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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

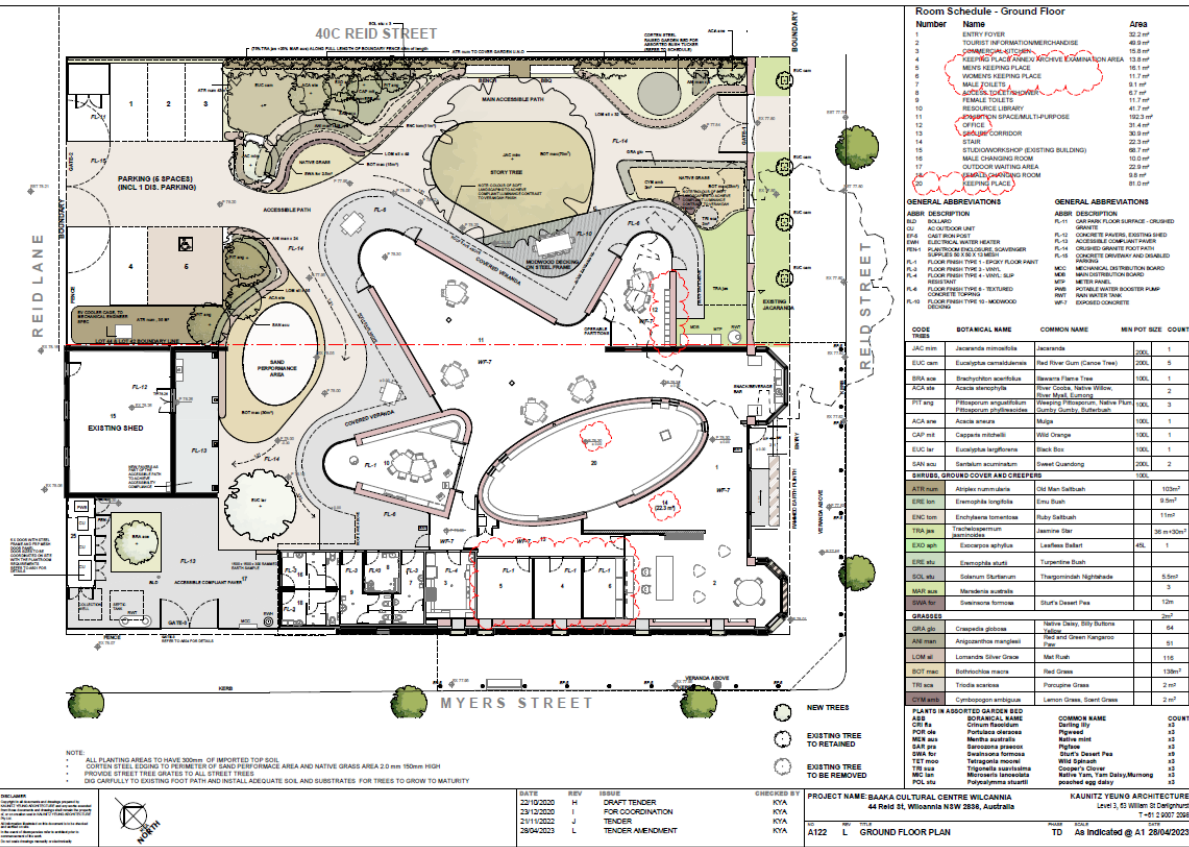
**Prepared for:**                  Bakaa Cultural Centre  
   c/- Kaunitz Yeung Architecture

**Job Number:**                    38265

**Date:**                                22nd May 2023

**Revision:**                            3

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 project design with respect to confirming compliance with the Building Code of Australia 2019 Amendment 1 (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 updated 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 <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance,	Capable of compliance	Current design indicates compliance

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
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	<p><i>Accessible</i> carparking spaces—</p> <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>	Capable of compliance	Current design indicates compliance

