

DISABLED ACCESS & EGRESS – ACCESS DESIGN STATEMENT – DEVELOPMENT APPLICATION [B]

DATE	24 July 2022
Job No:	IAR-0169
Project Name	Mixed Use Residential and Commercial Development
Address	242-244 Beecroft Road Epping
Part of Building to be certified	Entire Building

Pursuant to NCC 2019 (Amendment 1) Clause A5.2(1)(e)(i) Evidence of Suitability I hereby certify that:

- A review of the Development Application Documentation was undertaken on 24 July 2022.
- This DA Access Design Statement is to be read in conjunction with the Access Report prepared by iAccess Residential for the Development Application. The AS4299:1995 Schedule of Adaptable Features is included at Section 3.19 of the Access Report.
- Statutory Framework

References to the Act, Code and Standards are as follows:

ACT, CODE AND STANDARDS	FULL TITLE
National Construction Code (NCC)	National Construction Code 2019 (Amendment 1) Amendment 1 to the 2019 edition of NCC Volume One was adopted by the Commonwealth, States and Territories as set out in Table 15.1. Date of adoption 1 July 2020
AS1428.1:2009	AS1428.1:2009 Design for Access and Mobility General Requirements for Access - New Building Work (Reissued Incorporating Amendment No 2 - February 2017)
AS1428.4.1:2009	AS1428.4.1:2009 Design for Access and Mobility Means to Assist the Orientation of People with Vision Impairment - Tactile Ground Surface Indicators. (Reissued Incorporating Amendment No 2 - February 2014)
AS1735.12:1999	AS1735.12:1999 Lifts, Escalators and Moving Walks Lifts for Persons with Limited Mobility
AS4299:1995	AS4299:1995 Adaptable Housing

- The Development Application documentation prepared for this project reflects the capability of compliance with the nominated Standards of Performance for accessibility in accordance with the applicable Act, Code and Australian Standards.
- The Development Application documentation prepared indicates that the design is capable of satisfying Part D3, E3.6 and F2.4 of the National Construction Code 2019 (Amendment 1) and the Disability (Access to Premises – Buildings) Standard provisions of the Disability Discrimination Act 1992.

f) Compliance with the applicable performance requirements of the National Construction Code 2019 (Amend 1)

The design as documented complies with the following NCC access Performance Requirements. Compliance has been achieved by a combination of Deemed to Satisfy and Performance Solution approaches.

- DP1 Access for people with a disability

DISABLED ACCESS & EGRESS – ACCESS DESIGN STATEMENT – DEVELOPMENT APPLICATION [B]

DATE	24 July 2022
Job No:	IAR-0169
Project Name	Mixed Use Residential and Commercial Development
Address	242-244 Beecroft Road Epping
Part of Building to be certified	Entire Building

- DP2 Safe movement to and within a building
- DP4 Provision of Exits
- DP6 Paths of travel to Exits
- DP8 Carparking
- EP3.4 Passenger lifts
- FP2.1 Personal hygiene facilities

g) The table following confirms compliance with the requirements of the National Construction Code

MEASURE AND/OR SYSTEM	STANDARDS OF PRACTICE	N/A	SATISFIED DETAIL TO BE PROVIDED AS PART OF THE DETAILED CONSTRUCTION DOCUMENTATION
D3.1	Access into and within the building BCA 2019 Part D3 and AS1428.1-2009 & AS1428.2:1992	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.2	Access to Buildings – AS1428.1:2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.3	Parts of Buildings to be accessible – AS1428.1:2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.4	Exemptions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.5	Accessible parking –AS2890.6:2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.6	Braille & Tactile signage NCC 2019 Clause D3.6, Specification D3.6 and AS1428.1-2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.7	Hearing Augmentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.8	Tactile Ground Surface Indicators NCC 2019 Clause D3.8 and AS1428.4.1-2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.9	Wheelchair seating spaces in Class 9b assembly Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.10	Swimming pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.11	Ramps	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.12	Glazing on an accessway – AS1428.1:2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Specification D3.6	Braille & Tactile Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Part E3	Lift Installations NCC 2019 Clause E3.6 and AS1735.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Part F2	Sanitary Facilities NCC 2019 Clause F2.4 and AS1428.1-2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISABLED ACCESS & EGRESS – ACCESS DESIGN STATEMENT – DEVELOPMENT APPLICATION [B]

