

## DEVELOPMENT APPLICATION

## ACCESS REPORT

For the proposal of

AN INDUSTRIAL DEVELOPMENT

at

1-23 LENORE DRIVE & ERSKINE PARK ROAD, ERSKINE PARK NSW 2759.  
LOT 1 DP 1071114 & LOT 55 DP 1170183

for

NICHOLOPOULOS

Prepared by :



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# ACCESS REPORT

## 1. BUILDING DETAILS

**Property Address:** 1-23 Lenore Drive & Erskine Park Road, Erskine Park NSW 2759. Lot 1 DP 1071114 & Lot 55 DP 1170183

**Description** Industrial Development

**Total Gross Floor Area:** 6,955m<sup>2</sup> approx.

**Proposed Building Classification(s):** Class 8, Class 7a, Class 6, Class 5

## 2. 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;
- Local Council Development Control Plan; 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. The comments within this report do not cover detailed issues relating to internal fit-out, finishes schedule, evaluation of slip resistant floor materials, grades and floor

## 3. PREMISES STANDARD ASSESSMENT

The following assessment summarises the compliance status of the design documentation with reference to the Disability (*Access to Premises – Buildings*) Standards 2010 (*also known as Premises Standards*). The Guideline on the Application of the Premises Standards Version 2 February 2013 (*Premises Standards Guideline*) has been used as an aid to interpret the requirements of the Premises Standards.

### Application of the Premises Standards

The Premises Standards are triggered when new building work is undertaken that requires a building approval. This includes new buildings and existing buildings undergoing extensions or modifications.

### 'New Work' and 'Affected Part' in Existing Buildings

The Premises Standards 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 where building work is not taking place. The 'new work' and 'affected part' must comply with the Premises Standards Access Code or the access requirements found within the Building Code of Australia (*BCA*) and relevant Australian Standards relating to access. The Premises Standard states that a continuous accessible path of travel (*i.e. accessway*) without steps or steep grades is required from the principal pedestrian entrance door to the proposed new work.

### New Work & Affected Part

The new work and affected part consists of the red shaded areas shown below.

## 4. BCA ASSESSMENT

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 2016 (*BCA*). Refer to Appendix B for detailed description of each status outcome.

A) PART D3 – ACCESS FOR PEOPLE WITH DISABILITIES

BCA Clause		Status	Comment/Recommendation
D3.0	Deemed-to-satisfy provisions	Noted	The new building work must follow a D-t-S path for achieving compliance.  Where D-t-S compliance is not achievable a performance-based solution must be provided at CC design stage.
D3.1	General building access requirements	Capable of complying at CC stage	<b>Class 6 – Retail Shop</b>  Access is required to and within the proposed retail shop, except for areas exempt by Clause D3.4.  Internal fit-out details are not provided, therefore excluded from this assessment.  Building access requirements to be confirmed at CC design stage.
D3.2	Access to buildings	Capable of complying at CC stage	<b>Accessway to the Building</b>  An accessway complying with AS1428.1-2009 must be provided to the proposed retail shop from the main pedestrian entry point at the allotment boundary.  <b>Principal Pedestrian Entrance</b>  The principal pedestrian entrance door must have a minimum 850mm clear wide door opening (920mm x 2040mm door), D-level type door controls, level access or threshold ramp and clear door circulation space on both sides of the door complying with AS1428.1-2009.  The CC documents must provide details showing the clear doorway opening, step free access and clear door circulation complying with AS1428.1-2009.
D3.3	Parts of buildings to be accessible	Capable of complying at CC stage	<b>Accessway within the Building</b>  Accessways including turning and passing spaces complying with AS1428.1-2009 must be provided within the proposed retail shop.  <b>Soft Floor Coverings</b>  All carpet must comply with the BCA and

BCA Clause		Status	Comment/Recommendation
			<p>have a maximum thickness of 15mm.</p> <p>The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm.</p> <p><b>Slip Resistant Surfaces</b></p> <p>All flooring e.g. tiles, timber and concrete flooring must have a slip resistant rated surface complying with the BCA and AS4586-2013 (e.g. <i>minimum R10 or P3 rating for dry areas and R11 or P4 rating for wet areas</i>).</p> <p>Access requirements within the proposed retail shop to be confirmed at CC design stage.</p>
D3.4	Exemptions	Not applicable	<p><b>Non-Accessible Areas</b></p> <p>There are no areas exempt from being accessible within the proposed retail shop.</p>
D3.5	Accessible car parking	Not applicable	<p><b>Class 6 – Retail Shop</b></p> <p>Accessible Car Parking Requirements:</p> <ul style="list-style-type: none"> <li>• 1 accessible car parking space for every 50-car parking spaces or part thereof.</li> </ul> <p><b>Accessible Car Parking</b></p> <p>There are no allocated car parking spaces for the proposed retail shop.</p> <p>Accessible car parking is not required.</p>
D3.6	Signage	Capable of complying at CC stage	<p><b>Accessible Signage</b></p> <p>All signage relating to access must comply with Specification D3.6 of the BCA and AS1428.1-2009.</p> <p><b>Fire Exit Door</b></p> <p>Signage must be provided to all fire exit doors stating 'Exit' and 'Level' followed by the floor number, name or both</p> <p>Directional signage must be provided directing a person with a disability to the nearest fire exit door.</p> <p>Signage details to be confirmed during CC design stage.</p>
D3.7	Hearing Augmentation	Not applicable	<p><b>Hearing Augmentation System</b></p> <p>It is assumed that an inbuilt amplification system other than the emergency warning system will not be provided within the</p>

