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DA APPLICATION ACCESSIBILITY DESIGN COMPLIANCE STATEMENT

Project Name Proposed Industrial Development

Project Address 13 Endeavour Road
Caringbah NSW 2229

Prepared by: Francis Lenny

Prepared for: Aliro Group Pty Ltd

Job Number: 38591

Date: 25th September 2023

Revision: 1

INTRODUCTION



Masterplan extract

The design has been evaluated against the performance requirements of the NCC_BCA 2022 and the Disability (Access to Premises – Buildings) Standards 2010.

The following compliance statement has been prepared for the Proposed Industrial Development project design with respect to confirming compliance with the National Construction Code_Building Code of Australia 2022 (BCA) and the spirit and intent of the Disability Discrimination Act 1992 (DDA), within the project scope.

Aliro have engaged the services of DDA Consult as Accessibility and DDA consultants to provide Accessibility Consulting Services in respect of the project documentation to ensure that functional and compliant accessibility has been applied to the design.

PROJECT CONTEXT

Background

This DA seeks approval for a mixed- use warehouse and distribution, light industrial, commercial, child care and café development known as Triple Two Nine, 13 Endeavour Road, Caringbah, operating 24 hours 7 days a week. The works involve demolition of some existing buildings and propose construction of eight new buildings in a staged manner. Specifically, this development proposes the following:

- Retention of existing Buildings 1 and 2 at the northern portion of the site
- Staged early works for each proposed new building, including:
 - Demolition of existing structures, buildings, and hardstand including removal of trees
 - Site establishment and preparation including earthworks, construction of stormwater and services infrastructure, and augmentation of utilities as required
- Staged construction and occupation of 8 new buildings for warehouse and distribution and light industrial uses, with ancillary supporting office, 68-place child care centre and food and drink premises.
- Provision of car parking.
- Operation of the site 24 hours per day, 7 days a week.
- Landscaping works and estate domain works including estate roads and footpaths
- Estate wayfinding signage
- Dedication of land relating to the Captain Cook Drive roundabout, and a right of way for the access road linking the Solander Fields Car Park to Captain Cook Drive.

Accessibility elements for the project that have been reviewed in context to the reporting below include:

- External Pedestrian & Vehicular Approaches
- Car Parking
- 6 x Buildings' sub-divided into separate Tenancies / Warehouses;
- Office Components for each of the warehouse buildings which currently include Base-Build elements:
 - Open plan office areas
 - Sanitary Amenities
 - Circulation areas; internal stairs & lifts as applicable

EXEMPTIONS

Based on the use of some areas within the buildings (Industrial-use Warehouses), it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required duties to be carried out in the space or if the area poses as a health or safety risk for people with a disability.

These areas, as examples may include:

- Warehouse floorplates, Dock offices, Storerooms, cleaner's rooms & the like;

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The following table assesses compliance with the relevant parts of the NCC_BCA 2022 & associated prescribed documents namely, Australian Standard AS 1428.1-2009, AS 1735.12-1999 or AS 2890.6-2009 as applicable, for the Office portions of each of the 6 overall buildings including sub-divided WH tenancies, as noted below:

NCC_BCA Assessment item	Requirements	Compliance	Comments
1. BCA; D4D2	To and within all areas normally used by the occupants.	Design compliance currently indicated	understood Compliance <i>may be</i> demonstrated by a combination of meeting the D-t-S provisions of the NCC <i>and</i> demonstrating that a performance-based outcome is achieved in terms of general access to the development: Access Performance Solution items may include: a) Non-availability of access only <i>between some</i> buildings within development, due to site topography – note compliant access is indicated between the property boundary approach from Captain Cook Drive and the B5, Childcare Centre & Cafe b) Lift omission to Office portions of Buildings 3,4,6,7 & 8 where cumulative / aggregate Level 1 GFA exceeds 200 m ²
2. BCA; D4D3	<p>D4D3 Access to buildings</p> <p>(1) An accessway must be provided to a building required to be accessible—</p> <p>a) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>b) from another accessible building connected by a pedestrian link; and</p> <p>c) from any required accessible carparking space on the allotment.</p> <p>(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <p>(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.</p> <p>(3)Where a pedestrian entrance required to be accessible has multiple doorways— (a)if the</p>	Design compliance indicated	understood Compliance <i>may be</i> demonstrated by a combination of meeting the D-t-S provisions of the NCC <i>and</i> demonstrating that a performance-based outcome is achieved in terms of general access to the development: Access Performance Solution items may include: a) Non-availability of access only <i>between some</i> buildings within development, due to site topography – note compliant access is indicated between the property boundary approach from Captain Cook Drive and the B5, Childcare Centre & Cafe