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
	(ii) a carparking area on the same allotment as a building <i>required</i> to be <i>accessible</i> ; and (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 (c) subject to <b>(d)</b> , must comply with AS/NZS 2890.6; and (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.		
6. BCA; D3.6	In a building <i>required</i> to be <i>accessible</i> — (a) braille and tactile signage complying with <b>Specification D3.6</b> must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility within a <i>sole-occupancy unit</i> in a Class 1b or Class 3 building; and (B) space with a hearing augmentation system; and (ii) identify each door <i>required</i> by <b>E4.5</b> to be provided with an <i>exit</i> sign and state— (A) " <b>Exit</b> "; and (B) " <b>Level</b> " ; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of <b>(aa)</b> and <b>(bb)</b> ; and (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— (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained;	Capable of compliance	Details to be verified with appointed Contractor

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
7. BCA; D3.7	<p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(i) in a room in a Class 9b building; or</p> <p>(ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p>	Capable of compliance	Details to be confirmed with regard to Keeping Place area
8. BCA; D3.8	<p>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—</p> <p>(i) a stairway, other than a <i>fire-isolated stairway</i>; and</p> <p>(ii) an escalator; and</p> <p>(iii) a passenger conveyor or moving walk; and</p> <p>(iv) a ramp other than a <i>fire-isolated ramp</i>, step ramp, kerb ramp or <i>swimming pool ramp</i>; and</p> <p>(v) in the absence of a suitable barrier—</p> <p>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(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</p>	n/a, for this project	n/a, for this project
9. BCA; D3.9	<p>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:</p> <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>	n/a, as it is understood that no fixed seating is proposed	n/a, for this project

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
	(i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and (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 (iii) the location of wheelchair seating is to be representative of the range of seating provided.		
10. BCA; D3.10	(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> . (b) An <i>accessible</i> entry/exit must be by means of— (i) a fixed or movable ramp and an aquatic wheelchair; or (ii) a zero-depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or (iii) a platform <i>swimming pool</i> lift and an aquatic wheelchair; or (iv) a sling-style <i>swimming pool</i> lift. (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> . (d) Latching devices on gates and doors forming part of a <i>swimming pool</i> safety barrier need not comply with AS 1428.1.	n/a, for this project	n/a, for this project
11. BCA; D3.11	On an <i>accessway</i> — (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 –overall external site vertical rise is < 3.6 m	note
12. BCA; D3.12	On an <i>accessway</i> , 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.	n/a – not proposed as part of the design for this project	note

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Item – BCA / SEPP / DCP	Requirements	Compliance	Comments
13. BCA; F2.4	<p>In a building <i>required</i> to be <i>accessible</i>—</p> <p>SA F2.4(a)</p> <p>(a) <i>accessible</i> unisex <i>sanitary compartments</i> must be provided in <i>accessible</i> parts of the building in accordance with <b>Table F2.4(a)</b>; and</p> <p>SA F2.4(b)</p> <p>(b) <i>accessible</i> unisex showers must be provided in accordance with <b>Table F2.4(b)</b>; and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an <i>accessible</i> unisex <i>sanitary compartment</i> at that bank of toilets, a <i>sanitary compartment</i> suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</p> <p>(d) an <i>accessible</i> unisex <i>sanitary compartment</i> must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</p> <p>(e) the circulation spaces, fixtures and fittings of all <i>accessible</i> sanitary facilities provided in accordance with <b>Table F2.4(a)</b> and <b>Table F2.4(b)</b> must comply with the requirements of AS 1428.1; and</p> <p>(f) an <i>accessible</i> 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 <i>accessible</i> 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</p> <p>(i) an <i>accessible</i> unisex <i>sanitary compartment</i> or an <i>accessible</i> unisex shower need not be provided on a <i>storey</i> or level that is not <i>required</i> by <b>D3.3(f)</b> to be provided with a passenger lift or ramp complying with AS 1428.1</p>	Design Compliance indicated	Current design indicates compliance will be achieved



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

The following departure has been identified as a design departure and has 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 have been documented in the context of a Performance Solution report as referenced by the NCC / BCA 2019 Amendment 1 to address the following items:

1. 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

**BAAKA CULTURAL CENTRE WILCANNIA**

44 Reid St, Wilcannia NSW 2836, Australia

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

**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 (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 an updated 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 Amendment 1, & 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**

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  
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## 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

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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*



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 2022** until **30th June 2023**

Ms Lindsay Perry  
ACAA National President

Ms Anita Harrop  
ACAA Secretary

