

Access Report (DA)

Proposed Alterations and Additions to
Existing Bunnings Warehouse
301-335 Mulgoa Road
Jamisontown NSW 2750

Client: Bunnings Group Ltd

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1. INTRODUCTION

Ergon Consulting has been engaged by Bunnings Group Ltd to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and throughout the proposed alterations and additions to the existing bunnings warehouse at 301-335 Mulgoa Road Jamisontown NSW.

This report has been prepared to accompany the development application and has relied on the following design documentation.

Document Number	Rev	Title	Date
TP-03	P10	Proposed Site Plan	15.04.15

The design documentation is attached to this report in **Appendix 1**.

a. Purpose of report

The purpose of this Access Report is to identify the extent to which the design documentation complies with the:

- Building Code of Australia (BCA) 2014, Part D3 (Access for people with a disability), Clause E3.6 (Lift Installations) and Clause F2.4 (Accessible Sanitary Facilities);
- Disability (Access to Premises – Building) Standards 2010;
- AS1428.1-2009 Design for access and mobility Part 1 – General requirements for access - New building work);
- AS1428.2-1992 Design for access and mobility Part 2 – Enhanced and additional requirements - Buildings and facilities;
- AS2890.6-2009 Parking Facilities Part 6 – Off-street parking for people with disabilities;
- General best practice access requirements.

The comments within this report do not cover detailed issues pertaining to construction documentation such as internal finishes, evaluation of slip resistant floor materials, door schedule, tactile ground surface indicators, lighting levels, signage and the like, which will be confirmed at construction certificate stage.

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 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.

2. DEVELOPMENT DETAILS

a. Project Description

The proposed alterations and addition to the existing bunnings warehouse will include the following:

- Additional accessible car parking provided near nursery entrance within existing car park;
- Relocation and extension of existing nursery to south-east end of site;
- Relocation and extension of existing timber yard to north-west end of site;
- New cafe, DIY learning centre and a parent friendly toilet facility; and
- Alterations to existing car park.

b. Building Details

The existing building that is referred to within this report can be described as follows:

Property Address: 301-335 Mulgoa Road Jamisontown NSW 2750

Legal Description: SP72448

Total Site Area: 2.4ha approx.

Proposed Building Classification:

Class 6 – Retail

Class 7a – Car parking

3. PREMISES STANDARDS ASSESSMENT

a. General

The following assessment summarises the compliance status of the design drawings with reference to the Disability (Access to Premises – Buildings) Standards 2010 (*Premises Standards*).

The Guideline on the Application of the Premises Standards Version 2 February 2013 (*Premises Standards Guideline*) may be used as an aid to interpret the requirements of the Premises Standards.

b. Assessment

The Premises Standards are triggered when new building work is undertaken that requires a building approval or if the building requires approval for change of use.

Application of Premises Standards

The Premises Standards states that 'new work' and the 'affected part' must comply with the access provisions of the Building Code of Australia (BCA) and relevant Australian Standards.

Affected Part or New Work

The Premises Standards Guideline states when new building work is undertaken within an existing building and a building approval is required for the new work, the requirements for upgrading access are limited to the area of 'new work' and the 'affected part' and does not extend to the existing areas of the building where building work is not taking place.

The 'new work' and 'affected part' consists of the green shaded areas shown below in Figure 1.



Figure 1

Furthermore the Premises Standard Guideline also states a continuous accessible path of travel (i.e. accessway) is required from the main principal pedestrian entrance to the areas of new work within the existing building (shown with red arrow).

The remaining areas of the existing building that are not undergoing any new work will not trigger an upgrade to comply with the latest building code requirements or standards and may be vulnerable to complaints under the Disability Discrimination Act (DDA) 1992.

4. 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).

