



Accessibility & DDA Sign Off

DFS Galleria George Street

Prepared for: PMDL

Prepared by:

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ACCESSIBILITY & DDA SIGN OFF

PROJECT: DFS GALLERIA

LOCATION: 155 GEORGE STREET SYDNEY

INTRODUCTION

This sign off report has been provided as part of the response requirements for the Environmental Impact Assessment Application number SSD 6751.

This report responds specifically to key issues Numbers 4 and 7 identified in the Secretary's Environmental Assessment requirements

Legislation review

The following is a review of the DFS Galleria upgrade design as it applies to

- the Disability Discrimination Act (DDA) 1992
- the Disability (Access to Premises-Buildings) Standards 2010
- National Construction Code Series (Building Code of Australia) 2014

Key issue 4 (improving pedestrian access) has been addressed, and this is reflected as detailed on the current Draft DA set of drawings.

Key issue 7 has requested a report demonstrating compliance with the Building Code of Australia

In terms of addressing this, it is useful to discuss the context and hierarchy of Accessibility legislation provisions:

It is noted that DFS are *one* of a number of lessees operating at this building.

Under the Disability Discrimination Act Section 31, the minister may by legislative instrument formulate standards, in relation to any area in which it is unlawful under this Part for a person to discriminate against another person on the ground of a disability of the other person.

Under the Disability (Access to Premises-Buildings) Standards 2010, Part 4.3, a concession is provided such that if the lessee of a new part of a building submits an application for approval for the building work, the following people do not have to ensure that the affected part of the building complies with these standards:

- a) The building certifier
- b) The building developer
- c) The building manager

The above (subsection 1) does not apply if a building with a new part is leased to only 1 person

Therefore as DFS are not the sole lessee of this building, there is no mandatory requirement (for them) to carry out upgrade works that will meet the Access Code provisions contained within the Disability (Access to Premises-Buildings) Standards 2010 (the same provisions as the BCA Parts D3, and applicable parts of E3 and F2).

Although not mandatory it is recommended that the design of upgraded items, in particular external environment, sanitary facilities, vertical access and circulation space design responds to the Accessibility prescriptive provisions of the BCA.

A review of the draft set of DA Drawings indicates that the design provides a high degree of accessibility and is indicates compliance will be achieved (with the BCA requirements) as the design progresses.

PROJECT DESCRIPTION

The project includes the refurbishment and upgrade of specific areas detailed in the current drawings at all five levels of this building;

REPORT SCOPE

A full listing of drawings and documentation pertinent to this compliance sign-off are attached in Appendix A.

DDA COMPLIANCE STATEMENT

McKenzie Group Consulting has completed a review of the project documentation to evaluate the compliance and functionality of the development relative to accessibility requirements. This is inclusive of the Disability Discrimination Act (DDA); the Disability (Access to Premises – Buildings) Standards 2010 (DAPS 2010), Building Code of Australia 2014 (BCA); and pertinent Australian Standards, including the relevant parts of the AS1428 and AS 1735 series,

Following this review, McKenzie Group Consulting staff are able to confirm that this pre DA stage of the DFS Tenancy works provides appropriate accessibility according to the spirit and intent of the Disability Discrimination Act (DDA).

REVIEWED AND AUTHORISED BY:



Francis Lenny

MSc Accessibility & Inclusive Design

Accredited Member - Association of Consultants in Access Australia

Membership Number 371

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APPENDIX A

This report is specific to the review of the following pre DA drawings:

Drawing No	Title
DA 001	Site Analysis
DA 201	Ground floor plan
DA 202	Level 2 plan
DA 203	Level 3 plan
DA 204	Level 4 plan
DA 205	Level 5 plan
DA 401	George St & Harrington St Elevation
DA 402	Globe Lane Elevation
DA 501	North Section AA
DA 502	South Section BB
DA 511	West CC
DA 602	Globe Lane Details

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