

EAGERS AUTOMOTIVE PTY LTD

ACCESS ASSESSMENT REPORT

Newcastle Heritage – Bungaree Street, Maitland NSW

Project Number: 117280

Report Type: Access

Revision: 2

Date: 24 January 2024

PREPARED FOR

Centric Architects

david@centricarchitects.com.au

PREPARED BY

Kostas Partou

Kostas.partou@jensenhughes.com



JENSEN HUGHES

Jensen Hughes Pty Limited, Trading as BCA Logic
Suite 302, Level 3, 151 Castlereagh St, Sydney NSW 2000
Postal Address: PO Box Q1440, Queen Victoria Building NSW 1230

Liability limited by a scheme approved under Professional Standards Legislation

Document Control

Revision	Issue Date	Issue Description	Prepared By:	Verified by:
117280- Acces-r2	16 January 2024	Access Assessment Report (DA Stage)	Kostas Partou	Warwick Hunter
117280- Access-r2	24 January 2024	Updated Access Assessment Report (DA Stage)	Kostas Partou	Warwick Hunter

24 January
2024

Warwick Hunter
Registered Certifier
Grade A1, BDC 2417

Signed:

DocuSigned by:
Warwick Hunter
34688FE12EE445A...



Jensen Hughes Australia

Providing building regulations, fire engineering, accessibility, and energy consulting services to NSW for over 25 years

Our story begins in 1997 with the founding of BCA Logic to fulfill the demand of a consultancy company whose expertise expanded across the entire life cycle of a building, from consulting on the initial planning through to construction and occupation.

BCA Logic, SGA Fire and BCA Energy joined Jensen Hughes in 2021, a leading global, multi-disciplinary engineering, consulting and technology firm focused on safety, security and resiliency. We continue to be at the forefront of our industry and work thoroughly to preserve our position by ensuring the successful delivery of projects.

Jensen Hughes was launched in 2014 through the historic merger of Hughes Associates and Rolf Jensen & Associates (RJA), two of the most experienced and respected fire protection engineering companies at the time. Since then, we have gained market leadership in nuclear risk consulting and established commanding positions in areas like forensic engineering, security risk consulting and emergency management. Over the past 22 years, our integration of more than 30 privately held engineering and consulting firms has dramatically expanded our global footprint, giving us a powerful market presence ten times larger than our nearest competitor in some of our markets and extending our historical lineage back to 1939.

With more than 90 offices and 1500 employees worldwide supporting clients globally across all markets, we utilise our geographic reach to help better serve the needs of our local, regional, and multinational clients. In every market, our teams are deeply entrenched in local communities, which is important to establishing trust and delivering on our promises.

Table of Contents

EXECUTIVE SUMMARY	5
1.0 BASIS OF ASSESSMENT	7
1.1 LOCATION	7
1.2 PURPOSE	7
1.3 LIMITATIONS	8
1.4 FEDERAL DISABILITY DISCRIMINATION ACT (DDA)	8
1.5 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 COMPILATION NO.2 (DAPS)	9
1.6 DESIGN DOCUMENTATION	9
1.7 DEFINITIONS.....	9
2.0 KEY COMPLIANCE CONSIDERATION	11
2.1 GENERAL.....	11
2.2 CLASSIFICATION	11
2.3 DIMENSIONS AND TOLERANCES.....	11
2.4 PERFORMANCE BASED DESIGN – PERFORMANCE SOLUTIONS	11
2.5 COUNCIL'S DEVELOPMENT CONTROL PLAN REQUIREMENTS (DCP)	12
2.6 AREAS REQUIRED TO BE ACCESSIBLE	13
2.7 DESIGN ITEMS REQUIRING ATTENTION.....	14
ANNEXURE A - DESIGN DOCUMENTATION.....	19
ANNEXURE B - COMPLIANCE SPECIFICATION	20
ANNEXURE C – D4D5 EXEMPTION CORRESPONDENCE	23

