

DISABLED ACCESS AND EGRESS – DESIGN STATEMENT – Development Application

DATE	20 November 2016
Job No:	IAC-231
Project Name	Darlington Terraces Student Accommodation
Address	University of Sydney Darlington Rd, Darlington
Part of Building to be certified	All levels of the development

I hereby certify that:

- a) All recommendations and requirements of the Access Report have been incorporated into the design Documentation. If the works are constructed in accordance with these documents, the affected part of the building will satisfy the requirements of Part D3 of the National Construction Code 2016 and address the Disability Discrimination Act 1992.
- b) Once completed the mixed-use development will provide:
 - 306 mixed single and twin dormitory style sole occupancy units providing accommodation for 337 students. This number of sole occupancy units excludes the 9 sole occupancy units provided within 86 and 87 Darlington Road as the accommodation provided is not intended for student allocation.

(On completion a total of 192 beds will be provided within the terraces and 145 beds within the new buildings).

The apartment mix across the entire development is represented as:

- 6 double rooms
- 4 twin rooms
- 27 loft twin rooms
- 269 single rooms
- 10 RA rooms (per each terrace block and per building)

A total of 16 accessible sole occupancy units are provided as part of the new buildings. The provision of these 16 accessible sole occupancy units exceeds that required by NCC Table D3.1 where the calculation requires 13 sole occupancy units to be provided as accessible units.);

- Other educational establishment facilities including:
 - Bookable meeting / tutorial rooms;
 - Computer labs/E Learning;
 - Lecture/theatre;
 - Multi-function learning spaces;
 - Study areas;
 - Maker Spaces; and
 - Meeting rooms and informal spaces.
- Communal areas including:
 - Self-catered kitchen;

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- Main dining hall;
- Lounge;
- Breakout spaces;
- Laundry facilities; and
- Music Rooms.
- Central courtyards
- Roof top terraces with courtyard views,
- Ground level waste and bike storage,
- Basement level with plant rooms,
- External areas – soft and hard, and
- Operator administration office.

c) The documentation prepared by AJ+C Architects were reviewed 20 November 2016. The works reflect compliance with the nominated Standards of Performance.

MEASURE AND/OR SYSTEM	STANDARDS OF PRACTICE	N/A	SATISFIED	NOT SATISFIED
D3.1	Access into and within the building BCA 2016 Part D3, AS1428.1-2009 & AS1428.2:1992	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.2	Access to Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.3	Parts of Buildings to be accessible	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.4	Exemptions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.5	Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D3.6	Braille & Tactile signage NCC 2016 Clause D3.6, Specification D3.6 and AS1428.1-2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.7	Hearing Augmentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D3.8	Tactile Ground Surface Indicators NCC 2016 Clause D3.8 and AS1428.4.1-2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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D3.9	Wheelchair seating spaces in Class 9b assembly Buildings	✓	<input type="checkbox"/>	<input type="checkbox"/>
D3.12	Glazing on an accessway	<input type="checkbox"/>	✓	<input type="checkbox"/>
Part D4	Braille & Tactile Signs	<input type="checkbox"/>	✓	<input type="checkbox"/>
Part E3	Lift Installations NCC 2016 Clause E3.6 and AS1735.14	<input type="checkbox"/>	✓	<input type="checkbox"/>
Part F2	Sanitary Facilities NCC 2016 Clause F2.4 and AS1428.1-2009	<input type="checkbox"/>	✓	<input type="checkbox"/>

d) Performance / Design Statements relied upon:

This access report relies upon the Performance Statement prepared to address the ramp design proposed for the internal courtyard of this development which also forms part of the accessible path of travel. In this design the ramp network proposes the use of several 1:10 step ramps connected with intermediate rest landings. This approach is supported by international research where the hypothesis suggests shorter steeper ramp networks are easier to negotiate and provides improved amenity for the users.

e) Principles of Access

In developing this proposal, the following access principles have been proposed and adopted:

- The principal accessible access locations to this development is provided from Darlington Road,
- The location of accessible entry points is provided at Nos 94, 102, 125 (to enter 124 Darlington Road) Darlington Road,
- The length of this development necessitates 3 accessible access points be provided,
- Secondary accessible access points are provided off the revised Darlington Lane.
- It is not proposed to provide wheelchair access to the terraces of fronting Darlington Road other than to the ground floors of the terraces of Nos 94, 102, 124 Darlington Road providing entry and common area facilities for the students accommodated within this development,
- It is not proposed to upgrade the stairs or the upper levels of the existing terraces other than to provide TGSIs at the bottom of the stairs, a dome head button 150mm from the top and bottom of the handrail and that compliant non-slip nosing be provided to each going,
- It is not proposed to provide accessible access to the terraces houses located at 86 & 87 Darlington Road. The accessible path of travel to Buildings A-D located at the rear of the

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existing terraces is via the internal landscaped courtyards. These courtyards incorporate a ramp network. These ramps are the subject of a Performance Statement accompanying this access report,

- Buildings A & B have been designed to provide accessible access to and within all areas of the buildings. Accessible access is provided to the common areas of Level 1 only of Building D,
- Accessible student accommodation has been provided within Buildings A and B. The detailing of the student rooms has been sized to accommodate a single bed and the ability for a wheelchair user to make a 180deg turn within the room. A total of 16 accessible rooms have been nominated to be provided within the new buildings. Based on the provision of a total of 315 sole occupancy units within this development a total of 13 accessible rooms are required to be provided (NCC Table D3.1).
- Refuge areas as required by the Sydney DCP 2015 have been provided adjacent to the fire isolated stairways located within the dead-end corridor sections of the central passageway.
 - The minimum size of the proposed refuge area is to be 1540 x 2070mm.
 - An intercom or phone system connected to the Fire Brigade system will need to be provided to each refuge area.
 - Appropriate braille tactile signage will need to be provided to these refuge areas.
- Accessible facilities / areas have been incorporated in to the kitchen areas.

f) Accessible areas

There are a number of areas within this building that due to the nature of the activities undertaken it is inappropriate to provide accessible access due to the particular purpose for which the area is used as the functions undertaken in the areas could pose a safety risk for people with a disability. Such areas include plant rooms.

g) Documents relied upon

In providing this Statement for the Development Application we have relied upon the following Documents:

- Architectural plans prepared by AJ+C Architects.

DA2101	Plan Building A – L1	4	DA2113	Plan Building B - L3	4
DA2102	Plan Building A – L2	4	DA2114	Plan Building B – L4	4
DA2103	Plan Building A - L3	4	DA2121	Plan Buildings C & D L1	4
DA2104	Plan Building A – L4	4	DA2122	Plan Buildings C & D L2	4
DA2111	Plan Building B – L1	4	DA2123	Plan Buildings C & D L3	4
DA2112	Plan Building B – L2	4			

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h) 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 4700,
- Cert IV - ACCESS
- ACAA Associate Member (No 330)

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



RICHARD SEIDMAN

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