

**57 Station Road Seven  
Hills, 2147 NSW**

## **Access and Adaptability Assessment Report**

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## Report Information

<b>Project</b>	Access and Adaptability Assessment Report
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<b>Client</b>	Lehr Consultants International (Australia) Pty Ltd
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### REVISION SCHEDULE

Revision	Date	Issue Name	Author	Authorised
0	1 April 2022	SSDA	HVR	HVR

#### Disclaimer

This Report has been prepared at on behave of the Owner(s) of 57 Station Road Seven Hills and does not absolve the client(s) of the requirements pursuant of the Disability Discrimination Act 1992 Cth. While care has been taken in preparing this report, we do not accept responsibility or liability for the results of specific action taken on the basis of this information nor for any errors or omissions in the area of anti-discrimination law are in the process of change. In addition, constant change is occurring in relation to Australian Standards and Building Codes.

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# 1 Introduction

## 1.1 Property details

This Accessibility Report has been prepared to accompany the SSDA Design Report to be lodged with Blacktown City Council for the proposed construction of a Multi-storey Data Centre located at 57 Station Rd, Seven Hills, New South Wales, Australia, refer to Figure 1.1.

The construction of a new data storage centre development on the site known as 57 Station Road, Seven Hills, located within the Blacktown City Council local government area (LGA). The proposed development will comprise the erection of a new two-storey data centre at the rear of the site, associated plant and equipment, car parking areas, landscaping, and civil works.



**Figure 1.1 - Schematic Design of the building**

## 1.2 Site details

The subject site is on the North East side of Station Street and is made up of Administration and Data Hall building and is known as 57 Station Road Seven Hills, NSW 2147, formally known as Lot B DP 404669. The site is bounded by Station Road to the southwest and McCoy Street to the northeast. Developments west of the site are industrial whilst east of the site are generally low-density residential dwellings.

The site is zoned IN1 General Industrial and is located in the Blacktown local government area. Industrial receptors are located to the west and the north across Blacktown Creek, having a site area of 2.57 hectares.

## 1.3 Development Brief

The proposal is for the demolition of existing buildings on the site and the proposed development will comprise the erection of a new two-level data centre at the rear of the site, associated plant and equipment, car parking areas, landscaping, and civil works.

The proposed development includes a two storey industrial building with an office building having a total floor area of 12,140m<sup>2</sup> There is 16 car spaces on site together with mechanical and electrical plant.

There are two vehicle access driveways are proposed to be provided off Station Road, with the eastern driveway dedicated for car park access and the western driveway for truck access.

This report provides a compliance overview of the project with respect to achieving compliance with the Building Code of Australia (BCA) and the Disability Discrimination Act and Disability Standards (DDA), within the project scope. Detailed Design documentation and compliance assessment will be undertaken as the design develops and as part of subsequent development consents.

## 1.4 Transport

The subject site is located about 1.0km walking distance (or 12-minute walk) from Toongabbie Train Station and about 1.7km walking distance (or 20-minute walk) from Seven Hills Train Station and Bus Interchange. The closest bus stop to the site is located along Carter Street and is about 300m walking distance from the site. This bus stop is serviced by Bus Routes 705 and 711 which provides connection to Blacktown and Parramatta via surrounding suburbs.

There are concrete footpaths along Station Road and the section of McCoy Street between Station Road and McCoy Park entrance. The footpaths along Station Road provides good pedestrian connectivity between the site and nearby public transport facilities.

## 1.5 Regulatory Framework

The regulatory framework applicable when the building is:

- (a) Building Code of Australia 2019 Amdt 1;
- (b) Environmental Planning and Assessment Act 1979; and
- (c) The Disability Access to Premises (Buildings) Standard 2010.
- (d) Explanatory statement – Disability (Access to Premises – Buildings) Standards 2010
- (e) Disability Discrimination Act 1992
- (f) AS1428.1 2001-2009 Design for access and mobility Part 1: General requirements for access - New Building work.
- (g) AS 1428.2 - 1992 Design for access and mobility Part 2: Enhanced and additional requirements - Buildings and facilities.
- (h) AS1428.4.1 Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.
- (i) AS/NZS2890.6:2009 Parking facilities Part 6: Off-street parking for people with disabilities.

## 2 Document Provided

The review is based on the Architectural drawings prepared by Architects DEM (Aust) Pty Ltd documents referred to in this report is listed in Table 2.1 below.