Tables

Table 1: Building Classification	11
Table 2: Performance Solutions	11
Table 3: Controls for Accessibility	12

Executive summary

This document provides an assessment of the architectural design drawings for the proposed new car showroom, modified showroom and alterations and extension to existing workshop development at Bungaree Street, Maitland NSW, against the Deemed-to-Satisfy Provisions relating to Access for Persons with a Disability outlined within the Building Code of Australia (BCA) 2022.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

Item	Description	BCA Provision
Performance Solutions Required		
1.	Due to site topography, there is opportunity to provide a Performance Solution to justify departure from D4D3(1)(a) of the BCA where an accessway is not being provided from the main pedestrian entry at the allotment boundary of this development to each accessible building on the allotment.	D4D3(1)(a)
2.	Due to site topography, there is opportunity to provide a Performance Solution to justify departure from D4D3(1)(b) of the BCA where an accessway is not being provided in the form of a pedestrian link between each building on the allotment.	D4D3(1)(b)
3.	Due to site topography, there is opportunity to provide a Performance Solution to justify departure from D4D3(1)(c) of the BCA where an accessway is not being provided to each building from every proposed accessible parking bay.	D4D3(1)(c)
Compliance Matters to be Addressed		
1.	Nil.	
Further Information Required		
1.	Ensure a minimum 1500 x 1500mm circulation space is provided at the bottom landing of the lift to allow a wheelchair user to turn 90 degrees in/out of the lift car.	E3D7/E3D8

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

NCC 2022 Clause Numbering

BCA2022 uses a new structure and clause referencing system to create better consistency across all volumes of the NCC. While the new Section-Part-Type-Clause system makes the NCC look different at first, it's intended to improve user experience and make it more web accessible.

The new structure results in a reorganisation of specifications and parts, some of which are contained in the table below.

The NCC uses a uniform clause numbering system across each of its three volumes. This system is called Section-Part-Type-Clause (SPTC). In each clause number-

- + The first letter indicates which NCC section or part it sits within;
- + The first number indicates the number of the Part within a section or the number of a Specification.
- + The second letter indicates the clause type. It will be either G, O, F, P, V, D, or C. and these are explained below.
- + The second number is the clause number within each Part of Specification.

The clause Types used in the NCC are as follows:

- + G = Governing requirements (mandatory)
- + O = Objective (guidance)
- + F = Functional Statement (guidance)
- + P = Performance Requirement (mandatory) V = Verification Method (optional)
- + D = Deemed-to-Satisfy Provision (optional)
- + C = Clause in a Specification (can be mandatory or optional depending on how the Specification is called up by the NCC).

1.0 Basis of Assessment

1.1 LOCATION

The building development, the subject of this report, is located as Heritage Motor Group, Bungaree Street, Maitland NSW and comprises the following works:

- > The construction of a new single storey car showroom (Mazda);
- > Minor internal alterations and refurbishment to existing car showrooms(s) (Mitsubishi and Suzuki);
- > Internal alterations to existing workshop including new service reception areas and extended workshop;
- > New car showroom attached to the workshop (Kia).

The development will be accessed via Bungaree Street and will include an internal perimeter roadway connecting to all showrooms.

Figure 1 below illustrates the site plan.



Figure 1 – Site Plan

1.2 PURPOSE

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- + Disability (Access to Premises – Buildings) Standards 2010 Compilation No. 2 (DAPS);
- + Building Code of Australia 2022 Volume One – Part D4 and Clauses F4D5/F4D6/F4D7;
- + Penrith Council’s Development Control Plan 2014 (DCP) Volume 1;
- + Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 LIMITATIONS

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- + The structural adequacy or design of the building;
- + The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- + The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic services.

This report does not include, or imply compliance with:

- + The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA and the DAPS then those responsible for the building cannot be subject to a successful complaint); and
- + BCA Sections B, C, E (excl. Clauses E3D7 and E3D8), F, G, H, I, J, Parts D2 and D3; and
- + Demolition Standards not referred to by the BCA; and
- + Work Health and Safety Act; and
- + Construction Safety Act; and
- + Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
- + Conditions of Development Consent issued by the Local Consent Authority; and

This Report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of This Report.

