result in a non-compliant design which does not facilitate safe, equitable and dignified access to and within the built environment for the building occupants. We would like to re-iterate the current design complies with Part D4 of the BCA; however, would also support the proposal to include an additional (second) passenger lift as this will address Council's concerns and exceed the minimum DTS provisions of the BCA.

If you have any queries or concerns, please do not hesitate to contact me.

Kind regards,



Michael Hatzinikolis
Director