BCA Clause		Status	Comment/Recommendation
			proposed retail shop. A hearing augmentation system is not required.
D3.8	Tactile Indicators	Not applicable	<b>Tactile Ground Surface Indicators</b> Tactile ground surface indicators are not required within the proposed retail shop.
D3.9	Wheelchair seating spaces in Class 9b assembly building	Not applicable	<b>Wheelchair Seating</b> There is no fixed seating or Class 9b parts within the proposed retail shop. Wheelchair seating spaces are not required.
D3.10	Swimming pools	Not applicable	<b>Swimming Pools</b> There are no swimming pools within the proposed retail shop.
D3.11	Ramps	Not applicable	<b>Ramps</b> There are no ramps with a total rise of more than 3.6m or overlapping step ramp landings within the proposed retail shop.
D3.12	Glazing on an accessway	Capable of complying at CC stage	<b>Luminance Contrast Strip</b> All fully glazed doors and windows ( <i>without mid-rails</i> ) that can be mistaken for an opening must have a luminance contrast strip in accordance with AS1428.1-2009. To be confirmed at CC design stage.

#### B) PART E3 – LIFT INSTALLATIONS

BCA Clause		Status	Comment/Recommendation
E3.6	Passenger lifts	Not applicable	<b>Passenger Lift</b> The no proposed passenger lifts within the retail shop.

#### C) PART F2 – SANITARY FACILITIES

BCA Clause		Status	Comment/Recommendation
F2.4	Accessible sanitary facilities	Not applicable	<b>Class 6 – Retail Shop</b> Accessible Toilet Requirements: <ul style="list-style-type: none"> <li>• 1 accessible toilet on every storey</li> </ul>

BCA Clause		Status	Comment/Recommendation
			<p>containing sanitary compartments; and</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>Accessible Shower Requirements:</p> <ul style="list-style-type: none"> <li>• 1 or more showers, not less than 1 accessible shower for every 10 showers or part thereof.</li> </ul> <p><b>Accessible and Ambulant Sanitary Facilities</b></p> <p>There are no proposed sanitary facilities within the retail shop. The proposed retail shop has access to existing common use sanitary facilities within the existing building.</p> <p>Accessible and ambulant sanitary facilities are not required.</p>

## 5. ACCESS AND MOBILITY ASSESSMENT

The table below assesses the compliance status of the design documentation with reference to the minimum access design requirements for new building work found within AS1428.1-2009. Refer to Appendix B for detailed description of each status outcome.

Item		Status	Comment/Recommendation
1	Continuous accessible path of travel	Capable of complying at CC stage	<p>A continuous accessible path of travel (i.e. accessway) must be a minimum 1000mm wide x 2000mm high, except where door circulation space or a turning space is required.</p> <p>Permanent fixtures must not impose within the continuous accessible path of travel or any turning spaces e.g. fire hose reel, signs, bins, fixed furniture or 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, steep grades or steep cross-falls.</p>
2	Floor surfaces on continuous accessible path of travel and circulation spaces	Capable of complying at CC stage	<p>All floor surfaces e.g. tiling, pavers timber and concrete flooring must be slip resistant and must have a slip resisting rating in accordance with the BCA and AS4586-2013 (e.g. R10 or P3 rating for dry areas and R11 or P4 rating for wet areas).</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 (15mm total thickness including the carpet pile height and backing).</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</p>

