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## CONSTRUCTION CERTIFICATE APPLICATION ACCESSIBILITY DESIGN COMPLIANCE STATEMENT

**Project Name** Bakaa Cultural Centre

**Project Address** 44 Reid Street, Wilcannia, NSW 2836

**Prepared by:** Francis Lenny

**Prepared for:** Bakaa Cultural Centre  
c/- Kaunitz Yeung Architecture

**Job Number:** 38265

**Date:** 10th August 2020

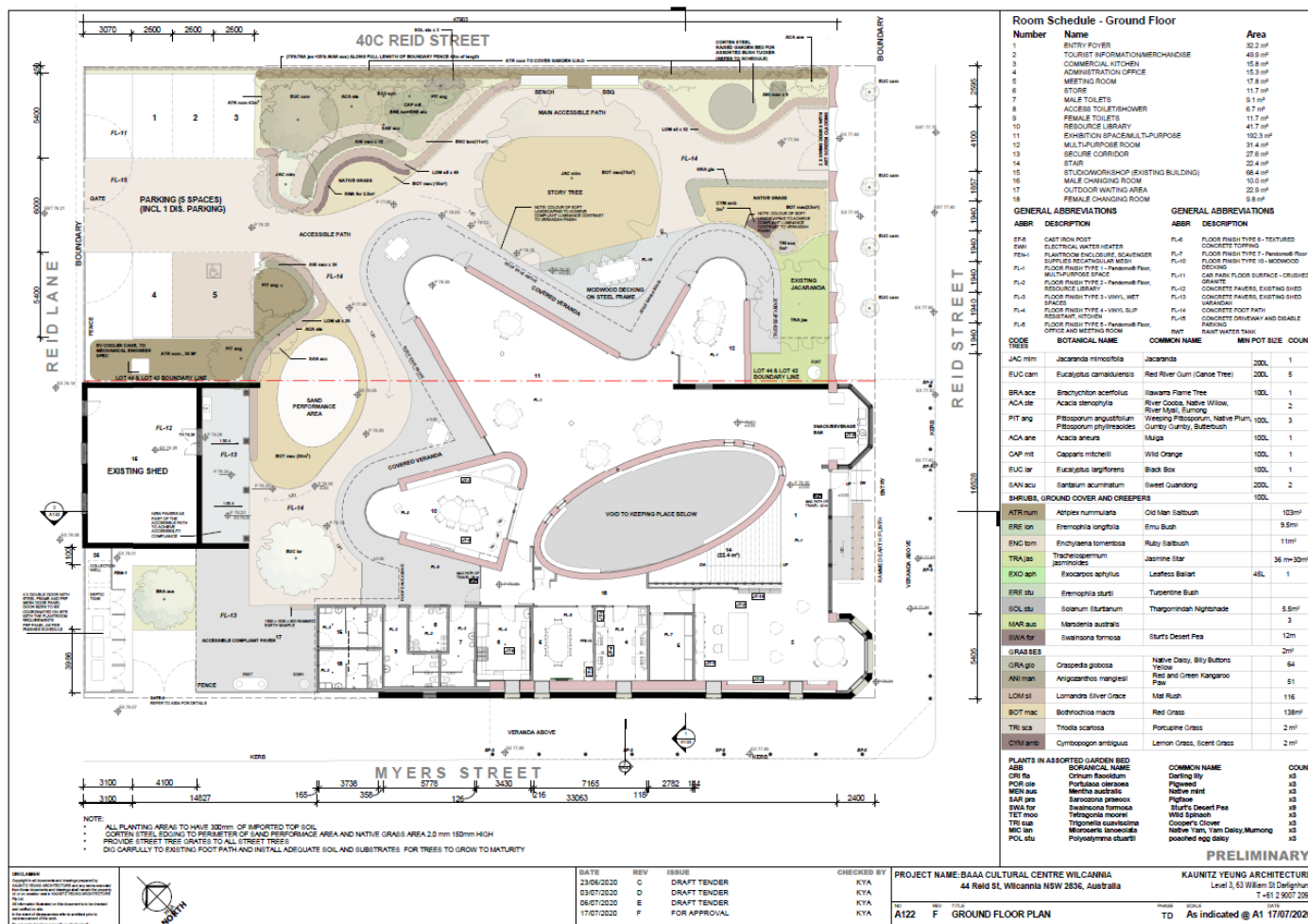
**Revision:** 2

# ACCESSIBILITY CONSTRUCTION CERTIFICATE DESIGN REVIEW COMPLIANCE STATEMENT

## Bakaa Cultural Centre Wilcannia

### 44 Reid St Wilcannia NSW 2836

## INTRODUCTION



## Ground Level Plan extract

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

The following compliance statement has been prepared for the Bakaa Cultural Centre Wilcannia project design with respect to confirming compliance with the Building Code of Australia 2019 (BCA) and the spirit and intent of the Disability Discrimination Act 1992 (DDA), within the project scope.

Bakaa Cultural Centre c/- Kaunitz Yeung Architecture 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

Compilation of this Statement relates to the Design Package for the Construction Certificate application

## EXEMPTIONS

Based on the use of some areas within the building, 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:

- Plant rooms, Storerooms, cleaner's rooms, loading dock & the like;

The following table assesses compliance with the relevant parts of the BCA:

Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
1. BCA; D3.1	From a pedestrian entrance <i>required</i> to be <i>accessible</i> to at least 1 floor containing <i>sole-occupancy units</i> and to the entrance doorway of each <i>sole-occupancy unit</i> located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, <i>swimming pool</i> , common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— (a) to the entrance doorway of each <i>sole-occupancy unit</i> ; and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.	Capable of compliance	Current design indicates compliance
2. BCA; D3.2	(a) An <i>accessway</i> must be provided to a building <i>required</i> to be <i>accessible</i> — (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another <i>accessible</i> building connected by a pedestrian link; and (iii) from any <i>required accessible</i> carparking space on the allotment. (b) In a building <i>required</i> to be <i>accessible</i> , an <i>accessway</i> must be provided through the principal pedestrian entrance, and— (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total <i>floor area</i> more than 500 m <sup>2</sup> , a pedestrian entrance which is not	Capable of compliance	Current design indicates compliance

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