DATE	24 July 2022
Job No:	IAR-0169
Project Name	Mixed Use Residential and Commercial Development
Address	242-244 Beecroft Road Epping
Part of Building to be certified	Entire Building

h) Performance Based Design Solutions relied upon:

This Access Design Certificate relies on the following Performance Based Design Solution:

- i. Location of lift lobby call button if installed on lift door jamb.

i) NCC Clause D3.4 Exemptions

Applying the **NCC D3.4 Exemptions** concession the following rooms within this development has been designated as not requiring to be accessible:

- Storerooms
- Plant areas

j) Architectural Documentation

The following documents form the basis of this access report:

Dwg No	Title	Revision
DA-110-001	Basement 02	01
DA-110-002	Basement 01	01
DA-110-003	Lower Ground Level	01
DA-110-004	Ground Level	01
DA-110-010	Levels 01-04	01
DA-110-020	Level 05	01
DA-110-030	Levels 06-11	01
DA-110-025	Level 12	01
DA-110-100	Level 13	01
DA-820-001	Adaptable Plan Layouts	01
DA-810-002	Adaptable Plan Layouts	01
DA-820-003	Liveable Plan Layouts	01

k) Qualifications

I am a properly qualified person and have good working knowledge of the relevant codes and standards referenced above.

My qualifications are:

- M.PropDev (UTS)
- BArch (Hons) (UNSW), ARB Reg No 4829
- Diploma in Access, ACAA Accredited Access Consultant (No 330)
- NDIS SDA Accredited Assessor No SDA00052

DISABLED ACCESS & EGRESS – ACCESS DESIGN STATEMENT – DEVELOPMENT APPLICATION [B]

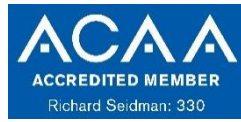
DATE	24 July 2022
Job No:	IAR-0169
Project Name	Mixed Use Residential and Commercial Development
Address	242-244 Beecroft Road Epping
Part of Building to be certified	Entire Building

The information contained in this statement is true and accurate to the best of my knowledge.



RICHARD SEIDMAN

M.PropDev
BArch (Hons) ARB Reg No 4829
Diploma in Access, ACAA (Accredited Access Consultant No 330)
SDA Accredited Assessor No 00052
Livable Housing Registered Assessor 10041



DISABLED ACCESS & EGRESS – ACCESS DESIGN STATEMENT – DEVELOPMENT APPLICATION [B]

DATE	24 July 2022
Job No:	IAR-0169
Project Name	Mixed Use Residential and Commercial Development
Address	242-244 Beecroft Road Epping
Part of Building to be certified	Entire Building

STATEMENT OF EXPERTISE


Name **Richard Seidman**

- Qualifications**
- 2019 Diploma in Access (Access Institute)
 - 2018 Accredited Access Consultant
 - 2014 Accredited assessor Livable Housing Australia
 - 2011 Certificate IV Access Consulting (IATA)
 - 2008 Accredited Green Star Professional (GBCA)
 - 2007 Graduate Diploma in Building Surveying (Fire Engineering) University of Western Sydney
 - 2005 Masters in Property Development University of Technology (Graduating 1st in year)
 - 1999 Graduate Diploma in Architectural Design Science (Facilities Management) University of Sydney
 - 1983 Bachelor of Architecture (Hons) University of NSW

- Memberships**
- Royal Australian Institute of Architects (No. 4700)
 - NSW Architects Registration Board (No. 4829)
 - Association of Consultants in Access Australia (Accredited Access Consultant No 330)
 - Livable Housing Australia (10041)

Experience

Richard Seidman has practised for more than 35 years in the built environment and has developed extensive skills and expertise in the residential, commercial, industrial, health, retail, education and transport industries.

Richard has extensive expertise in all aspects of AS1428, AS4299 and AS2890.6 which has been honed as part of the plan check role undertaken as part of the NBESP Social Housing Initiative undertaken for the Department of Human Services – Housing NSW and 10 years' experience with Westfield Design and Construction in the capacity of Project Design Manager.

In 2010 Richard established iAccess Consultants a division of iAccess Group Pty Ltd.

Since 2010 Richard has undertaken a wide range of consultancies