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 D3 – Access for people with disabilities

BCA Clause		Status	Comment/Recommendation
D3.0	Deemed-to-satisfy provisions A building solution is proposed to comply with the D-t-S provisions found within the BCA. Any building solution that is proposed as an Alternative Solution to the D-t-S provisions must satisfy the performance requirements found within the BCA.	Noted	The new building work will generally follow a D-t-S path for achieving compliance. Where D-t-S compliance is not achievable an alternative solution must be provided.
D3.1	General building access requirements Access requirements with reference to Table D3.1. Class 6 – Retail <ul style="list-style-type: none"> To and within all the areas normally used by the occupants. Class 7a – Car Parking <ul style="list-style-type: none"> To and within any level containing 	Capable of complying at CC stage	Class 6 – Retail Access is required to and within the proposed alterations and additions of the existing bunnings warehouse. Access is generally provided to and within the new retail

BCA Clause		Status	Comment/Recommendation
	<i>accessible car parking spaces.</i>		<p>areas.</p> <p>Class 7a – Car parking</p> <p>Access is required to and within the existing car park containing new accessible car parking spaces.</p> <p>Access is generally provided to and within the new accessible car parking.</p>
D3.2	<p>Access to buildings</p> <p>An accessway must be provided to a building required to be accessible:</p> <ul style="list-style-type: none"> (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 car parking on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and:</p> <ul style="list-style-type: none"> (i). Through not less than 50% of all other pedestrian entrances, including the principal pedestrian entrance; and (ii). In a building with a total floor area more than 500m², a pedestrian entrance, which is not accessible, must not be located more than 50m from an accessible pedestrian entrance. <p>Where a pedestrian entrance required to be accessible has multiple doorways:</p> <ul style="list-style-type: none"> (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 an accessible entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible. <p>An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where:</p> <ul 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 	Capable of complying at CC stage	<p>Accessways to Building</p> <p>Accessways (i.e. continuous accessible path of travel without steps) must be provided to the existing bunnings warehouse from the accessible pedestrian entry point at the allotment boundary, other accessible buildings and any accessible car parking.</p> <p>Accessways are generally provided to the existing bunnings warehouse.</p> <p>Access to Building</p> <p>Access to the existing bunnings warehouse is provided via the accessible car parking spaces within the existing car park.</p> <p>There are no pedestrian footpaths providing access to the existing bunnings warehouse from Mulgoa Road.</p> <p>Principal Pedestrian Entrance</p> <p>The new automatic opening entrance doors to the main warehouse must have a minimum 850mm clear wide door opening and door circulation space complying with AS1428.1-2009.</p> <p>The secondary entrance door/gate provided at the nursery must also be accessible.</p>

BCA Clause		Status	Comment/Recommendation
	<p>doorway at that pedestrian entrance.</p> <p>Where a doorway on an accessway has multiple leaves (except an automated opening door) one of the leaves must have a clear opening width of not less than 850mm in accordance with AS1428.1.</p>		<p>Where automatic doors are provided hinge and latch side clearances are not required.</p> <p>A doorway that has multiple door leaves must have at minimum one door with a minimum 850mm clear wide door opening.</p> <p>The CC documents will provide details showing clear opening of doorways, level thresholds, door hardware, automatic door opening systems and door circulation space requirements in accordance with AS1428.1-2009.</p> <p>To be reviewed in detail during CC design stage.</p>
D3.3	<p>Parts of buildings to be accessible</p> <p>In a building required to be accessible:</p> <p>(i). Every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with:</p> <ul style="list-style-type: none"> - For a ramp, except a fire isolated ramp, clause 10 of AS1428.1; and - For a stairway, except a fire isolated stairway, clause 11 of AS1428.1; and - For a fire isolated stairway, clause 11 (f) and (g) of AS1428.1. <p>(ii). Every passenger lift must comply with E3.6.</p> <p>(iii). Accessways must have:</p> <ul style="list-style-type: none"> - 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 - Turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue traveling along the accessway and at maximum 20m intervals along the accessway. <p>(iv). An intersection of accessways satisfies the spatial requirements for a passing</p>	Capable of complying at CC stage	<p>Accessways</p> <p>Accessways within the proposed alterations and additions must have the following accessible features complying with AS1428.1-2009:</p> <ul style="list-style-type: none"> • A turning space of 1540mm x 2070mm to perform a 180 degree turns within 2 metres of a terminated accessway. • A 1500mm x 1500mm turning space to perform a 90-degree turn within an accessway. • A 1800mm wide passing space at 20m intervals along an accessway or where a direct line of sight is not available. • Accessways must have a minimum 1000mm clear width, except where a turning or passing space is required. <p>Accessways are generally provided with appropriate widths, turning and passing</p>