	<i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance,		
3. BCA; D3.3	<p>In a building <i>required</i> to be <i>accessible</i>—</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by <b>D3.4</b>, must comply with—</p> <p>(i) for a ramp, except a <i>fire-isolated ramp</i>, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a <i>fire-isolated stairway</i>, clause 11 of AS 1428.1; and</p> <p>(iii) for a <i>fire-isolated stairway</i>, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with <b>E3.6</b>; and</p> <p>(c) <i>accessways</i> must have—</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1—</p> <p>(A) within 2 m of the end of <i>accessways</i> where it is not possible to continue travelling along the <i>accessway</i>; and</p> <p>(B) at maximum 20 m intervals along the <i>accessway</i>; and</p> <p>(d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space; and</p> <p>(e) a passing space may serve as a turning space;</p>	Capable of compliance	Current design indicates compliance
4. BCA; D3.4	<p>The following areas are not <i>required</i> to be <i>accessible</i>:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <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 <b>(a)</b> or <b>(b)</b>.</p>	n/a in terms of Access, BCA DtS provisions	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.
5. BCA; D3.5	<i>Accessible</i> carparking spaces—	Capable of compliance	Current design indicates compliance

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
	<p>(a) subject to <b>(b)</b>, must be provided in accordance with <b>Table D3.5</b> in—</p> <p>(i) a Class 7a building <i>required</i> to be <i>accessible</i>; and</p> <p>(ii) a carparking area on the same allotment as a building <i>required</i> to be <i>accessible</i>; 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 <b>(d)</b>, must comply with AS/NZS 2890.6; and</p> <p>(d) need not be designated 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>		
6. BCA; D3.6	<p>In a building <i>required</i> to be <i>accessible</i>—</p> <p>(a) braille and tactile signage complying with <b>Specification D3.6</b> must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—</p> <p>(A) sanitary facility, except a sanitary facility within a <i>sole-occupancy unit</i> in a Class 1b or Class 3 building; and</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door <i>required</i> by <b>E4.5</b> to be provided with an <i>exit</i> sign and state—</p> <p>(A) "<b>Exit</b>"; and</p> <p>(B) "<b>Level</b>" ; and either (aa) the floor level number; or (bb) a floor level descriptor; or</p> <p>(cc) a combination of <b>(aa)</b> and <b>(bb)</b>; and</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>	Capable of compliance	Details to be verified with appointed Contractor