**Table 2.1 - List of Architectural drawings**

Project Number	Drawing No	Rev	Date	Discipline
4591-00	SEARS-arsk0001	a01	28 March 2022	DEM Architects
4591-00	SEARS-arsk0002	a01	28 March 2022	DEM Architects
4591-00	SEARS-arsk0003	a01	28 March 2022	DEM Architects
4591-00	SEARS-arsk0004	a01	28 March 2022	DEM Architects
4591-00	SEARS-arsk0005	a01	28 March 2022	DEM Architects
4591-00	SEARS-arsk0006	a01	28 March 2022	DEM Architects
4591-00	SEARS-arsk0007	a01	28 March 2022	DEM Architects
4591-00	SEARS-arsk0008	a01	28 March 2022	DEM Architects

## 3 Regulatory requirements and analysis

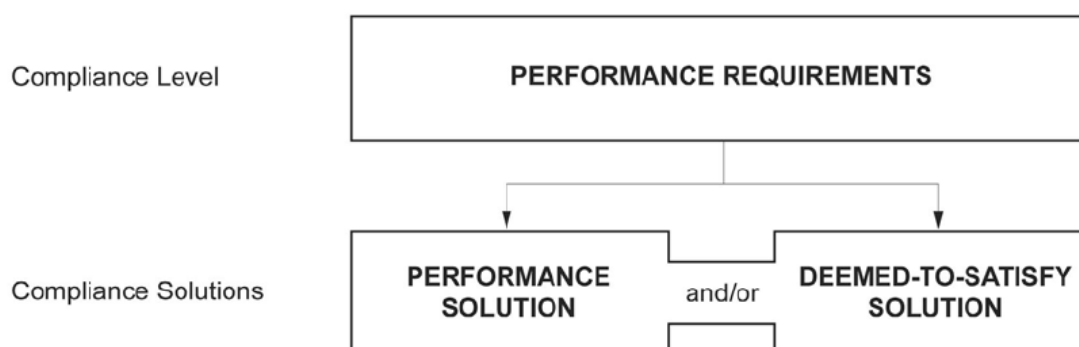
### 3.1 Building Code of Australia

#### 3.1.1 Introduction

The National Construction Code Series is a uniform set of technical provisions for the design and construction of buildings, structures and plumbing/drainage systems which is separated into 3 volumes. Volume One of the NCC is the Building Code of Australia (BCA) for Class 2 to 9 buildings, which is the document to which the assessment in this report has been undertaken against.

The BCA is a performance-based document, allowing for innovation and variation from the Deemed-to-Satisfy (DtS) provisions of the BCA, whilst maintaining the principal levels of health, safety, and amenity of building occupants.

Performance Solutions are generally adopted when a nominated DtS provision is not inappropriate for the design, or when a proposed design varies from the prescriptive provisions of the BCA. The Performance Requirements can only be satisfied by a Performance Solution, Deemed-to-Satisfy (DtS) solution or a combination of both this is detailed in Figure 3.1 below.



**Figure 3.1: Building Code of Australia Compliance Options**

### 3.2 Access for people with disability (BCA)

The relevant section in the Building Code of Australia is Part D3 as outlined in BCA Table D3.1 Requirements for access for people with disability, refer to Table 3.1 below for requirements.

**Table 3.1 - Deemed to satisfy requirements**

Classification	Access requirements
Class 5	To and within all areas normally used by the occupants
Class 7b	To and within all areas normally used by the occupants

The relevant Deemed to Satisfy (DtS) requirements in the BCA are as follows:-

### 3.2.1 D3.2 Access to buildings

- (a) *An accessway must be provided to a building required to be accessible—*
  - (i) *from the main points of a pedestrian entry at the allotment boundary; and*
  - (ii) *from another accessible building connected by a pedestrian link; and*
  - (iii) *from any required accessible carparking space on the allotment.*
- (b) *In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—*
  - (i) *through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and*
  - (ii) *in a building with a total floor area more than 500 m<sup>2</sup>, 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 D3.4.*
- (c) *Where a pedestrian entrance required to be accessible has multiple doorways—*
  - (i) *if the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and*
  - (ii) *if a pedestrian entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible.*
- (d) *For the purposes of (c)—*
  - (i) *an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—*
    - (A) *all doorways serve the same part or parts of the building; and*
    - (B) *the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and*
  - (ii) *a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).*
- (e) *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*

#### Comments

Capable of complying at Construction Certificate Stage.

An accessway has been provided from the principal pedestrian entrance at the allotment boundary and from the accessible carparking spaces to the building via the passenger lifts, as required to satisfy this clause.

The principal pedestrian entrance doors providing access to the development (office and data hall) must have at least one door with minimum 850mm wide x 1980mm high clear door opening (920mm x 2040mm door), D-lever type door controls, level threshold and clear door circulation space on both sides of the door complying with AS1428.1-2009.

The Construction Certificate Stage 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.



