

DISABLED ACCESS AND EGRESS – DESIGN STATEMENT DEVELOPMENT APPLICATION

DATE	27 September 2016
Job No:	IAC-536
Project Name	Residential Development
Address	1-5 BATHURST STREET, LIVERPOOL NSW, 2170
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 Development Application Documentation. If the works are constructed in accordance with these documents and the affected part of the building will satisfy Part D3 of the National Construction Code 2016 and address the Disability Discrimination Act 1992.
- b) The documentation prepared were inspected on 27 September 2016. The documentation 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 and 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 type="checkbox"/>	<input checked="" 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 2014 Clause D3.8 and AS1428.4.1-2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.9	Wheelchair seating spaces in Class 9b assembly Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D3.12	Glazing on an accessway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Part D4	Braille & Tactile Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Part E3	Lift Installations NCC 2016 Clause E3.6 and AS1735.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Part F2	Sanitary Facilities NCC 2016 Clause F2.4 and AS1428.1-2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Performance / Design Statements relied upon:

This Design Statement Construction Certificate does not rely upon any Performance Solutions.

d) 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.

e) Documents relied upon

In providing this Statement for the Construction Certificate we have relied upon the following Documents:

- Pre and Post adaptation drawings prepared by Architects - PTW

f) Adaptable Housing – AS4299 Class C

Ten (10) units in this development have been nominated and designated as adaptable dwellings.

The replacement of the kitchens and bathrooms method of adaption has been adopted as per the provisions of AS4299.

Plans indicating pre and post adaption unit configurations have been prepared by PTW Architects as part of the Development Application process.

The internal walls are lightweight plasterboard enabling the repositioning of GPO points and other switches as required by the incoming resident.

The specific needs of the incoming residents of these apartments is unknown. Any adaption of the dwelling will be specific to the needs of the residents.

We will require certification from the builder that the required wall strengthening of the nominated accessible bathroom walls has been installed to meet the requirements of AS4299.

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g) 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

iAccess Consultants

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