

DISABLED ACCESS & EGRESS – DESIGN STATEMENT – DEVELOPMENT APPLICATION

DATE	1 March 2021
Job No:	IAC-1238
Project Name	Residential Development
Address	3 Darling Point Road, Darling Point NSW 2027
Part of Building to be certified	Path of travel from boundary to lift lobby

I hereby certify that:

- a) A review of the Development Application Documentation was undertaken on 1 March 2021.
- b) This Access Design Statement is to be read in conjunction with the Access Report prepared by iAccess Consultants for this project.
- c) The Development Application documentation prepared for this project reflects the capability of compliance with the nominated Standards of Performance for accessibility in accordance with the applicable Act, Code and Australian Standards.
- d) The documentation prepared indicates that the design is capable of satisfying Part D3 of the National Construction Code 2019 (amendment 1) and the Disability (Access to Premises – Buildings) Standard provisions of the Disability Discrimination Act 1992.
- e) The design as proposed is capable of satisfying the following NCC Performance Requirements applicable to this project:
 1. DP1 Access and egress
 2. DP2 Stairways and Ramps
 3. DP4 Exits
 4. DP6 Egress
 5. EP3.4 Lifts
- f) The table following confirms compliance with the requirements of the National Construction Code

MEASURE AND/OR SYSTEM	STANDARDS OF PRACTICE	N/A	SATISFIED DETAIL TO BE PROVIDED AS PART OF THE DETAILED CONSTRUCTION DOCUMENTATION
D3.1	Access into and within the building BCA 2019 Part D3 and AS1428.1-2009 & AS1428.2:1992	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.2	Access to Buildings – AS1428.1:2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.3	Parts of Buildings to be accessible – AS1428.1:2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3.4	Exemptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.5	Accessible parking –AS2890.6:2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3.6	Braille & Tactile signage NCC 2019 Clause D3.6, Specification D3.6 and AS1428.1-2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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MEASURE AND/OR SYSTEM	STANDARDS OF PRACTICE	N/A	SATISFIED DETAIL TO BE PROVIDED AS PART OF THE DETAILED CONSTRUCTION DOCUMENTATION
D3.7	Hearing Augmentation	✓	<input type="checkbox"/>
D3.8	Tactile Ground Surface Indicators NCC 2019 Clause D3.8 and AS1428.4.1-2009	<input type="checkbox"/>	✓
D3.9	Wheelchair seating spaces in Class 9b assembly Buildings	✓	<input type="checkbox"/>
D3.12	Glazing on an accessway – AS1428.1:2009	✓	<input type="checkbox"/>
Specification D3.6	Braille & Tactile Signs	<input type="checkbox"/>	✓
Part E3	Lift Installations NCC 2019 Clause E3.6 and AS1735.12 and AS1735.14	<input type="checkbox"/>	✓
Part F2	Sanitary Facilities NCC 2019 Clause F2.4 and AS1428.1-2009	✓	<input type="checkbox"/>

g) Performance Solutions relied upon:

This Design Statement does not rely on any Performance Solution reports.

h) Compliance with AS1428

This design statement confirms that the works as proposed is capable of satisfying the requirements of AS1428:2009.

i) NCC Clause D3.4 Exemptions

Since our assessment only reviews access from the boundary to the lift lobby, there are no relevant rooms/areas to note where the NCC D3.4 concessional provisions apply.

j) Architectural Documentation

The following document form the basis of this access report:

DWG No	Title	Revision
000 - COVER & GENERAL NOTES		
AD-DA000	COVER PAGE	1
010 - SITE		
AD-DA100	SITE PLAN - BASEMENT LEVEL	1

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AD-DA101	SITE PLAN - GROUND FLOOR	1
AD-DA102	SITE PLAN - ROOF	1

100 - PLANS

AD-DA110	EXISTING & PROPOSED - BASEMENT LEVEL	1
AD-DA111	EXISTING & PROPOSED - GROUND FLOOR PLAN	1
AD-DA112	EXISTING & PROPOSED - FLOOR PLAN LEVEL 1	1
AD-DA113	EXISTING & PROPOSED - FLOOR PLAN LEVEL 2-11	1
AD-DA114	EXISTING & PROPOSED - FLOOR PLAN LEVEL 12-29	1
AD-DA115	EXISTING & PROPOSED - FLOOR PLAN LEVEL 30	1
AD-DA116	EXISTING & PROPOSED - FLOOR PLAN LEVEL 31	1
AD-DA117	EXISTING & PROPOSED - ROOF PLAN	1
AD-DA120	EXISTING & PROPOSED - CARPARK LEVEL 1-2	1
AD-DA121	EXISTING & PROPOSED - CARPARK LEVEL 3-4	1
AD-DA122	EXISTING & PROPOSED - CARPARK ROOF	1

200 - ELEVATIONS & SECTIONS

AD-DA210	PROPOSED NORTH EAST ELEVATION	1
AD-DA211	PROPOSED NORTH WEST ELEVATION	1
AD-DA212	PROPOSED SOUTH EAST ELEVATION	1
AD-DA213	PROPOSED SOUTH WEST ELEVATION	1
AD-DA214	PROPOSED PENTHOUSE ELEVATIONS - SHEET 1	1
AD-DA215	PROPOSED PENTHOUSE ELEVATIONS - SHEET 2	1
AD-DA221	SECTIONS - SHEET 1	1
AD-DA222	SECTIONS - SHEET 2	1
AD-DA223	PROPOSED PENTHOUSE SECTIONS - SHEET 1	1
AD-DA940	PROPOSED CARPARK LIFT	1
AD-DA941	PROPOSED PORTE COCHERE	1

950 - IMAGES

AD-DA951	PHOTOMONTAGE - SHEET 1	1
AD-DA952	PHOTOMONTAGE - SHEET 2	1

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k) 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), Diploma in Access
 ARB Reg No 4700,
 ACAA (Accredited Access Consultant No 330)
 Livable Housing Registered Assessor 10041



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STATEMENT OF EXPERTISE



Name Richard Seidman

- Qualifications**
- 2019 Diploma in Access
 - 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**
- 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

Richard Seidman has practised for more than 30 years in the built environment and has developed extensive skills and expertise in the residential, commercial, industrial, health, retail, education and transport industries.

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.

IN 2010 Richard established iAccess Consultants a division of Seidman & Associates Pty Ltd. Since 2010 Richard has undertaken a wide range of consultancies