BCA Clause		Status	Comment/Recommendation
	<p>and turning space.</p> <p>(v). A passing space may serve as a turning space.</p> <p>(vi). A ramp complying with AS1428.1 or a passenger lift need not be provided to a serve a storey or level other than a entrance storey for a Class 5, 6, 7b and 8 building:</p> <ul style="list-style-type: none"> - Containing not more than 3 storeys; and - With a floor area for each storey, excluding the entrance storey, of not more than 200m². <p>(vii). Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm'.</p> <p>(viii). The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.</p>		<p>spaces within the proposed alterations and additions.</p> <p>Stairs and Ramps</p> <p>All stairs and ramps, except for fire-isolated stairs and ramps must comply with AS1428.1-2009.</p> <p>Fire-Isolated Stairs</p> <p>All fire-isolated stairs must have non-slip nosings with a 30% luminance contrast and a compliant handrail complying with AS1428.1-2009.</p> <p>Fire Doors</p> <p>Fire doors must have a minimum 850mm clear wide door opening, door circulation space and compliant door controls allowing a person with a disability to escape during an emergency.</p> <p>Soft Floor Coverings</p> <p>Any carpet within this development must comply with the BCA. The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm.</p> <p>Slip Resistant Surfaces</p> <p>Accessways, stairs, ramps and walkways must have a slip resistance surface complying with the BCA 2014.</p>
D3.4	<p>Exemptions</p> <p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> (i). An area where access would be inappropriate because of the particular purpose for which the area is used; and (ii). Any area that would pose a health and safety risk for people with a disability; and (iii). Any path of travel providing access only to an area exempted by (i) and (ii). 	Not applicable	There are no areas that qualify for a BCA Clause D3.4 Exemption.

BCA Clause		Status	Comment/Recommendation
D3.5	<p>Accessible car parking</p> <p>Accessible car parking spaces:</p> <ul style="list-style-type: none"> (i). Subject to (ii), must be provided in accordance with Table D3.5 in: <ul style="list-style-type: none"> – A Class 7a building required to be accessible; and – A car parking area on the same allotment as a building required to be accessible. (ii). Need not be provided in a Class 7a building or car parking area where a parking service is provided and direct access to any of the car parking spaces is not available to the public. (iii). Subject to (iv), must comply with AS2890.6. (iv). Need not be designated where there is a total of not more than 5 car parking spaces, so as to restrict the use of the car parking space only for people with a disability. <p>Class 6 – Retail</p> <ul style="list-style-type: none"> • 1 space for every 100-car parking spaces or part thereof. • The Penrith City Council Development Control Plan (DCP) 2010 requires 1-4% of the total parking spaces required for that particular use and comply with AS2890.6 –2009. <p>Class 7a – Car parking</p> <ul style="list-style-type: none"> • 1 space for every 100-car parking spaces. 	Capable of complying at CC stage	<p>The proposed accessible car parking spaces provided within the existing car park must comply with AS2890.6-2009.</p> <p>The proposed accessible car parking spaces must be a minimum 2400mm wide x 5400mm long and must have provision for a 2400mm x 5400mm shared zone.</p> <p>Appropriate identification (international symbol of access) and line marking must be provided to the proposed accessible car parking spaces and shared zones complying with AS2890.6-2009.</p> <p>The shared zone must have provision for a bollard to prevent unauthorized parking.</p> <p>The cross-fall at the proposed accessible car parking spaces must not exceed 1 in 33 for a bitumen surface (for drainage purposes only).</p> <p>Class 6 – Retail and Class 7a – Car parking</p> <p>A total of 6 accessible car parking spaces will be provided within the existing car park, 4 adjacent the main warehouse entrance and 2 adjacent the nursery entrance.</p>
D3.6	<p>Signage</p> <p>In a building required to be accessible – braille and tactile signage complying with Specification D3.6 must:</p> <ul style="list-style-type: none"> (i). Incorporate the international symbol of access or deafness, as appropriate, in accordance with AS1428.1 and identify each: <ul style="list-style-type: none"> – Sanitary facility, except a sanitary facility within a sole occupancy unit in a Class 1b or Class 3 building; and 	Capable of complying at CC stage	<p>All signage relating to access must comply with Specification D3.6 of the BCA and AS1428.1-2009.</p> <p>Signs must be positioned 1200mm-1600mm from the ground, easy to read (large print if possible), non reflective, illuminated and include legible braille and tactile.</p>

