

**Building Code of Australia (BCA) 2019 Amendment 1- Access Provisions  
Capability Statement for Accessibility Compliance**

**PROJECT NAME: Taronga Zoo - Reptile and Amphibian Conservation Centre**  
**PROJECT NUMBER: GDL 210225**  
**DATE: 30/06/2021**



30/06/2021

Attn: Paul De Alwis

Taronga Conservation Society Australia  
Taronga Zoo  
Bradleys head Road  
Mosman, NSW 2088

Dear Paul,

**ACCESSIBILITY CAPABILITY STATEMENT AT SSDA - DEVELOPMENT APPLICATION STAGE**  
**PROJECT:** Taronga Reptile and Amphibian Conservation Centre, Mosman NSW 2088

The purpose of this submission is to advise that Group DLA Access has undertaken a preliminary access design assessment of the proposed development for the above project, as identified in architectural drawings provided by DWP Architects, listed below in Table 2.

The development has been assessed against the relevant access provisions of the Disability (Access to Premises – Buildings) Amendment 2020 Standards, Building Code of Australia (BCA) 2019 Amendment One and referenced Access Standards, to the extent necessary for submission of a Development Application under the requirements of the Environmental Planning and Assessment Act.

The Accessibility Assessment Capability Statement responds to the Planning Secretary's Environmental Assessment requirement (SEARs) for the State Significant development proposal for the new Taronga Reptile and Amphibian Conservation Centre (RACC) – SSD-17483577, in particular

*Item 2: Built form and urban design*

- *How the proposed development complies with the relevant accessibility requirements*

**Proposed development:**

Under BCA 2019 Amendment 1, and as confirmed by the Project BCA Consultant, the proposed development (new works) is located within building classifications as detailed below:

Building Use	Building Class
Assembly Building (Reptile & Amphibian Exhibits), Associated BOH Storage/Processing Areas	Class 9b, 7b

**Table 1 – Building Class**

The proposed development will replace the current Reptile World facility at Taronga Zoo with a new world-class reptile and amphibian exhibition and animal care facility with the following main areas and functions:

- Ground floor – Staff entry/access only (no visitor access); Staff room with kitchenette and amenities; Holding & Conservation Areas; Storage and workshop areas, Plant, Waste and Loading Dock;
- Level 1 – Main visitor entry, Animal exhibits, Guest circulation paths, Back of house staff access to exhibits;
- Level 2 – Main visitor exit, Animal exhibits, Guest circulation paths, Back of house staff access to exhibits.

Like much of the Taronga Zoo precinct, the proposed development is located within a project site area that has topographical challenges. Due to a significant height difference of approx. seven (7) metres that falls from the northern to the southern part of the project site area, providing reasonable access provisions for people with disability and/or access needs has required specific design consideration. The design of the new development has provided an appropriate design response and access strategy within the project site constraints as follows:

- Using the existing main circulation paths located at the south, east and northern sides of the project site to separate the Staff/BOH and Visitor entrance and exit points to the new building
- Locating staff access areas at ground level, with a separate staff only entry from the south side
- Locating all visitor exhibition areas at level 1 and 2, with the main visitor entry access from the east and the main visitor exit at north side
- Using the natural sloping site to provide visitors with a unique one-way journey through a series of building and landscape exhibition spaces that are connected by wide access walkways that are gradual and an integral part of the design and guest/user experience.
- The various walkways and ramps will meet AS1428.1:2009, and include generous level landings with regular rest areas, seating, viewing, and break-out interpretation spaces for guest comfort
- An additional compliant passenger lift and communication stairs are provided for vertical circulation within Back of House areas for staff use. These facilities will also be made available for staff managed/operational use for visitors during BOH guided tours.

In accordance with the provisions of Clause D3.1 of the BCA, for the relevant building classifications (Class 9b, 7b), access is required to and within all areas normally used by the occupants, unless exempted by Clause D3.4.

In our opinion, through ongoing development and detailing of the proposed new works, the proposed design is capable of compliance with the relevant statutory accessibility legislation to provide reasonable access provisions for people with disability to and within the proposed development (new works). This will be achieved through a combination of compliance with the deemed to satisfy (DTS) provisions and/or the Performance Requirements of the BCA, as required, including the following areas that will be addressed prior to Crown Building Works Certification Stage:

1. Some required accessible doors in staff areas at ground level require minor review to comply with the door circulation requirements of AS1428.1:2009. This is readily achievable and will be addressed by the design team during design development stage.
2. The accessible sanitary facilities in the required accessible areas at ground level require spatial and layout review to comply with the circulation requirements of AS1428.1:2009. This is readily achievable and will be addressed by the design team during design development stage.
3. A feasible performance based solution will be developed for some Back of House staff doors at level 1 and 2 that due the functional and operational requirements of the facility cannot satisfy the door circulation area requirements of AS1428.1:2009. This is justifiable to the degree necessary to meet the BCA performance requirements.

It is noted that the Accessibility assessment to date has been conducted via way of desktop review of plans and specifications as well as discussions with the project Architects, however due to the COVID-19 restrictions in place at this current time, a site inspection has not yet been conducted.

The following DA submission drawings were reviewed as part of the access design assessment:

Description	Drawing No.	Revision	Date
Cover Sheet	Aa0000	D	-
3D Render	Aa0001	D	23/06/2021
3D Views 1	Aa0002	D	23/06/2021
3D Views 2	Aa0003	D	23/06/2021
Visual Impact Assessment - View A & B	Aa0005	C	23/06/2021
Visual Impact Assessment - View C	Aa0006	C	23/06/2021
Visual Impact Assessment - Views D, E & F	Aa0007	C	23/06/2021
Site Plan - Existing / Demolition	Aa0100	E	23/06/2021
Site Plan – Existing Services	Aa0101	B	23/06/2021
Site Analysis Diagram - Area Analysis + Circulation	Aa0501	D	23/06/2021
Site Analysis Diagram - Topography + Landscape	Aa0502	D	23/06/2021
Site Analysis Diagram - Site Features	Aa0503	D	23/06/2021
Site Analysis Diagram - Heritage Significance	Aa0504	D	23/06/2021
Existing Site Sections	Aa1000	E	30/06/2021
Site Plan - New Works	Aa1100	E	23/06/2021
Area Plans	Aa1150	E	23/06/2021
General Arrangement Plan - Entry + Landscaping	Aa1200	E	23/06/2021
General Arrangement Plan - Ground Floor	Aa1201	E	23/06/2021
General Arrangement Plan - Level 1	Aa1202	E	23/06/2021
General Arrangement Plan - Level 2	Aa1203	E	23/06/2021

General Arrangement Plan – Roof	Aa1204	F	29/06/2021
Building Elevations	Aa2000	D	23/06/2021
Building Elevations	Aa2001	D	23/06/2021
Building Sections	Aa3000	E	23/06/2021
Building Sections	Aa3001	E	23/06/2021
Building Sections	Aa3002	D	23/06/2021
Shadow Diagrams	Aa7000	D	23/06/2021
Shadow Diagrams	Aa7001	D	23/06/2021
Shadow Diagrams	Aa7002	D	23/06/2021
Shadow Diagrams	Aa7003	D	23/06/2021
Shadow Diagrams	Aa7004	D	23/06/2021
Shadow Diagrams	Aa7005	D	23/06/2021
External Finishes	Aa9000	C	29/06/2021

**Table 2 – Documentation Assessed**

Should you require further information or clarification regarding the above matters, please do not hesitate to contact me.

Yours sincerely



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