



DISABILITY ACCESS DESIGN COMPLIANCE REVIEW

No. 3018-DA-DCR.02 AND DESIGN COMPLIANCE STATEMENT

No. 3018-DA-DCS.01

Access compliance review for the DA stage architectural design plans to ensure satisfactory access for people with a disability.

CLIENT

Doctors and Co.
Office 814, Level 8, 25 Restwell Street
BANKSTOWN NSW 2200

PROJECT

Construction of a Class 5 Medical Centre with Class 7a Carpark – DA Stage

At: 11 Cessnock Road
GILLIESTON HEIGHTS NSW 2321

DATE

16 January 2024

DOCUMENT CONTROL

Revision No.	Version	Issued to	Date
3018-PRELIM-DCR.01	Initial Compliance Review	Omar Al-Maola - Doctors and Co. Ahmed Al Jamali - A&H Eco Group	12.01.2024
3018-DA-DCR.02 & 3018-DA-DCS.01	For DA Submission	Omar Al-Maola - Doctors and Co. Ahmed Al Jamali - A&H Eco Group	16.01.2024

Included:

APPENDIX A – Access Design Compliance Statement No. 2018-DA-DCS.01



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SCOPE AND LIMITATIONS

This report is limited to reviewing the disability accessibility provisions of the proposed Medical Centre and associated carparking and does not address any other compliance matters, other than those parts of the NCC and Australian Standards referenced in this report.

This accessibility compliance review of the DA stage design plans is for the Medical Centre and carparking only.

Compliance with Safe Work Australia regulations, fire and other services and structural design are not to be inferred by the contents of this report.

The advice contained in this report remains the property of Access First and may only be used in relation to this development.

If the design or construction is altered in any way without verification by the access consultant this report may no longer be valid.

It is the sole responsibility of the project management team to provide all necessary detailed plans and specifications to ensure the completed works fully comply with the standards and codes referenced in this report.

All dimensions noted in this report, unless noted otherwise, are finished “clear” dimensions and must not be reduced by construction items such as tiles, skirtings and architraves, fire safety equipment, ducts, pipework, handrails or any fittings or fixtures.

The project team must allow for construction tolerances in the design and on site to ensure the dimensional accuracy of the completed work.

Compliant slip resistance of the existing walking surfaces is beyond our expertise, and we make no judgement of the suitability of the slip resistance. We recommend you engage a suitably qualified organisation to provide a test report if required.

Compliant luminance contrast of any installed building elements including doors, door jambs, stair nosings and TGSi is beyond our expertise and make no recommendations as to what will constitute suitable levels of luminance contrast. We recommend you engage a suitably qualified organisation to provide a test report if required.

BACKGROUND

It is a legal requirement, under the Disabilities Discrimination Act 1992, to consider and provide dignified and equitable access to buildings and facilities and services within buildings for people with a disability. People with a disability include those with low vision, hearing difficulties, neuro diversity, limited mobility due to age or injury and people who use wheelchairs or other mobility aids. People include staff and visitors to the premises.

Compliance with The Disability (Access to Premises - Building) Standards – 2010 and the National Code of Australia – 2022 will achieve the objectives within the Disabilities Discrimination Act.



REFERENCED STANDARDS

The completed work shall comply with:

- Disabilities Discrimination Act - 1992
- National Construction Code of Australia 2022 – Volume 1
- Disability (Access to Premises-Building) Standards – 2010
- AS 1428.1 – 2009 – Design for Access and Mobility

REFERENCED DOCUMENTS

This assessment is provided in relation to the Development Application plans produced by A&H Eco Group Pty Ltd for Doctors & Co. Fit-outs Pty Ltd - Project No. 014-23

DOCUMENT	DRAWING N ^o .	REVISION	DATE
Specification	2	B	16.01.2024
Site Plan	4	B	16.01.2024
Floor Plan	5	B	16.01.2024
Sections	8	B	16.01.2024
Elevations	9	B	16.01.2024



ASSESSMENT

Compliance with the relevant sections of the NCC – 2022, Volume 1, parts D4 and F4 and Access to Premises Standard (Access Code) is assessed as below:

REQUIREMENT – D4D2 GENERAL BUILDING ACCESS REQUIREMENTS

- | | |
|-------------------|---|
| Comment | <ul style="list-style-type: none"> • Buildings and parts of buildings must be accessible as required. • For Class 5 Buildings: <ul style="list-style-type: none"> - Access to and within all areas normally used by all occupants. • For Class 7a Buildings: <ul style="list-style-type: none"> - Access to and within any level containing accessible car parking spaces. |
| Compliance | Capable of Compliance |
| Note | We assume there is a step free walkway from the north boundary and from the accessible carparking to the west pedestrian entrance of the premises. |