1.4 FEDERAL DISABILITY DISCRIMINATION ACT (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the DAPS and the BCA are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged.

1.5 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 COMPILATION NO.2 (DAPS)

The aim of the DAPS is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The DAPS intends to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The DAPS generally aligns with the BCA and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade; however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance (PPE) by a continuous accessible path of travel/accessway complying with AS1428.1-2009. This can mean that an upgrade to the building may be necessary even where no new work is proposed to mitigate the risks of DDA complaints arising in the future.

1.6 DESIGN DOCUMENTATION

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.7 DEFINITIONS

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected Part

The affected part is;

1. The principal pedestrian of an existing building that contains a new part; and
 - a. Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.
 - b. Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

2.0 Key Compliance Consideration

2.1 GENERAL

Accessibility has been assessed against the documented outlines in Part 1.2 of this Report. The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

2.2 CLASSIFICATION

Under the provisions of Parts A6 of BCA and Part A4 of the Access Code, the building has been classified as follows:

Table 1: Building Classification

Class	Level	Description
Class 6	Ground (All Buildings)	Showroom
Class 7b	Mezzanine (Workshop Building)	Parts Storage
Class 8	Ground (Workshop Building)	Workshop

2.3 DIMENSIONS AND TOLERANCES

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. Jensen Hughes' assessment of the plans and specifications has been undertaken to ensure the minimum dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4 PERFORMANCE BASED DESIGN – PERFORMANCE SOLUTIONS

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be addressed in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2: Performance Solutions

Item	Description of Performance Solution	DTS Provision
1.	Due to site topography, there is opportunity to provide a Performance Solution to justify departure from D4D3(1)(a) of the BCA where an accessway is not being provided from the main pedestrian entry at the	D4D3(1)(a)

	allotment boundary of this development to each accessible building on the allotment.	
2.	Due to site topography, there is opportunity to provide a Performance Solution to justify departure from D4D3(1)(b) of the BCA where an accessway is not being provided in the form of a pedestrian link between each building on the allotment.	D4D3(1)(b)
3.	Due to site topography, there is opportunity to provide a Performance Solution to justify departure from D4D3(1)(c) of the BCA where an accessway is not being provided to each building from every proposed accessible parking bay.	D4D3(1)(c)

2.5 COUNCIL'S DEVELOPMENT CONTROL PLAN REQUIREMENTS (DCP)

Maitland City Council DCP 2011 (Part C 'Design Guidelines') provides Council's planning controls on the provision of Accessibility under Part C.1 'Accessible Living' and C.11 'Vehicular Access & Car Parking'.

The Controls for Accessibility under section C.1 and C.11 of Maitland City Council's DCP 2011 are tabulated below.

Table 3: Controls for Accessibility

Item No	Control	Comment	Compliance
C.1 'Accessible Living'	<p>1. <u>Enhanced Requirements</u></p> <p>Where development of the following land use types are proposed, the enhanced standards shall apply:</p> <ul style="list-style-type: none"> Entertainment facilities, clubs; Halls let for public hire; Large retail centres (ie. > 2500sqm); Medical facilities Commercial activities or facilities catering for public needs, ie. post office, government office, railway station, bus interchange, etc. <p>The enhanced standards are set out in Australian Standard AS 1428.2 - 1992.</p>	<p>Where Maitland City Council referenced 'Enhanced Requirements' and AS1428.2-1992, please note that Jensen Hughes are assessing under the Building Code of Australia (BCA) under which AS1428.2-1992 do not apply. Assessment has been undertaken against AS1428.1-2009.</p>	N/A - See Comment.
C.11 'Vehicular Access & Car Parking'	<p>4. <u>Car Parking for Persons with a Disability</u></p> <p>Special parking spaces for persons with a disability are to be made available in the provision of car parking facilities, in accordance with Australian Standard AS2890.1 – 2004. In general, where 10 or more vehicle spaces are required, one designated parking space for people with disabilities is required per 100 (or</p>		N/A - See Comment.

