

DISABLED ACCESS & EGRESS –DA ACCESS DESIGN STATEMENT [B]

DATE	14 February 2025
Job No:	IAC-1589
Project Name	Mixed Use Student Accommodation and Commercial Development
Address	183 Macquarie Street, Parramatta
Part of Building to be certified	Entire Building

Pursuant to NCC 2022 Clause A5G3(1)(e)(i) Evidence of Suitability I hereby certify that:

- A review of the DA documentation was undertaken on 13 February 2025
- This DA Access Design Statement indicates compliance with the nominated Standards of Performance for accessibility in accordance with the applicable Act, Code and Australian Standards.
- This DA Access Design Statement indicates compliance with the provisions of Part D4, E3D8, F4D5 and F4D6 of the National Construction Code 2022 and address the Disability (Access to Premises – Buildings) Standard provisions of the Disability Discrimination Act 1992.
- Statutory Framework

References to the Act, Code and Standards are as follows. References to Australian Standards in this certificate reference the versions of the Australian Standards nominated at Schedule 2 of the NCC 2022.

ACT, CODE AND STANDARDS	FULL TITLE
Disability (Access to Premises – Buildings) Standard	Disability (Access to Premises — Buildings) Standards 2010 made under subsection 31(1) of the Disability Discrimination Act 1992 as amended and in force on 30 September 2020.
National Construction Code (NCC)	National Construction Code 2022
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 Facilities for persons with disabilities

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ACT, CODE AND STANDARDS NOT REFERENCED BY THE NCC	FULL TITLE
AS1428.2:1999	AS1428.2:1999 Design for access and mobility Enhanced and additional requirements - Buildings and facilities (Reconfirmed 2015)
AS1428.5:2021	AS1428.5:2021 Design for access and mobility Communication for people who are deaf or hearing impaired
AS1735.12:2020	AS1735.12:2020 Lifts, escalators and moving walks Facilities for persons with disabilities (EN 81-70:2018, MOD)

e) Compliance with the applicable performance requirements of the National Construction Code 2022

This DA Access Design Statement indicates compliance with the following NCC access Performance Requirements. Compliance has been achieved by a combination of Deemed to Satisfy and Performance Solution approaches.

- D1P1 Access for people with a disability
- D1P2 Safe movement to and within a building
- D1P4 Provision of Exits
- D1P6 Paths of travel to Exits
- D1P9 Hearing Augmentation
- E3P4 Passenger lifts
- F4P1 Personal hygiene facilities

f) The table following confirms compliance with the requirements of the National Construction Code 2022

MEASURE AND/OR SYSTEM	STANDARDS OF PRACTICE	N/A	SATISFIED	NOT SATISFIED
D4D2	General building access requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4D3	Access to Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4D4	Parts of Buildings to be accessible	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4D5	Exemptions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4D6	Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D4D7	Braille & Tactile signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4D8	Hearing Augmentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4D9	Tactile Indicators	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4D10	Wheelchair seating spaces in Class 9b assembly Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D4D11	Ramps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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D4D13	Glazing on an accessway	<input type="checkbox"/>	✓	<input type="checkbox"/>
Specification 15	Braille & Tactile Signs	<input type="checkbox"/>	✓	<input type="checkbox"/>
Part E3	Lift Installations	<input type="checkbox"/>	✓	<input type="checkbox"/>
Part F4	Sanitary Facilities	<input type="checkbox"/>	✓	<input type="checkbox"/>

g) Performance Based Design Solutions relied upon:

The Codes and Standards nominate prescriptive criteria to achieve accessibility. The project teams have applied those criterions to arrive at a design solution where accessibility is achieved. In some limited instances, the ability to satisfy the accessibility criterion requires a Performance Based Design Solution equal or equivalent to the Deemed to Satisfy approach.

This DA Access Design Statement relies on the preparation of Performance Based Design Solutions addressing:

- Topic 1. The omission of a fold down shower seat to the accessible WCs provided within the accessible SOUs.
- Topic 2. Encroachment of the handbasin into the door circulation zone SOU Type D
- Topic 3. Force to operate doors fitted with door closers (other than fire rated doors) where the force to operate the door is greater than 20N Force.
- Topic 4. Circulation to and within Study Rooms

h) 1.8. Architectural Documentation

This DA Access Design Statement references the following architectural documentation.

Dwg No	Title	Revision
DA05	Site Plan	T
DA06	Basement Floor Plan	T
DA07	Ground Floor Plan	T
DA08	Level 1 Floor Plan	T
DA09	Level 2 Floor Plan	T
DA10	Level 3-5 Typical Floor Plan	T
DA11	Level 6 Floor Plan	U
DA12	Level 7-10 Typical Floor Plan	U
DA13	Roof Terrace Floor Plan	T
DA14	Roof Plan	T
DA36	Adaptable Rooms	T

i) NCC Clause D4D5 Exemptions

The concessional provisions of **NCC D4D5 Exemptions** have been applied to the following area within this building:

- Plant rooms
- Service Areas

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j) 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)

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, ACA (Accredited Access Consultant No 330)
Livable Housing Registered Assessor 10041
SDA Accredited Assessor (SDA00052)



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STATEMENT OF EXPERTISE



Name	Richard Seidman
Qualifications	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<p>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.</p> <p>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.</p> <p>In 2010 Richard established iAccess Consultants a division of iAccess Group Pty Ltd.</p> <p>Since 2010 Richard has undertaken a wide range of consultancies</p>