

15.12.2021

Attn: Kristine Marshall

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

Dear Kristine,

ACCESSIBILITY CAPABILITY STATEMENT AT SSDA - DEVELOPMENT APPLICATION STAGE
PROJECT: Taronga Wildlife Hospital Sydney – Nutrition 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) Standards 2010, Building Code of Australia (BCA) 2019 – Amendment One and BCA 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 Wildlife Hospital Sydney – Nutrition Centre SSD-17655146, 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
Office, Storage, Processing	Class5 Office, Class 7b Loading Dock Storage, Class 8 Processing

Table 1 – Building Class

The proposed development is located within the existing Taronga Zoo site in a Staff BOH area, serviced by an internal roadway. Based on the information provided, the area is within a secure zone that is managed via security boom gate and entry kiosk and is predominantly used by Staff and approved guests/visitors.

The design intent (once future Stage 2 is completed) is for the Nutrition building entry to be used as a managed visitor external interface area for delivery of injured wildlife to the Stage 2 Hospital development.

The proposed Stage 1 TWH Nutrition development will replace several standalone buildings currently providing animal food preparation and storage. The Stage 1 – Nutrition Centre incorporates the following:

- New animal food and meat preparation facilities to serve the Taronga site
- Open plan offices and meeting spaces to serve the Nutrition Centre and Stage 2 Hospital
- New tunnel under the back of house service road to link to the Stage 2 Hospital

The future Stage 2 development, will incorporate the main wildlife treatment, teaching and rehabilitation spaces. The facility will be linked to the Stage 1 Nutrition Centre via a tunnel and will be located on the footprint of the existing Serpentaria exhibit following the construction of a new Reptile & Amphibian Conservation Centre (currently under separate SSDA Assessment).

In relation to the proposed Nutrition building development is important to note that:

- Due to the proposed function/use and operational requirements of the Nutrition building the majority of level 2, eastern portion of level 3, and entire level 4 – rooftop has been assessed and supported as Part D3.4 Exempt areas and therefore accessibility requirements, in accordance with AS1428.1:2009 are not required to and within these areas.
- Notwithstanding the above, the design will include a compliant passenger lift and fire-isolated communication stairs for egress and 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 to some level 2 areas that have considered access circulation provisions within the design
- The level 3 Staff administration/office design includes some small, enclosed offices where a potential access performance solution may be required by the Certifying Authority to address DTS technical requirements of the BCA referenced standard AS1428.1:2009, including:
 - Small Quiet/Meeting Rooms where limited room size may not allow for compliant wheelchair turning circulation areas

The above noted access performance solution is feasible, due to the availability of alternate accessible facilities and if required will be justified to the degree necessary to meet the BCA performance requirements by a suitably qualified Accredited Access Consultant.

In our opinion, through ongoing development and detailing of the proposed new works, the 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. 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.

The following SSDA submission drawings, prepared by DWP were reviewed as part of the access design assessment:

Drawing No.	Titled	Revision	Dated
AA-N0000	COVER SHEET	G	24.11. 2021
AA-N0500	SITE LOCATION	F	24.11. 2021
AA-N0501	EXISTING SITE ANALYSIS CIRCULATION	G	24.11. 2021
AA-N0503	EXISTING SITE ANALYSIS SUN & WIND	F	24.11. 2021
AA-N0504	EXISTING SITE ANALYSIS HERITAGE ITEMS	G	24.11. 2021
AA-N1000	SITE PLAN - EXISTING & DEMOLITION	P	01.12. 2021
AA-N1001	SITE PLAN - NEW WORKS ROOF	N	25.11. 2021
AA-N1150	SITE SECTIONS - EXISTING	J	24.11. 2021
AA-N1151	SITE SECTIONS - EXISTING	J	24.11. 2021

Drawing No.	Titled	Revision	Dated
AA-N1200	GENERAL ARRANGEMENT PLAN - LEVEL 1 - NUTRITION	N	24.11. 2021
AA-N1201	GENERAL ARRANGEMENT PLAN - LEVEL 2 - NUTRITION	R	24.11. 2021
AA-N1202	GENERAL ARRANGEMENT PLAN - LEVEL 3 - NUTRITION	S	24.11. 2021
AA-N1203	GENERAL ARRANGEMENT PLAN - LEVEL 4 - NUTRITION	Q	25.11. 2021
AA-N1204	GENERAL ARRANGEMENT PLAN - ROOF - NUTRITION	R	01.12. 2021
AA-N2000	ELEVATIONS - NUTRITION CENTRE	K	24.11. 2021
AA-N2001	ELEVATIONS - NUTRITION CENTRE	K	24.11. 2021
AA-N3000	SECTIONS - NUTRITION CENTRE	L	01.12. 2021
AA-N7050	AREA PLANS - NUTRITION CENTRE	H	24.11. 2021
AA-N8000	MATERIAL FINISHES BOARD NUTRITION	E	24.11. 2021
AA-N9000	3D PERSPECTIVE - NUTRITION CENTRE	D	24.11. 2021
AA-N9049	VISUAL IMPACT ASSESSMENT	B	01.12.2021
AA-N9050	VISUAL IMPACT ASSESSMENT - VIEW A	H	01.12.2021
AA-N9051	VISUAL IMPACT ASSESSMENT - VIEW B	F	01.12.2021
AA-N9052	VISUAL IMPACT ASSESSMENT- VIEW C	J	01.12.2021

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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