	<p>part thereof) car spaces provided. Council has adopted the ‘enhanced’ requirements for landuses where there is a higher demand for disabled facilities. For example, for retail shopping complexes, community facilities and medical centres, parking provisions for people with disabilities should be increased to 2 to 3 % of the overall parking requirements. Council’s enhanced car parking standards are as follows:</p> <ul style="list-style-type: none"> - Medical services, including community health centres – 1 space per two to five surgeries (or equivalent), 2 spaces for six or more surgeries (or equivalent); - Entertainment facilities clubs and public halls, large retail complexes (ie>100 spaces) and railway stations – 3 spaces per 100 car parking spaces. <p>The location of spaces designated for persons with a disability should be close to an entrance to a building or facility with access from the car space by ramps and/or lifts. These spaces should be clearly signposted for the convenience of their users and to discourage other drivers from using such spaces. The spaces should be a minimum of 2.4 metres wide with an adjoining shared space 2.4 metres wide to assist movement into and out of parked vehicles.</p>	<p>Where Maitland City Council references ‘Enhanced Requirements’ for certain developments, this development does not fall into this category and Jensen Hughes will assess under the Building Code of Australia (BCA) where AS2890.6-2009 will be applied.</p>	
--	--	---	--

2.6 AREAS REQUIRED TO BE ACCESSIBLE

The following areas of the building are required to be accessible:

Table 4: Areas Required to be Accessible

Area / Room	Description
<p>Class 6 – All Buildings Ground Level</p>	<p>To and within all areas normally used by the occupants</p>
<p>Class 8 - Workshop Building Ground Level</p>	<p>Ground (Workshop Building)</p>

Note: The limitations and exemptions of Clauses D4D3, D4D4 and D4D5 of the BCA and Access Code been considered where applicable in the process of developing the above table.

2.7 DESIGN ITEMS REQUIRING ATTENTION

Assessment of the Architectural Design Documentation against the Deemed-to-Satisfy Provisions of the Building Code of Australia, 2022 (BCA) relating to access for people with a disability has revealed the following areas where compliance with the BCA may require further consideration:

BCA/DAPS Part D4 – Access for people with a disability

2.7.1 BCA Clause D4D2 – General building access requirements

All Class 6 office areas and Class 7a accessible carparking areas are required to be accessible in accordance with this clause, unless noted otherwise. Generally, a continuous accessible path of travel can be provided from the principal pedestrian entrance of each building on the allotment and to and within each building.

If doorways throughout the development are to be manually operated, they must have the following accessible feature:

- > Minimum 850mm clearance width (920mm doorways), including active leaf of double doorways.
- > Circulation spaces at doorways to demonstrate compliance with Clause 13.3 of AS1428.1-2009 as shown in Figures 31& 32 of the standard.
- > 30% Luminance contrast to be provided at all doorways to assist people with vision impairment.

Detailed door leaf information relating to minimum clear door openings can be provided during subsequent detailed design development stages post-DA, to allow for a more accurate assessment to ensure all elements comply with the requirements of AS1428.1-2009.

Refer to Annexure B – Compliance Specifications for further comments.

2.6.2 BCA Clause D4D3 / DAPS Clause D3.2 – Access to buildings

It is anticipated that a supporting Performance Solution Report will be prepared and provided as part of submission to support departure from D4D3(1) of the BCA as an accessway to each building from the site boundary, between each building in the form of a pedestrian link and from each accessible parking bay is not proposed.

Confirmation has been provided that the gradient from the accessible parking bay(s) to each designated building on the allotment i.e. Showroom(s), Workshop(s) and Service Reception is capable of complying with the requirements of AS1428.1-2009. Ensure a 1:40 gradient for the length of the required doorway circulation space in line with AS1428.1-2009 is provided at each pedestrian entrance of each building. It is recommended that the two (2) x accessible carparking bays are located in a more central location given they are serving each of the proposed reception/service buildings.