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	<p>pedestrian entrance consists of not more than 3 doorways —</p> <ul style="list-style-type: none"> a) not less than 1 of those doorways must be accessible; and b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. <p>(4)For the purposes of (3)—</p> <ul style="list-style-type: none"> (a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> (i) all doorways serve the same part or parts of the building; and (ii)the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and (b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3). <p>(5) Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>		
3. BCA; D4D4	<p>D4D4 Parts of buildings to be accessible</p> <p>In a building required to be accessible—</p> <ul style="list-style-type: none"> (a)every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— <ul style="list-style-type: none"> (i)for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii)for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii)for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and (b)every passenger lift must comply with E3D7 and E3D8; and 	Design compliance indicated	Current design indicates compliance is readily achievable

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	<p>(c)accessways must have—</p> <p>(i)passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and turning spaces complying with AS 1428.1—</p> <p>(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>(B) at maximum 20 m intervals along the accessway; and</p> <p>(d)an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(e)a passing space may serve as a turning space; and</p> <p>(f)a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> <p>(i)containing not more than 3 storeys; and</p> <p>(ii)with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and</p> <p>(g)clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and</p> <p>(h)the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p>		
4. BCA; D4D5	<p>The following areas are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p>	n/a in terms of Access, BCA DtS provisions	Areas such as warehouse floor areas, lift machine rooms, fire services room, and mechanical rooms in the development are understood to be exempted from providing access under this clause due to WHS concerns.

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	<p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>		
5. BCA; D4D6	<p>(1) Accessible carparking spaces—</p> <p>(a) subject to (b), must be provided in accordance with (2) in—</p> <p>(i) a Class 7a building required to be accessible; and</p> <p>(ii) a carparking area on the same allotment as a building required to be accessible; and</p> <p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p> <p>(c) subject to (d), must comply with AS/NZS 2890.6; and</p> <p>(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p> <p>(2) For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p> <p>b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.</p>	<p>Design compliance indicated</p> <p>Proposed numbers indicate compliance is met.</p>	Current design indicates compliance is readily achievable
6. BCA; D4D7	<p>(1) In a building required to be accessible—</p> <p>(a) braille and tactile signage complying with Specification 15 must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance</p>	compliance is readily achievable	Details to be verified at CC / CD stage of works in relation to the Sanitary facilities provided at the office spaces of the development - Amenities signage schedule & details, TBC.

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	<p>with AS 1428.1 and identify each—</p> <p>(A)sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole- occupancy unit in a Class 3 or Class 9c building; and</p> <p>(B)space with a hearing augmentation system; and</p> <p>(ii)identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A)“Exit”; and</p> <p>(B)“Level”; and</p> <p>(C)the floor level number or floor level descriptor, or a combination of the two.</p> <p>(b)signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>(i)the type of hearing augmentation; and</p> <p>(ii)the area covered within the room; and</p> <p>(iii)if receivers are being used and where the receivers can be obtained; and</p> <p>(c)signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and</p> <p>(d)signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(e)where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in</p>		

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	<p>accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p> <p>(f)where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>		
7. BCA; D4D8	<p>(1)A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(a)in a room in a Class 9b building; or</p> <p>(b)in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(c)at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p> <p>(2)If a hearing augmentation system required by (1) is—</p> <p>(a)an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>(b)a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p>	n/a as design scope is for base-build only – may be subject to individual lessee requirements, which, it is understood, will form part of a future separate approvals process, as necessary	n/a for the current scope of this overall project

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	<p>(i)if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p> <p>(ii)if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</p> <p>(iii)if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</p> <p>(iv)if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> <p>(3)The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.</p> <p>(4)Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>		
8. BCA; D4D9	<p>(1)For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(a)a stairway, other than a fire-isolated stairway; and</p> <p>(b)an escalator; and</p>	Design compliance indicated	Current design indicates compliance is readily achievable