BCA Clause		Status	Comment/Recommendation
	<ul style="list-style-type: none"> Space with a hearing augmentation system. <p>(ii). Identify each door required by E4.5 to be provided with an exit sign and state:</p> <ul style="list-style-type: none"> "Exit"; and "Level" followed by the floor level number. <p>(iii). Signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying:</p> <ul style="list-style-type: none"> The type of system; The area covered within the room; and If receivers are being used and where the receivers can be obtained. <p>(iv). Signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use.</p> <p>(v). Signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1 must be located on the door of the facility.</p> <p>(vi). Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>(vii). Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, direction signage incorporating the international symbol of access in accordance with AS1428.1 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>Fire Egress</p> <p>Signage with legible braille must be provided to all emergency evacuation doors stating "Exit" and "Level" followed by the floor number.</p> <p>Directional signage must be provided directing a person with a disability to the emergency exit on each floor.</p> <p>DIY Learning Centre</p> <p>If a hearing augmentation system is provided within the DIY learning centre, a sign with the international symbol of deafness including the type of system, area covered and where receivers can be obtained must be provided.</p> <p>Signage details to be provided during CC design stage for review.</p>
D3.7	<p>Hearing Augmentation</p> <p>A hearing augmentation system must be provided where an inbuilt amplification system, other than the one used for</p>	Design information required at CC stage	To be confirmed by the client at CC design if an inbuilt amplification system is to be provided within the DIY

BCA Clause		Status	Comment/Recommendation
	<p>emergency warning is installed:</p> <ul style="list-style-type: none"> (i). In a room within a Class 9b building; and (ii). In an auditorium, conference room, meeting room, or room for judicatory purposes; and (iii). At any ticket office, tellers booth, reception area, or the like, where the public is screened from the service provider. <p>If a hearing augmentation system is required:</p> <ul style="list-style-type: none"> (i). An induction loop, it must be provided to no less than 80% of the floor area of the room or space served by the inbuilt amplification system; and (ii). 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"> - If the room or space accommodates up to 500 persons, 1 receiver per 25 persons or part thereof, or 2 receivers, whichever is greater; and - If the room or space accommodates more than 500 patrons but not more than 1000, 20 receivers plus 1 receiver for every 33 person or part thereof in excess of 500 persons; and - 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 - 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. <p>The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated in accordance with D1.13.</p>		learning centre.

BCA Clause		Status	Comment/Recommendation
	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.		
D3.8	<p>Tactile Indicators</p> <p>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"> (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; and (v). In the absence of a suitable barrier: <ul style="list-style-type: none"> - An overhead obstruction less than 2m above floor level, other than a doorway; and - An accessway meeting a vehicle accessway adjacent to a 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. (vi). Except of areas exempted by D3.4. <p>Tactile ground surface indicators must comply with Section 1 and 2 of AS/NZS 1428.4.1.</p> <p>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 (i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>	Capable of complying at CC stage	<p>Tactile Ground Surface Indicators</p> <p>Tactile ground surface indicators must comply with Sections 1 and 2 of AS/NZS1428.4.1-2009.</p> <p>Tactile ground surface indicators must have a 30% luminance contrast to surrounding ground surfaces.</p> <p>Tactile ground surface indicators must be provided to the top and bottom landings of stairs, ramps and escalators (except for fire isolated stairs and ramps), overhead obstructions less than 2m from the ground surface and where an accessway meets a vehicle pathway adjacent to a pedestrian entrance.</p> <p>Tactile ground surface indicators must be provided 300mm from the inclined surface or hazard, 600-800mm wide for the full width of the hazard.</p> <p>Tactile ground surface indicators must not be provided to intermediate landings.</p>