Further design documentation during subsequent detailed design development stages post-DA, will allow for a more accurate assessment to ensure all elements comply with the requirements of AS1428.1-2009.

Refer to Annexure B – Compliance Specifications for further comments.

2.7.2 BCA Clause D4D4 / DAPS Clause D3.3 – Parts of buildings to be accessible

The ground floor area which includes offices, reception, lounge, kitchen and showroom of each building are required to be accessible and can readily satisfy spatial planning requirements of BCA Clause D4D4 at the current stage of architectural design documentation.

The stairways serving the Control Room and Workshop are considered on the path of travel providing access to an area exempted by D4D5 of the BCA and thus, do not require accessibility requirements of AS1428.1-2009 to be applied. Only a single handrail as per the BCA is required.

2.7.3 BCA Clause D4D5/DAPS Clause D3.4 - Exemptions

To assist in determining any exemption(s) from providing access for people with a disability, confirmation has been provided regarding the following areas and the requirement of staff needing to be able-bodied to fulfill and undertake these tasks of the role. The areas applicable are subject to certifier's concurrence and include:

- > Workshop and associated areas;
- > Control Rooms; and
- > Store/Storage Rooms.

Refer to Annexure C for written correspondence from Eagers Automotive.

Subject to certifier's concurrence, the areas listed below are to be viewed as inappropriate or unnecessary to provide access for people with a disability and this, exempt in meeting compliance under D4D4 of the BCA:

- > Plant Room;
- > Loading.

2.7.4 BCA Clause D4D6/DAPS Clause D3.5 – Accessible Car Parking

Documentation indicates five (5) accessible carparking spaces being provided across the development which satisfies the requirements of the BCA. The dimensions of the proposed accessible carparking space and associated shared space indicate that compliance with AS/NZ2890.6-2009 is readily achievable.

Further design documentation during subsequent detailed design development stages post-DA, will allow for a more accurate assessment to ensure all elements comply with the requirements of AS/NZ2890.6-2009.

Refer to Annexure B – Compliance Specifications for further comments.

2.7.5 BCA Clause D4D7 / DAPS Clause D3.6 – Signage

This detailed requirement can readily be coordinated and addressed to comply during subsequent detailed development stages, post-DA.

2.7.6 BCA Clause D4D8 – Hearing Augmentation

This detailed requirement can readily be coordinated and addressed to comply during subsequent detailed development stages, post-DA.

2.7.7 BCA Clause D4D9 – Tactile indicators

This detailed requirement can readily be coordinated and addressed to comply during subsequent detailed development stages, post-DA.

2.7.8 BCA Clause D4D10 – Wheelchair seating spaces in Class 9b assembly buildings

This requirement does not apply as there are no fixed seating proposed within the development.

2.7.9 BCA Clause D4D11 – Swimming pools

This requirement does not apply as there is not swimming pool proposed for the development.

2.7.10 BCA Clause D4D12 – Ramps

No ramps are documented as part of the development and as such, this requirements does not apply.

2.7.11 BCA Clause D4D13 – Glazing on an accessway

It is anticipated that areas of the showroom will consist of glazing, including the principal pedestrian entrance where compliant decals will be required to comply with Clause 6.6 of AS1428.1-2009.

This detailed requirement can readily be coordinated and addressed to comply during subsequent detailed development stages, post-DA.

Part E3 Lift Installations

2.7.12 BCA Clause E3D7/E3D8 – Passenger Lift Types and their Limitations/Accessible Features Required for Passenger Lifts

A platform lift is proposed within the New Mazda Showroom and appears to be approximately 1100mm wide by 1400mm long in lift car dimensions. Given the proposed travel distance is greater than 1000mm, a low-rise, low-speed constant pressure lift is required to satisfy E3D7/E3D8 of the BCA.