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	<p>(c)a passenger conveyor or moving walk; and</p> <p>(d)a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(e)in the absence of a suitable barrier—</p> <p>(i)an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(ii)an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5.</p> <p>(2)Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>(3)A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>		
9. BCA; D4D10	<p>Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:</p> <p>(a)The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.</p> <p>(b)In a cinema—</p> <p>(i)with not more than 300 seats — wheelchair seating spaces</p>	<p>n/a, as these Buildings / Warehouses are principally considered Class 7b / 8 Industrial-use facilities, with ancillary Class 5 offices</p>	<p>n/a, in terms of the scope for this project</p>

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	must not be located in the front row of seats; and (ii)with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.		
10. BCA; D4D11	(1)Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible . (2)An accessible entry/exit must be by means of— (a)a fixed or movable ramp and an aquatic wheelchair; or (b)a zero-depth entry and an aquatic wheelchair; or (c)a platform swimming pool lift and an aquatic wheelchair; or (d)a sling-style swimming pool lift. (3)Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c). (4)Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.	n/a, for this project	n/a
11. BCA; D4D12	On an accessway — (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	n/a	Vertical rise between boundary & within the development is indicated to be < 3.6 m
12. BCA; D4D13	On an accessway , where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	compliance is readily achievable	Statutory signage schedule including any glazing manifestation details required, to be developed at issue of 'for construction' design documentation

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13. BCA; E3D7 & E3D8	<p>E3D7 Passenger lift types and their limitations</p> <p>(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:</p> <p>(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.</p> <p>(b) Stairway platform lifts must not—</p> <p>(i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or</p> <p>(ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or</p> <p>(iii) be used where it is possible to install another type of passenger lift; or</p> <p>(iv) connect more than 2 storeys; or</p> <p>(v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or</p> <p>(vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11.</p> <p>(c) A low-rise platform lift must not travel more than 1000 mm.</p> <p>(d) A low-rise, low-speed constant pressure lift must not—(i) for an enclosed type, travel more than 4 m; or</p> <p>(ii) for an unenclosed type, travel more than 2 m; or</p> <p>(iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.</p> <p>(e) A small-sized, low-speed automatic lift must not travel more than 12 m.</p>	Reasonable to assume that Design will be compliant	It is understood that a design certificate will be provided by the lift supplier, which will attest that the proposed lifts within Building 5 will meet D-t-S provisions E3D7 & E3D8 of the NCC_BCA 2022

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	<p>(2)A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p> <p>E3D8 Accessible features required for passenger lifts</p> <p>In an accessible building, every passenger lift must have the following features where applicable:</p> <p>(a)A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—</p> <p>(i)a stairway platform lift; and</p> <p>(ii)a low-rise platform lift.</p> <p>(b)Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.</p> <p>(c)Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.</p> <p>(d)Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</p> <p>(e)Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.</p> <p>(f)Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</p> <p>(g)Lift landing doors at the upper landing for all lifts except a stairway platform lift.</p> <p>(h)Lift car and landing control buttons complying with AS 1735.12 for all lifts except—</p> <p>(i)a stairway platform lift; and</p> <p>(ii)a low-rise platform lift.</p> <p>(i)Lighting in accordance with AS 1735.12 for all enclosed lift cars.</p> <p>(j)For all lifts serving more than 2 levels—</p> <p>(i)automatic audible information within the lift car to identify the</p>		

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	<p>level each time the car stops; and</p> <p>(ii)audible and visual indication at each lift landing to indicate the arrival of the lift car; and</p> <p>(iii)audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.</p> <p>(k)Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.</p>		
14. BCA; F4D5 & F4D6	<p>F4D5 Accessible sanitary facilities</p> <p>In a building required to be accessible—</p> <p>(a)accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</p> <p>(b)accessible unisex showers must be provided in accordance with F4D7; and</p> <p>(c)at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and</p> <p>(d)an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and</p> <p>(e)the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7</p>	Design compliance indicated	Current design indicates compliance is readily achievable

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	<p>must comply with the requirements of AS 1428.1; and</p> <p>(f)an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g)where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right- handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h)where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i)an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p> <p>F4D6 Accessible unisex sanitary compartments</p> <p>(1)Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(a)For a Class 1b building—</p> <p>(i)not less than 1; and</p> <p>(ii)where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>(b)For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>(c)For Class 3 and Class 9c buildings—</p> <p>(i)in every accessible sole-occupancy unit, provided with sanitary compartments within</p>		