A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability –

- (i) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –  $0 \pm 3\text{mm}$  vertical change in level;
- (ii)  $0 \pm 5\text{mm}$  change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping

### 3.2.2 D3.3 In a building required to be accessible –

In a building required to be accessible

- (a) every ramp and stairway
  - (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and
  - (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and
  - (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and
- (b) every passenger lift must comply with E3.6 and
- (c) accessways must have—
  - (i) passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available; and
  - (ii) turning spaces complying with AS1428.1—
    - (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and
    - (B) at maximum 20 m intervals along the accessway; and
- (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space

### 3.2.3 D3.4 Exemptions

The following areas are not required to be accessible:

- (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).

#### Comments

The Plant Room, which is located on the site, is exempt under clause D3.4 (a) and (b) of the BCA and Premises Standards. Capable of complying at Construction Certificate Stage.

### 3.2.4 D3.5 Accessible carparking

Accessible carparking spaces—

- (a) subject to (b), must be provided in accordance with Table D3.5 in—
  - (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; and
- (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
- (c) subject to (d), must comply with AS/NZS 2890.6; and
- (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.

The number of required carparking spaces for person with disability is detailed in Table 3.2 below.

**Table 3.2 - Carparking spaces for person with disability**

Class of Building	Number of accessible carparking spaces required	Number of carparking spaces provided	Number Required	Number provided
5 & 7	1 space for every 100 carparking spaces or part thereof.	20 <sup>1</sup>	1	1

#### Comments

Capable of complying at Construction Certificate Stage.

The carparking that is required for a Class 5 and 7b buildings is 1 space for every 100 cars paces or part thereof. The accessible car parking space must be a minimum 2400mm wide x 5400mm long with a 2400mm wide x 5400mm long shared zone and Appropriate identification (*including the international symbol of access*) and non-slip line marking must be provided to the accessible car parking space and shared zone.

The site is provided with 4 car spaces located at the front of the building of which 1 has been allocated as there must be 1 designated for people with disability to comply with AS2890.6 and will be detailed at Construction Certificate stage together with 12 accessible car space for visitors of which 5 has been designated as future provisions at the rear of the building.

### 3.2.5 D3.6 Signage

In a building required to be accessible—

- (a) braille and tactile signage complying with Specification D3.6 must—
  - (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—
    - (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; and
    - (B) space with a hearing augmentation system; and

<sup>1</sup> The number of carparking spaces provided on site, including future carparking spaces.

- (ii) *identify each door required by E4.5 to be provided with an exit sign and state—*
  - (A) *“Exit”; and*
  - (B) *“Level”; and either*
    - (aa) *the floor level number; or*
    - (bb) *a floor level descriptor; or*
    - (cc) *a combination of (aa) and (bb); and*
- (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—*
  - (i) *the type of hearing augmentation; and*
  - (ii) *the area covered within the room; and*
  - (iii) *if receivers are being used and where the receivers can be obtained; and*
- (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*
- (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*
- (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*
- (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; and*
- (g) *in a building subject to F2.9, directional signage complying with Specification D3.6 must be provided at the location of each—*
  - (i) *bank of sanitary facilities; and*
  - (ii) *accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.*

### Comments

Capable of complying at Construction Certificate Stage.

Details of the proposed signage will be required in accordance with Clause 8 of AS1428.1 at Construction Certificate stage.

### 3.2.6 D3.8 Tactile indicators

- (a) *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—*
  - (i) *a stairway, other than a fire-isolated stairway; and*
  - (ii) *an escalator; and*
  - (iii) *a passenger conveyor or moving walk; and*
  - (iv) *a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and*

- (v) *in the absence of a suitable barrier—*
  - (A) *an overhead obstruction less than 2 m above floor level, other than a doorway; and*
  - (B) *an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.*
- (b) *Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.*

### Comments

Capable of complying at Construction Certificate Stage.

Tactile Ground Surface Indicators will need to be incorporated for general public and occupants use for the ramps in accordance with AS1428.4 to satisfy Part D3.8 of the BCA.

It appears the only TGSI's required to this application are to the ramp area and ramps leading to the entrance, clarification of this and any other areas that require TGSI's are to be confirmed at construction certificate stage.

### 3.2.7 D3.11 Ramps

*On an accessway—*

- (a) *a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and*
- (b) *a landing for a step ramp must not overlap a landing for another step ramp or ramp.*

### Comments

Connecting ramps have been provided from the front entrance of the site and from the carpark to the entrance of the building, the details of the ramp will need to be confirmed at construction certificate stage.

There are no ramps with a total rise of 3.6m and no overlapping step ramp landings or other ramp landings proposed within the development

### 3.2.8 D3.12 Glazing on an accessway

*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.*

### Comments

Capable of complying at Construction Certificate Stage.