It is anticipated that the platform lift will provide automatic lift gate opening at the top and bottom landing of the lift. Ensure a minimum 1500 x 1500mm circulation space is provided at the bottom landing of the lift to allow a wheelchair user to turn 90 degrees in/out of the lift car.

Part F4 Sanitary and other facilities

2.7.13 BCA Clause F4D5/F4D6/F4D7– Accessible Sanitary Facilities/Accessible Unisex Sanitary Compartments/Accessible Unisex Showers

The Development is proposed with the following sanitary facilities for people with disabilities:

Mazda Reception

- > One (1) unisex accessible sanitary compartment containing a Left Hand (LH) transfer pan and basin is provided with indication that circulation spaces are capable of being achieved as per AS1428.1-2009.
- > One male (1) and one (1) female ambulant sanitary compartment is noted to satisfy part F4D5(c) of the BCA with indication that circulation spaces are capable of being achieved as per AS1428.1-2009.
- > New male and female sanitary facilities within the propoed workshop area of the building which will be relied upon by workshop staff only who are assumed to be able bodied and therefore is exempt under D4D5 of the BCA.

Reception 2

- > One (1) unisex accessible sanitary compartment containing a Right Hand (RH) transfer pan and basin is provided with indication that circulation spaces are capable of being achieved as per AS1428.1-2009.
- > One male (1) and one (1) female ambulant sanitary compartment is noted to satisfy part F4D5(c) of the BCA with indication that circulation spaces are capable of being achieved as per AS1428.1-2009.

- > New male and female sanitary facilities within the proposed workshop area of the building which will be relied upon by workshop staff only who are assumed to be able bodied and therefore is exempt under D4D5 of the BCA.

New Mazda Showroom

- > One (1) unisex accessible sanitary compartment containing a Right Hand (RH) transfer pan and basin is provided.
- > One male (1) and one (1) female ambulant sanitary compartment is noted to satisfy part F4D5(c) of the BCA with indication that circulation spaces are capable of being achieved as per AS1428.1-2009.

Existing Mitsubishi Showroom

- > One (1) unisex accessible sanitary compartment containing a Right Hand (RH) transfer pan and basin is provided with indication that circulation spaces are capable of being achieved as per AS1428.1-2009.
- > One male (1) and one (1) female ambulant sanitary compartment is noted to satisfy part F4D5(c) of the BCA with indication that circulation spaces are capable of being achieved as per AS1428.1-2009.

Kia Mitsubishi Showroom

- > One (1) unisex accessible sanitary compartment containing a Left Hand (LH) transfer pan and basin is provided with indication that circulation spaces are capable of being achieved as per AS1428.1-2009.
- > One male (1) and one (1) female ambulant sanitary compartment is noted to satisfy part F4D5(c) of the BCA with indication that circulation spaces are capable of being achieved as per AS1428.1-2009.

The compartment(s) contain sufficient dimensions to readily comply in accordance with AS1428.1-2009, Detailed set outs and selections of all required sanitaryware, fixtures and fittings can readily be coordinated, detailed, and addressed to comply with AS1428.1-2009 during subsequent detailed design development stages, post-DA, leading up to construction certificate documentation

Refer to Annexure B – Compliance Specifications for further comments.

Annexures

Annexure A - Design Documentation

This report has been based on the following design documentation.

Table 4: Architectural Plans

Architectural Plans Prepared by Centric Architects			
Drawing Number	Revision	Date	Title
0451-2002	H	04/01/2024	Site Plan – Proposed
0451-2011	C	04/01/2024	Proposed Parking Plan
0451-3400	K	23/01/2024	Workshop – General Arrangement Plan
0451-4400	K	24/01/2024	Mazda – General Arrangement Plan
0451-5400	J	24/01/2024	Mitsubishi + Suzuki – General Arrangement Plan
0451-6400	C	04/01/2024	Kia General Arrangement Plan

Annexure B - Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1-2009 (incl. Amendments 1 and 2).

1. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
2. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
3. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
4. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
5. Walkways will comply with Clause 10 of AS1428.1-2009.
6. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
7. Stairways will comply with Clause 11 of AS1428.1-2009.
8. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.
11. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009. Refer to below for diagrammatic explanation.

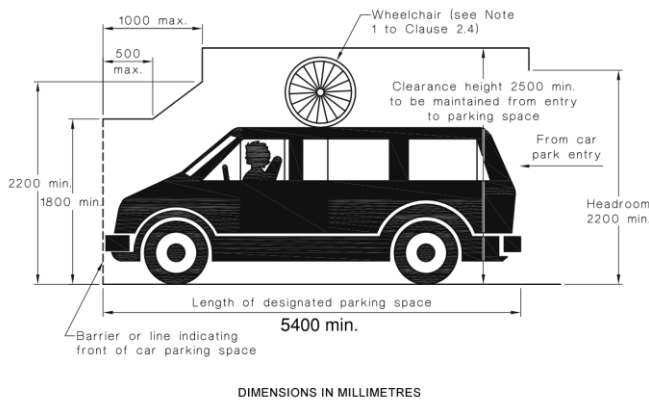


FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

12. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6-2009. Refer to below for diagrammatic explanation.

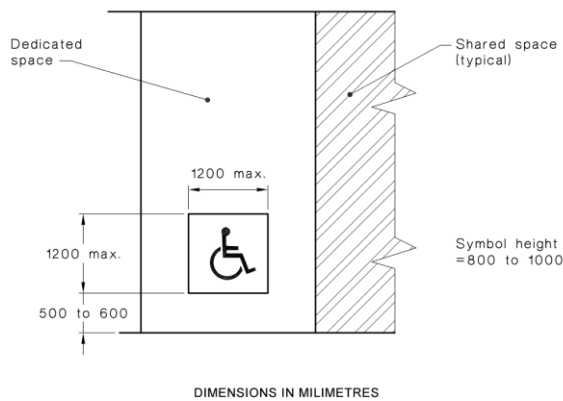


FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

13. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to below for diagrammatic explanation.

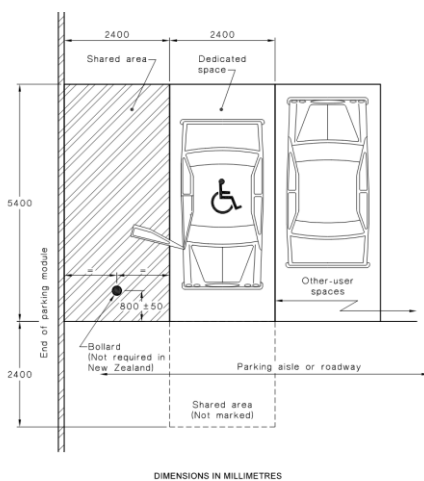


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

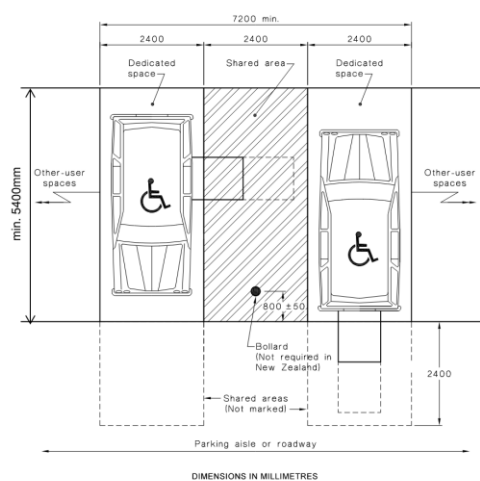


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

14. Switches and power points will comply with Clause 14 of AS1428.1-2009.

- 15. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
- 16. Braille and tactile signage will comply with BCA Clause D4D7 and Specification 15.
- 17. Signage will need to comply with Clause 8 of AS1428.1-2009.
- 18. The passenger lifts will comply with BCA E3D7, E3D8 and AS1735.12-2009.
- 19. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways. Refer to below for diagrammatic explanation.