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	<p>the accessible sole-occupancy unit, not less than 1; &</p> <p>(ii)at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</p> <p>(d)For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—</p> <p>(i)1 on every storey containing sanitary compartments; and</p> <p>(ii) where a storey has more than 1 bank of sanitary compartments. containing male and female sanitary compartments at not less than 50% of those banks.</p> <p>(e)For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1</p> <p>(2)The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>(3)The requirements of (1)(e) do not apply to—</p> <p>(a)a Class 10a appurtenant to another class of building;</p> <p>(b)or a sanitary compartment dedicated to a single caravan/camping site.</p>		

PERFORMANCE SOLUTIONS / AGREED DEPARTURES

Access Performance Solution items may include:

- a) Non-availability of access only *between some* buildings within development, due to site topography

& will include:

- b) Lift omission to Office portions of Buildings 3,4,6,7 & 8 where cumulative / aggregate Level 1 GFA exceeds 200 m²

REFERENCE DOCUMENTATION

Drawing No.	Revision	Title
005	D	Estate Masterplan
AR 301	A	Mezzanines floorplan
AR 303	A	Typical Unit Layout
AR 401	A	First Floor
AR 402	A	Ground floor mezzanines
AR 504	A	Office Plans Block 2
AR 505	A	Commercial Ground Floor
AR 506	A	Commercial First Floor
AR 601	A	Mezzanines floorplans
AR 603	A	Typical Unit Layout

DDA (Federal legislation) – Recommendation only

The DDA items refers to compliance with the Disability Discrimination Act 1992 and enacted disability Standards, including the Disability Access to Premises Standards and Disability Standards for Accessible Public Transport. The Disability Discrimination Act is a compliance based law. Compliance with the Disability Access to Premises Standards provides a possible 'defence' against a complaint in respect of the physical premises. Other aspects of the design fall outside the Standards and pose a risk of a DDA complaint. To mitigate the risk, the following items should be addressed:

Item	Action
No items identified	Note;

CONCLUSION STATEMENT

As members of the Access Consultants Association of Australia (ACAA), DDA Consult, through Francis Lenny use experience gained over time to ensure the project complies with the spirit and intent of the Disability Discrimination Act (DDA), within the project scope.

DDA Consult has completed a review of the project documentation to evaluate the compliance and functionality of the project relative to the access provisions of Disability Standards, the BCA 2022, & meeting the objects of the DDA.

All requirements of access as applicable, will therefore be implemented using a combination of a Deemed-to-Satisfy & Performance-Based outcome of the NCC / BCA 2022, summarised as follows:

- The building is capable of compliance with parts D4, E3D7, E3D8 and F4D5 of the National Construction Code / Building Code of Australia and Disability (Access to premises-Building) Standard 2010.
- The appropriate Tactile braille signage for persons with disability will be provided to the building design in accordance with Part & Specification D4 of the Building Code of Australia.
- The Accessible sanitary facilities for persons with a disability will be constructed and implemented into the building in accordance with part D4D7 & Specification 15 of the Building Code of Australia and AS 1428.1-2009, Clauses 15, 16 & 17

Subject to addressing the applicable mandatory actions identified above, DDA Consult confirm that the project documentation indicates appropriate accessibility capable of compliance with the BCA & Disability (Access to Premises – Buildings) Standards 2010 and the spirit and intent of the DDA & State / Council applicable provisions as necessary, will be provided

PROVIDED BY:



Francis Lenny
Cert IV Access Consulting
Accredited Member - Association of Consultants in Access Australia
Membership Number 371
MSc. Accessibility & Inclusive Design (UK)

DISCLAIMER

This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. This document represents the opinions of DDA Consult (through Francis Lenny) based on the facts and matters known at the time of preparation of this document. Opinions, judgements, and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be construed as legal opinions.



Access Institute

Provider No: 22404

This is to certify that

Francis Lenny

Has fulfilled the requirements for

CPP40811

Certificate IV in Access Consulting

Dated: 2/04/2020

Joe Manton
Director

Michael Wheeler
Assessment Manager

*This qualification is recognised within
the Australian Qualification Framework
Client Code: CRPL20-2
Certificate: 00734*



Access Consultants Association

ACA Membership Certificate of Currency

Accredited member



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This is to certify that

Francis Lenny

is an Accredited member of the Access Consultants Association and their membership is current until 30-06-2025.

Farah Madon
ACA National President

Lynda Wilem
ACA Secretary