BCA Clause		Status	Comment/Recommendation
D3.9	<p>Wheelchair seating spaces in Class 9b assembly building</p> <p>Where fixed seating is provided within a Class 9b assembly building, wheelchair seating spaces complying with AS1428.1 must be provided with the following:</p> <ul style="list-style-type: none"> (i). The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9; (ii). In a cinema <ul style="list-style-type: none"> - With not more than 300 seats, wheelchair seating spaces must not be located in the front row seats; and - 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; and - The location of wheelchair seating is to be representative of the range of seating provided. 	Not applicable	<p>There are no parts or areas of this existing bunnings warehouse that are classified as Class 9b.</p> <p>Fixed seating is not proposed within the existing bunnings warehouse.</p>
D3.10	<p>Swimming pools</p> <p>Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.</p> <p>An accessible entry/exit must be by means of:</p> <ul style="list-style-type: none"> (i). A fixed or moveable ramp and an aquatic chair; or (ii). A zero depth entry at a maximum gradient of 1:14 and an aquatic chair; or (iii). A platform swimming pool lift and an aquatic wheelchair; or (iv). Swing style swimming pools lift. <p>Where a swimming pool has a perimeter of more than 70m in length, at least one accessible water entry/exit must be provided by a means specified in (i), (ii) or (iii).</p> <p>Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS1428.1.</p>	Not applicable	<p>There are no swimming pools proposed within the existing bunnings warehouse.</p>

BCA Clause		Status	Comment/Recommendation
D3.11	Ramps On an accessway: (i). A series of connected ramps must not have a combined vertical rise of more than 3.6m; and (ii). A landing for a step ramp must not overlap a landing for another step ramp or ramp.	Not applicable	There are no ramps with a total rise of 3.6m. There are no overlapping step ramp landings.
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 AS1428.1.	Capable of complying at CC stage	All internal and external fully glazed doors and windows without mid-rails 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.

c. Part E3 – Lift Installations

BCA Clause		Status	Comment/Recommendation
E3.6	Passenger lifts In an accessible building, every passenger lift must: (i). Be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and (ii). Have accessible features in accordance with Table E3.6b; (iii). Not rely on a constant pressure device for its operation if the lift car is fully enclosed.	Not applicable	There no additional passenger lift facilities proposed within the existing bunnings warehouse.

d. Part F2 – Sanitary and other facilities

BCA Clause		Status	Comment/Recommendation
F2.4	<p>Accessible sanitary facilities</p> <p>In a building required to be accessible:</p> <ul style="list-style-type: none"> (i). Accessible sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a); and (ii). Accessible unisex showers must be provided in accordance with Table F2.4 (b); (iii). 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 AS1428.1 must be provided for use by males and females; and (iv). 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 AS1428.1; and (v). An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (vi). 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 (vii). 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 (viii). 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 (vi) to be provided with a passenger lift or ramp complying with AS1428.1. <p>Class 6 – Retail & Class 7a – Car parking</p> <p><i>Table F2.4 (a)</i></p>	Not applicable	<p>There are no additional accessible sanitary facilities proposed within the existing bunnings warehouse.</p> <p>Existing Unisex Accessible Toilet</p> <p>It is recommended that the existing unisex accessible toilet fixtures and fittings be upgraded to comply with AS1428.1-2009.</p>

BCA Clause		Status	Comment/Recommendation
	<p><i>Where F2.3 requires closet pans-</i></p> <ul style="list-style-type: none"> <i>a. 1 on every storey containing sanitary compartments;</i> <i>b. 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.</i> <p><i>Table F2.4 (b)</i></p> <p><i>Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</i></p>		

5. DESIGN FOR ACCESS AND MOBILITY ASSESSMENT

a. General

The following general assessment summarises the compliance status of the design documentation with reference to AS1428.1-2009.