Any frameless glazed doors and windows (*without mid-rails*) that can be mistaken as openings within common areas of the development must have a luminance contrast strip in accordance with AS1428.1-2009. 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, Visual indicators on glazing to be confirmed at Construction Certificate Stage design.

This will need to be confirmed at construction certificate stage.

### 3.2.9 F2.4 Accessible sanitary facilities

The proposed office and Data hall will provide 1 Accessible unisex compartment in accordance with AS1428.1, the remaining sanitary compartment will be a unisex toilets

## F2.4 Accessible sanitary facilities

*In a building required to be accessible—*

- (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and*
- (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and*
- (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, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and*
- (d) an accessible sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and*
- (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and*
- (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*
- (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*
- (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*
- (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 D3.3(f) to be provided with a passenger lift or ramp complying with AS1428.1*

In accessible sanitary facilities:

- (a) switch controls must be rocker-action or toggle-type with a minimum dimension of 300mm x 300mm;
- (b) push controls must have a minimum diameter of 25mm;
- (c) GPOs must be at 600mm – 1100mm AFFL and minimum 500mm from internal corners.

### Comments

Capable of complying at Construction Certificate Stage.

Detail shall be provided within future design progression for compliance assessment and comment by this office. The location of fixtures and fittings within each compartment shall comply with Clause 15 of AS1428.1-2009.

### Enhanced Provisions under AS1428.2:

Lux levels for minimum illumination of various areas are recommended to meet the requirements of AS1680.2.2 Table E1 and AS1680.2.1, Table D1. The following minimum lux levels are recommended:

- Passageways – 150lx;
- Stairs – 150lx;
- Ramps – 150lx;
- Counter tops – 250lx;
- General areas – 200-300lx.

## 4 Access Design Assessment Summary

### 4.1 General

The following table summarises the compliance status of the architectural design in terms of each applicable prescriptive provision of the BCA and indicates a capability for compliance with the BCA. Although, it should be recognised that instances exist where 'Does not Comply' occurs, or 'Design Detail' is required. Such instances should not necessarily be considered BCA deficiencies; but matters which need to be considered by the design team and any assessment authority at relevant stages of design and/or assessment.

For those instances of either 'Does not Comply' or 'Design Detail', a detailed analysis and commentary is provided within Part 4 of this report, refer to Table 4.1.

**Table 4.1 - Summary compliance Table**

NCC, BCA Volume One Clause	Details	Complies	Does not comply	Design Details
D3.1	General building access requirements			✓
D3.2	Access to buildings	✓		✓
D3.3	Parts of buildings to be accessible			✓
D3.5	Accessible carparking			✓
D3.6	Signage			✓
D3.7	Hearing augmentation	N/A	N/A	N/A
D3.8	Tactile indicators			✓
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	N/A	N/A	N/A
D3.10	Swimming pools	N/A	N/A	N/A
D3.11	Ramps			✓
D3.12	Glazing on an accessway			✓
F2.4	Accessible sanitary facilities			✓

The principal pedestrian entrance doors providing access to the development (office and data hall) must have at least one door with minimum 850mm wide x 1980mm high clear door opening (920mm x 2040mm door), D-lever type door controls, level threshold and clear door circulation space on both sides of the door complying with AS1428.1-2009.

The Construction Certificate stage 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.

The front gate is to be a minimum 850mm wide x 1980mm high clear door opening (920mm x 2040mm door) adjacent to the turnstile.

## 5 Conclusion

It has been determined by this Access and Adaptability Assessment that the proposed construction of the Office and Data Hall located at 57 Station Road Seven Hills, NSW 2147, will meet all the access and adaptability requirements in accordance with the Relevant Codes, Premises Standards, Australian Standards.

Further details are required at Construction Certificate Stage outlining the requirements under the relevant Australian Standards, Premises Standards and National Construction Code, Volume One for general requirements for disability access including clauses D3.2, D3.3, D3.4, D3.5, D3.6, D3.8 and F2.4 of the Building Code of Australia 2019 Amdt 1.

## 6 Statement of design compliance (DA design)

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 without any concern that the development cannot achieve a reasonable level of access and meet statutory requirements, subject to further assessment of the construction design documentation.

We have completed a review of the design documentation as listed in Table 2.1 above relative to the details and information provided, with reference to the minimum applicable accessibility requirements found within Part D3, and Clause F2.4 of the Building Code of Australia 2019 Amdt 1, Disability (Access to Premises – Building) Standards 2010, relevant Australian Standards as applicable to this project and general best practice access requirements.

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

Report by

Hank Van Ravenstein

Principal, Regulatory, Access and Adaptability

Qualified Access Consultant