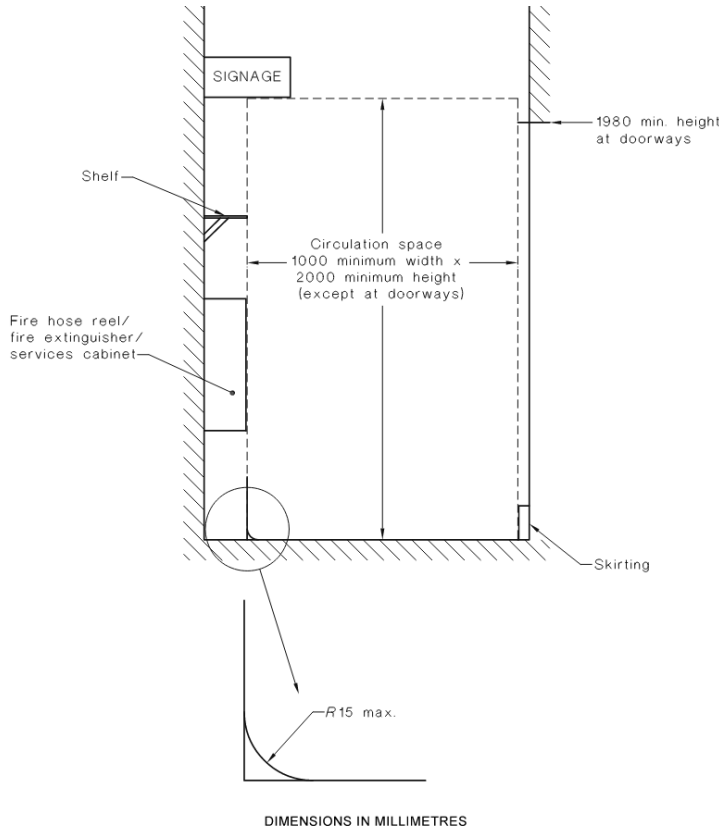


FIGURE 2 CONTINUOUS ACCESSIBLE PATH OF TRAVEL—MINIMUM HEIGHT AND WIDTH

- 20. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Annexure C – D4D5 Exemption Correspondence

15 January 2024

To whom it may concern,

Response to disability access letter.

Subject Site address:

Cnr. New England Highway & Bungaree Street, Maitland NSW 2320

Newcastle Heritage project has areas within the existing and proposed buildings that are considered exempt in providing access which include the below:

- Workshops 1 & 2;
- Control rooms 1 & 2; and
- Other stores / storage areas.

The areas listed above require staff to be body abled to perform the required duties in these areas and thereby exempting these areas from providing disability access under Clause D4D5 of the NCC, '22, not limited to the below typical duties:

- Workshop: Physical mechanical work is undertaken on vehicles requiring body abled staff and from an OHS stand point and not appropriate for personnel with a disability to be within this area;
- Workshop: Staff are required to bring cars to and from this area.
- Workshop & Control room : Carrying customer vehicle parts to and from these areas;
- Control room: Liaising with staff within workshop area and supporting workshop staff;
- Control room: Only occupied either by workshop staff or control room staff, not for general admin staff / members of the public.
- Other stores / storage areas: Items such as bulky goods, cleaning equipment, heavy reams of bundled paper, heavy boxes, high level racking and the like require body able staff to be within these areas. However alternative locations of general stationary will be provided within lower level cupboards when necessary to allow for accessible use by general staff.

The operator of these buildings acknowledge their obligations under the Disability Discrimination Act 1992 (the DDA) and confirm that should any employee experience a disability or become disabled then appropriate arrangements will be made for the continued employment in other available job capacities at that time where possible.

Regards,



James Millward
Development Manager - Property

M 0417 506 156

T 02 9854 8842

E jmillward@eagersautomotive.com.au