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
	(ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained;		
7. BCA; D3.7	(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— (i) in a room in a Class 9b building; or (ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or (iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.	Capable of compliance	Details to be confirmed with regard to Keeping Place area
8. BCA; D3.8	For a building <i>required</i> to be <i>accessible</i> , tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (i) a stairway, other than a <i>fire-isolated stairway</i> ; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a <i>fire-isolated ramp</i> , step ramp, kerb ramp or <i>swimming pool</i> ramp; and (v) in the absence of a suitable barrier— (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an <i>accessway</i> meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in <b>D3.4</b> , if there is no kerb or kerb ramp at that point	The D-t-S provisions of the BCA will not be fully met at the circulation stair between Basement & Ground level	Single handrail with domed buttons at stair landings proposed, given that a support rail for a Stairway Platform Lift will be affixed to the opposite side of the stair flight
9. BCA; D3.9	Where fixed seating is provided in a Class 9b <i>assembly building</i> , wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:	n/a, as it is understood that no fixed seating is proposed	

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
	<p>(a) The number and grouping of wheelchair seating spaces must be in accordance with <b>Table D3.9</b>.</p> <p>(b) In a cinema—</p> <p>(i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and</p> <p>(ii) with more than 300 seats — not less than 75% of <i>required</i> wheelchair seating spaces must be located in rows other than the front row of seats; and</p> <p>(iii) the location of wheelchair seating is to be representative of the range of seating provided.</p>		
10. BCA; D3.10	<p>(a) Not less than 1 means of <i>accessible</i> water entry/exit in accordance with <b>Specification D3.10</b> must be provided for each <i>swimming pool</i> required by <b>Table D3.1</b> to be <i>accessible</i>.</p> <p>(b) An <i>accessible</i> entry/exit must be by means of—</p> <p>(i) a fixed or movable ramp and an aquatic wheelchair; or</p> <p>(ii) a zero-depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or</p> <p>(iii) a platform <i>swimming pool</i> lift and an aquatic wheelchair; or</p> <p>(iv) a sling-style <i>swimming pool</i> lift.</p> <p>(c) Where a <i>swimming pool</i> has a perimeter of more than 70 m in length, at least one <i>accessible</i> water entry/exit must be provided by a means specified in <b>(b)(i), (ii) or (iii)</b>.</p> <p>(d) Latching devices on gates and doors forming part of a <i>swimming pool</i> safety barrier need not comply with AS 1428.1.</p>	n/a, for this project	
11. BCA; D3.11	<p>On an <i>accessway</i>—</p> <p>(a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and</p> <p>(b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>	n/a – overall external site vertical rise is < 3.6 m	
12. BCA; D3.12	On an <i>accessway</i> , where there is no chair rail, handrail or transom, all frameless or fully glazed	n/a – not proposed as part of the	

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
	doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	design for this project	

## **PERFORMANCE SOLUTIONS/POTENTIAL AGREED DEPARTURES**

The following departures have been identified as design departures and have been documented by means of a performance-based approach report - subject to the review & acceptance of the report by the designated Regulatory Authority (Boyce Built Environment Consulting; nominee Mr Jim Boyce):

### Overview

It is noted that the provisions of the Access Code of the Premises Standards and the applicable access provisions of the BCA (Parts D3, E3.6 and F2.4) are identical.

Further, both documents (Premises Standards & BCA) also allow for Performance requirement DP1 to be met in lieu of fully meeting the Access Code / deemed-to-satisfy provisions of the BCA.

However, as assessment methods are not prescribed within the Premises Standards, for ease of understanding & reporting, in accordance with the Building Code of Australia (BCA) A2.2\_2(c) (Assessment methods) it is proposed that any agreed design departures will be documented in the context of a Performance Solution report as referenced by the NCC / BCA 2019 to address the following items:

1. Stair Ground to basement
  - a. Stairway Platform Lift proposed in lieu of Electric Passenger lift
  - b. Deletion of stair handrail, due to location of support rail for platform stairlift
  - c. Domed buttons installed to single handrail @ landings in lieu of TGSI's
2. Accessible path to covered verandah & Sand Performance area access
  - Portable 1:10 ramp to be stored on site 3.5 m length. Staff to assist someone in a wheelchair.