To parts 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. AS1428.1 – Part 1 General requirements of access – New building work

Item		Status	Comment/Recommendation
1	Continuous accessible path of travel	Capable of complying at CC stage	<p>A continuous accessible path of travel must be a minimum 1000mm wide x 2000mm high (except where door circulation space, a turning or passing space is required).</p> <p>Permanent fixtures must not impose within the continuous accessible path of travel (accessway) or any turning spaces e.g. fire hose reel, signs, bins, cabinets.</p> <p>Gradients and cross falls along a continuous accessible path of travel must be in accordance with AS1428.1-2009.</p> <p>The continuous accessible path of travel must be free of any steps, slip-resistant and traversable by a mobility aid user.</p>
2	Floor surfaces on continuous accessible path of travel and circulation spaces	Design information required at	All floor surfaces e.g. tiling, timber and concrete flooring must be slip resistant and must have a slip

Item		Status	Comment/Recommendation
		CC stage	<p>resisting rating in accordance with the BCA 2014 and HB197-1999. The floor surface must be traversable by a person using a mobility aid.</p> <p>A smooth transition must be provided between abutting surfaces e.g. tiling, timber flooring and carpet. A construction tolerance of up to 3mm if vertical or 5mm is acceptable using a rounded or beveled edge.</p> <p>Raked joint pavers must be installed so that they do not create trip hazards.</p> <p>Recessed mats must be provided in accordance with AS1428.1-2009. Recessed mats must be traversable a mobility aid user and must not create trip hazards.</p> <p>Carpets pile heights and thickness must comply with the BCA.</p> <p>Exposed edges of floor coverings must be fastened to the floor and must have a trim the entire length on any exposed surface.</p> <p>Leading edges, carpet trims and any soft flexible materials must not have a vertical face of not more than 3mm or a beveled edge no higher than 5mm or a gradient of 1 in 8 to a maximum of 10mm.</p>
3	Doorways	Design information required at CC stage	<p>All doors, fire doors and gates required to be accessible must have an 850mm clear width and 1980mm clear height.</p> <p>Internal and external door and gate circulation space must be provided in accordance with AS1428.1-2009, except for where an automatic door system is provided (hinge and latch side clearances are not required).</p> <p>Outward opening doors and gates must have provision for a door closing mechanism, horizontal bar or pull bar on the closing face side of the door (900-1200mm from the ground surface).</p> <p>Doors and gates must have D-lever type handles with sufficient grasping clearances. Door handles</p>

Item		Status	Comment/Recommendation
			<p>must be provided at 900-1100mm from the ground surface. Door handles and door hardware (e.g. locks, snibs) must be operable with one hand.</p> <p>Manual automatic door controls must be fitted on both sides of the door. The controls must be located no closer than 500mm from the internal corner and between 1000-2000mm from the hinged door leaf when open or closed. Push button controls must have a 25mm diameter button and be proud of the surrounding surface.</p> <p>Doors and gates must not exceed 20 Newtons of operating force.</p> <p>Doors and door frames (combined) must have a 30% luminance contrast to surrounding surfaces. The minimum width of the areas of a luminance contrast must be 50mm.</p>
4	Switches and controls	Design information required at CC stage	<p>All new light switches, intercoms and controls (other than power outlets) must be provided 900-1100mm from the ground and 500mm from internal wall corners.</p> <p>Power points must be located 300-500mm from the ground surface and 500mm from internal wall corners.</p>
5	Walkways	Capable of complying at CC stage	<p>Walkways must have a 1000mm clear width and the abutting sides of a walkway must provide a firm and level surface of a different material to that of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600mm unless a kerb, kerb rail or low wall is provided.</p> <p>Landings along a walkway are required every 25m intervals for gradients of 1 in 20 to 1 in 33 and every 15m for gradients 1 in 14 to 1 in 20. Where a walkway has a gradient shallower than 1 in 33, landings are not required.</p>
6	1 in 14 Ramps	Not applicable	1 in 14 graded ramps must have a maximum gradient of 1 in 14, landings every 9m, 1000mm clear