Item		Status	Comment/Recommendation
			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.
3	Doorways	Capable of complying at CC stage	<p>All doors including fire exit doors and gates required to be accessible must have a minimum 850mm clear width and 1980mm clear height (920mm x 2040mm door).</p> <p>Clear door circulation space must be provided on both sides of the door in accordance with AS1428.1-2009, except for where an automatic door system is provided (<i>hinge and latch side clearances are not required</i>).</p> <p>Outward opening doors must have provision for a door closing mechanism, horizontal bar or pull bar on the closing face side of the door (900-1100mm from the ground surface).</p> <p>All doors must have D-type handles with sufficient grasping clearances. Door handles must be provided at 900-1100mm from the ground surface. Door handles and door hardware (<i>e.g. locks, snibs</i>) must be operable with one hand.</p> <p>Automatic door opening systems must have provision for a motion sensor, presence sensor and manual door controls. 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 wall 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 must not exceed 20 newtons of operating force.</p> <p>Doors and door frames (<i>combined</i>) must have a 30% luminance contrast to surrounding surfaces. The minimum width of the area of a luminance contrast must be 50mm.</p> <p>Bi-folding doors with tracks must be recessed within the ground or have 1 in 8 threshold strips on each side of the tracks.</p>
4	Switches and controls	Capable of	All new light switches, intercoms and

Item		Status	Comment/Recommendation
		complying at CC stage	controls ( <i>other than power outlets</i> ) must be provided 900-1100mm from the ground and 500mm from internal wall corners ( <i>measured from the centre of the switch or control</i> ).  Power points must be located 300-500mm from the ground surface and 500mm from internal wall corners ( <i>measured from the centre of the power point</i> ).
5	Walkways	Not applicable	Walkways must have a minimum 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.  Landings along a walkway are required every 25m intervals for gradients of 1 in 33 and every 15m for gradients 1 in 20. Where a walkway has a gradient shallower than 1 in 33, landings are not required.
6	1 in 14 Ramps	Not applicable	1 in 14 graded ramps must have a minimum gradient of 1 in 14, landings every 9m, 1000mm clear 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 ( <i>except where the handrail is continuous</i> ) and kerb or a kerb rail on both sides of the ramp edge.
7	Threshold Ramps	Capable of complying at CC stage	Threshold ramps must have a maximum rise of 35mm, maximum length of 280mm and a gradient of 1 in 8.  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 ( <i>where not abutting a wall</i> ).
8	Step Ramps	Not applicable	Step ramps must have maximum rise of 190mm, maximum length of 1900mm and a gradient of 1 in 10.  The sides of the step ramp ( <i>those not abutting a wall</i> ) must have either a low wall 450mm high, balustrade with a kerb or kerb rail and if provided at a

Item		Status	Comment/Recommendation
			pedestrian crossing 45 degree splayed sides.
9	Landings	Not applicable	Landings must be level unless they require a 1 in 40 grade for shedding of water. Landings for a ramp or walkway must be 1200mm long where a change of direction is not required. A 1500mm x 1500mm minimum clear landing is required where a 90-degree turn is required or 1540mm x 2070mm clear landing where a 180-degree turn is required.
10	Stairs	Not applicable	Stairs must have a 1000mm clear width, setback 900mm from the allotment boundary, opaque risers, nosings with a rounded or chamfered profile. The first riser after every mid-landing must be setback one tread width or a 1250mm deep mid-landing must be provided to ensure handrail compliance can be achieved. Stair nosings must have a non-slip nosing with a 30% luminance contrast complying with AS1428.1-2009.
11	Stairway Handrails	Not applicable	Stairway handrails must be continuous throughout the stair flight, provided on both sides ( <i>except for fire stairs only one handrail is required</i> ), must not have obstructions above and below for a height of 600mm, top extension of 300mm and bottom extension one tread width plus 300mm ( <i>where not continuous</i> ) and at a consistent height throughout the stair flight.
12	Handrails	Not applicable	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 consistent 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.

Item		Status	Comment/Recommendation
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. 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 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>If a baby change table is provided, this 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 operable from the outside during an emergency, D-lever handles and must not require more than 20 newtons of operating force.</p>

Item		Status	Comment/Recommendation
			<p>The washbasin must have lever type taps, insulated exposed hot water pipes and setout as per the requirements of AS1428.1-2009. A shelf 300-400mm wide must be positioned 900-1000mm from the ground surface next to the washbasin or a vanity with integrated shelf space must be provided.</p> <p>Soap, towel dispensers and other fittings (e.g. <i>hand dryers</i>) 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 wall 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, shower hose fittings, lever type taps, soap holder and folding seat as per the requirements of AS1428.1-2009.</p>
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)**

We have completed a review of the DA design documentation, relative to the level of detail provided, with reference to the minimum access requirements found within part D3, clause E3.6 and clause F2.4 of the Building Code of Australia 2016, the Disability (*Access to Premises – Buildings*) Standards 2010 and relevant Australian Standards as applicable to this project (*i.e. AS1428.1-2009 and AS1428.4.1-2009*).

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

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