REFERENCE DOCUMENTATION

**BAAA CULTURAL CENTRE WILCANNIA**

44 Reid St, Wilcannia NSW 2836, Australia

Sheet List	
Sheet Number	Sheet Name
A100	COVER PAGE
A101	SITE PLAN
A111	PROPOSED DEMOLITION PLAN
A112	EXISTING STONE WALLS, DEMOLITION AND SALVAGED STONE REUSE
A121	BASEMENT PLAN
A122	GROUND FLOOR PLAN
A123	BASEMENT RCP
A124	GROUND FLOOR RCP
A131	ELEVATIONS
A132	ELEVATIONS
A133	SECTIONS
A134	SECTIONS
A141	CONCRETE SET DOWN PLAN
A143	BASEMENT GENERAL SET OUT AND KEY PLAN
A144	GROUND FLOOR GENERAL SET OUT PLAN AND KEY PLAN
A145	PLUMBING SET OUT PLAN
A146	EXTERNAL LIGHTING AND POWER OUTLETS
A201	TOURIST INFORMATION AND MERCHANDISE
A202	COMMERCIAL KITCHEN & STORE
A203	OFFICE/ADMIN AREA
A204	MEETING ROOM
A205	ACCESS TOILET/SHOWER
A206	MALE TOILET
A207	FEMALE TOILET
A208	RESOURCE LIBRARY
A209	ENTRANCE AND CORRIDOR PLANS
A210	ENTRANCE AND CORRIDOR ELEVATIONS
A211	MULTI-PURPOSE & EXHIBITION SPACE PART A
A212	MULTI-PURPOSE & EXHIBITION SPACE PART A
A213	MULTI-PURPOSE AND EXHIBITION SPACE PART B
A214	MULTI-PURPOSE AND EXHIBITION SPACE ELEVATIONS - PART B
A215	MULTI-PURPOSE ROOM
A216	FEMALE CHANGING ROOM
A217	MALE CHANGING ROOM
A218	STAIR
A301	PUBLIC KEEPING PLACE
A302	PUBLIC KEEPING PLACE ELEVATIONS
A303	KEEPING ROOMS
A304	STORE ROOM-4
A305	PUBLIC KEEPING PLACE CEILING
A401	WALL DETAILS
A402	DETAILS
A405	BAY WINDOW DETAIL DRAWINGS
A406	STORE FRONT AND BAY WINDOW
A501	DOOR SCHEDULE AND ELEVATIONS
A502	WINDOW ELEVATIONS
A503	WINDOW ELEVATIONS AND DETAIL
A504	GATES
A601	JOINERY
A602	JOINERY
AH101	EXISTING SHED/ STUDIO
AH102	EXISTING SHED/ STUDIO
AH103	EXISTING SHED/ STUDIO
AH110	EXISTING SHED/ STUDIO
AH201	HERITAGE VERANDAH DETAILS

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**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;

**STATEMENT**

As members of the Access Consultants Association of Australia (ACAA), DDA Consult 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 2019, & meeting the objects of the DDA.

Subject to addressing the mandatory actions identified above, DDA Consult confirm that the project documentation indicates appropriate accessibility to comply with the BCA & Disability (Access to Premises – Buildings) Standards 2010 and the spirit and intent of the DDA is indicated to be met

**PROVIDED BY:**



**Francis Lenny**

*MSc. Accessibility & Inclusive Design (UK)*

*Cert IV Access Consulting*

Accredited Member - Association of Consultants in Access Australia

Membership Number 371

**DISCLAIMER**

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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

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*Joe Manton*  
Director

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*Michael Wheeler*  
Assessment Manager

*This qualification is recognised within  
the Australian Qualification Framework*

*Client Code: CRPL20-2*

*Certificate: 00734*



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Association of Consultants in Access Australia, Inc

## ACAA Membership Certificate of Currency

### Accredited Member



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This is to certify that

### Francis Lenny

is an **Accredited Member** of the  
Association of Consultants in Access Australia, Inc.  
and their membership is current from  
**1st July 2020** until **30th June 2021**

Mr Mark Relf  
ACAA National President

Ms Anita Harrop  
ACAA Secretary