Item		Status	Comment/Recommendation
			width between handrails or 1500mm clear width on a curved ramp, handrails on both sides, setback of 900mm from a boundary, 400mm setback at intersections, handrails extending 300mm at the top and bottom (except where the handrail is continuous) and kerb or kerb rails on both sides of the ramp edge.
7	Threshold Ramps	Not applicable	<p>Threshold ramps must have a maximum rise of 35mm, maximum length of 280mm and a maximum gradient of 1 in 8.</p> <p>Threshold ramps must not be located more than 20mm from a door opening and the edges must be either tapered or splayed at 45 degrees (where not abutting a wall).</p>
8	Step Ramps	Not applicable	<p>Step ramps must have maximum rise of 190mm, maximum length of 1900mm and a maximum gradient of 1 in 10.</p> <p>The sides of the step ramp (those not abutting a wall) must have either a low wall 450mm high, balustrade with a kerb or kerb rail and if provided at a pedestrian crossing 45 degree splayed sides.</p>
9	Landings	Not applicable	<p>Landings must be level unless they require a 1 in 40 grade for shedding of water.</p> <p>Landings for a ramp or walkway must be 1200mm long where a change of direction is not required.</p> <p>A 1500mm long landing is required where a 90 degree turn is required or 1540 x 2150 where a 180 degree turn is required.</p>
10	Stairs	Design information required at CC stage	<p>Stairs must have a 1000mm clear width, setback 900mm from a boundary, opaque risers, nosings with a rounded or chamfered profile.</p> <p>Stair nosings must have a non-slip nosing with a 30% luminance contrast complying with AS1428.1-2009.</p>
11	Stairway Handrails	Design information	Stairway handrails must be continuous throughout the stair

Item		Status	Comment/Recommendation
		required at CC stage	flight, provided on both sides, must not have obstructions above and below for a height of 600mm, top extension of 300mm and bottom extension one tread width plus 300mm (where not continuous) and at a constant height throughout the stair flight.
12	Handrails	Design information required at CC stage	Handrails must not encroach within circulation space requirements, the cross section of the handrail must be clear for not less than 270 degrees for the upper most section of the handrail so as to not obstruct the passage of hand along the entire rail, 30-50mm outside diameter, 50mm clearance to a wall or fixed object, exposed edges must be rounded, positioned at a constant height of 865mm-1000mm from the nosing to the top of the handrail, securely fixed and ends returned 180 degrees or 90 degrees to the wall/ground.
13	Unisex Accessible Toilet and Shower	Not applicable	<p>Circulation space for the accessible WC, washbasin and shower must comply with AS1428.1-2009.</p> <p>The WC pan must have appropriate clearances to a wall, seat height and width as per the setout requirements in AS1428.1-2009.</p> <p>The WC seat must have a 30% luminance contrast to surrounding surfaces, load rated for 150kgs and securely fixed to prevent accidents.</p> <p>The WC backrest must be capable of withstanding forces of 1100 Newtons, the lower edge of the backrest positioned 120mm-150mm from the top of the WC and at an angle of 95 to 100 degrees.</p> <p>WC flushing controls must be hand operated or automatic. The controls must be positioned within the allowable zones outlined in AS1428.1-2009.</p> <p>Toilet paper dispenser must be located within the allowable zone outlined in AS1428.1-2009 and must not encroach into the grabrail clearance zones.</p> <p>Grabrails must have a 30-40mm</p>

Item	Status	Comment/Recommendation
		<p>outside diameter, 50mm wall clearance, be securely fastened to a wall and must be able to withstand a force of 1100 Newtons, exposed edges must be rounded, must not have obstructions above and below for a height of 600mm and the cross section of the grabrail must be clear for not less than 270 degrees for the upper most section of the grabrail so as to not obstruct the passage of hand along the entire rail.</p> <p>Baby change tables must not encroach into the required circulation spaces when in a folded position and must have a maximum height of 820mm with a clearance underneath of 720mm when open.</p> <p>WC doors must be hinged or sliding, if outward opening must have a mechanism that holds the door in a closed position without the use of a latch, include an in-use indicator and a bolt or snib catch, latch mechanism that is openable from the outside during an emergency, D-lever handles and must not require more than 20 Newtons of operating force.</p> <p>The washbasin must have lever type taps, insulated exposed hot water pipes and setout as per the requirements of AS1428.1-2009.</p> <p>A shelf 300-400mm wide must be positioned 900-1000mm from the ground surface next to the washbasin or a vanity with shelf space must be provided.</p> <p>Soap, towel dispensers and other fittings (e.g. hand dryers) must be operable with one hand and must be positioned 500mm from internal corners, and 900-1000mm from the ground surface.</p> <p>Clothes hanging devices must be positioned 1200-1350mm from the ground surface and 500mm from internal corners.</p> <p>A portable sanitary disposal unit must be provided within the toilet and located near the WC.</p> <p>The shower must have grabrails,</p>

Item		Status	Comment/Recommendation
			shower hose fittings, lever type taps, soap holder and folding seat as per the requirements of AS1428.1-2009.
14	Ambulant Toilets	Not applicable	<p>Circulation space for the ambulant toilet must comply with AS1428.1-2009.</p> <p>Grabrails must have a 30-40mm outside diameter, 50mm wall clearance, be securely fastened to a wall and must be able to withstand a force of 1100 Newtons, exposed edges must be rounded, must not have obstructions above and below for a height of 600mm and the cross section of the grabrail must be clear for not less than 270 degrees for the upper most section of the grabrail so as to not obstruct the passage of hand along the entire rail.</p> <p>Ambulant toilet doors must be a minimum 700mm wide, include an in-use indicator and a bolt or snib catch and a latch mechanism that is openable from the outside during an emergency.</p> <p>A coat hook must be provided at a height of 1350-1500mm from the ground surface.</p>

6. STATEMENT OF DESIGN COMPLIANCE (DA DESIGN)

Ergon Consulting has completed a review of the provided design documentation with reference to the minimum requirements of Part D3, Clause E3.6 and Clause F2.4 of the Building Code of Australia 2014, Disability (Access to Premises – Building) Standards 2010 and relevant Australian Standards as applicable to this project (i.e. AS1428.1-2009 and AS2890.6-2009).

This statement confirms accessibility can be appropriately achieved within this development with the provided 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 at CC design stage.

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
B. Construction Management and Property (Building)
Graduate Diploma in Building Surveying - current

Accredited Member of the Association of Consultants in Access Australia
Member of the Australian Institute Building
Member of the Australian Institute of Building Surveyors

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APPENDIX 1



PROPOSED SITE PLAN
SCALE 1:250

AREA ANALYSIS			
	EXISTING	PROPOSED	DIFFERENCE
MAIN WAREHOUSE	7783m²	7783m²	0m²
MAIN ENTRY	60m²	81m²	21m²
WAREHOUSE AREA	7843m²	7864m²	21m²
OUTDOOR NURSERY	947m²	1259m²	312m²
OUTDOOR BAGGED GOODS CANOPY (NURSERY)	231m²	1325m²	1094m²
TOTAL NURSERY AREA	1178m²	2584m²	1406m²
TIMBER TRADE SALES	2298m²	2016m²	-282m²
BUILDING MATERIALS AND LANDSCAPE YARD	0m²	1191m²	1191m²
BULK TRADE AREA	0m²	0m²	0m²
BULK TRADE STAGING AREA	0m²	0m²	0m²
TOTAL TIMBER TRADE AREA	2298m²	3207m²	909m²
TOTAL RETAIL AREA	10959m²	13655m²	2696m²
GOODS INWARDS CANOPY	231m²	182m²	-49m²
MEZZANINE OFFICES	450m²	121m²	-329m²
TOTAL AREA	11640m²	13958m²	2318m²
STANDARD CARPARKS (WITHIN SCOPE OF WORKS)	189	187	-2
DISABLED BAYS, 1:50 MIN	4	6	2
TRAILER BAYS	0	2	2
TOTAL SITE CARPARKS	193	195	2
TROLLEY BAYS	3	5	2

[illegible]

PLANNING ISSUE

CONTRACTOR TO CHECK ALL
DIMENSIONS ON SITE BEFORE
COMMENCING ANY WORK OR
PREPARING ANY SHOP DRAWINGS

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ARCHITECT

Michael Carr Architect Pty. Ltd.
ACN 105 121 210

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Ph 03 9645 5635 Fax 03 9686 4064
Email admin@mcarchitect.com.au



	CLIENT
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FOR TOWN PL	
PROJECT	BUNNINGS WAREHOUSE PENRITH 301-335 MULGOA ROAD JAMISONTOWN NSW 2750

DRAWING TITLE	
PROPOSED SITE PLAN	

SCALE	AS SHOWN @ A0
DATE	FEBRUARY 2015

FILE	VERIFICATION THIS DRAWING HAS BEEN REVIEWED & VERIFIED BY
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DESIGNED	THIS DRAWING HAS BEEN REVIEWED & FORWARDED BY
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DRAWN	CG	DRAWING No.
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REVISION	
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