REQUIREMENT – D4D3 ACCESS TO BUILDINGS

- | | |
|-------------------|---|
| Comment | <ul style="list-style-type: none"> • Accessible path of travel from allotment boundary to main entrance • Accessible path of travel from another accessible building connected by a pedestrian link • Accessible path of travel from the accessible car parking space to the main entrance where onsite parking is provided • Access ways are provided through the principal pedestrian entrance • All doorways on an access way that has multiple leaves must have at least one leaf with a clear opening width not less than 850mm • Not less than 50% of all pedestrian entrances to be accessible, including the principal pedestrian entrance • In a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible entrance |
| Compliance | Capable of Compliance |
| Note | Clause D4D3(3)(a) is satisfied if accessible wayfinding signs are provided at the North main entrance to indicate the location of the accessible entrance adjacent the carpark. |



REQUIREMENT – D4D4 PARTS OF BUILDINGS TO BE ACCESSIBLE

Comment

- Any stair or ramp required to be accessible is to comply with AS 1428.1 (except where exempted by Clause D4D5)
 - i. Ramps except fire isolated ramp to AS 1428.1, Clause 10; and
 - ii. Stairway except fire isolated stairway to AS 1428.1, Clause 11; and
 - iii. Fire isolated stairway to AS 1428.1, Clause 11.1(f) and (g); and
- Passenger lift must comply with Parts E3D7 and E3D8; and
- Any accessways required to be accessible must have
 - i. AS 1428.1 compliant passing spaces at a maximum 20m intervals on those parts of an *accessway* where a direct line of sight is not available; and
 - ii. AS 1428.1 compliant turning spaces
 - A. within 2m of the end of *accessways* where it is not possible to continue travelling along the *accessway*; and
 - B. at maximum 20m intervals along the *accessway*; and
- an intersection of *accessways* satisfies the spatial requirements for a passing and turning space; and
- a passing space may serve as a turning space; and
- 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 –
 - i. containing not more than 3 *storeys*; and
 - ii. with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200m²; and
- 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 11mm and the carpet backing thickness backing shall not exceed 4mm’; and
the carpet pile height or carpet 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 11mm, 4mm and 15mm respectively.

Compliance

Capable of Compliance

Notes

Subject to Management Statements:

1. The x-ray room and associated write-up areas can be considered as exempt under D4D5 due to the degree of physical mobility required by the radiology staff in operation of the equipment.
2. The two change rooms are in addition to the larger treatment and imaging rooms. The two change rooms can be considered as exempt under D4D5 due to the normal situation where clients usually change within the treatment and imaging rooms in private.

REQUIREMENTS – D4D5 EXEMPTIONS

Comment

- Areas not required to be accessible are those:
 - Not appropriate due to type of use
 - Pose health and safety risk for people with a disability
- Path of travel only to the exempt areas above

Compliance

Complies

**REQUIREMENT – D4D6 ACCESSIBLE CAR PARKING****Comment**

- Accessible car parking spaces to be proportionate to the number of car parking spaces in accordance with D4D6.
- Must comply with AS/NZS 2890.6 except for below
- Need not be designated if not more than five spaces so as not to restrict use for only people with a disability

Compliance**Capable of Compliance****REQUIREMENT – D4D7 SIGNAGE****Comment**

- Braille and tactile signage complying with Part D4 and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1, must identify each:
 - i. Sanitary facility, except a sanitary facility within a *sole occupancy unit* in a Class 1b or Class 3 building; and
 - ii. Space within a hearing augmentation system; and
- 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; and
- 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
- Signage to identify and ambulant *accessible* sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and
- Where a pedestrian entrance is not *accessible*, directional signage, incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest *accessible* pedestrian entrance; and
- 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.

Compliance**Capable of Compliance****Notes**

3. Directional signage is to be provided at the north main entrance to indicate the location of the wheelchair accessible entrance on the western side of the building.
4. Accessible signage can only be assessed at CC stage if a schedule detailing the content of each sign and its location is provided.

**REQUIREMENT – D4D8 HEARING AUGMENTATION****Comment**

- (1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed:-
- a) in a room in a Class 9b building; or
 - b) in an auditorium, conference room, meeting room or a room for judicatory purposes; or
 - c) any ticket office, teller's booth, reception area of the like, where the public is screened from the service provider.
- If a hearing augmentation system is required by (1), then D4D8(2) and (3) applies.
- (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.

Compliance**Not Applicable in this Premises****REQUIREMENT – D4D9 TACTILE INDICATORS****Comment**

- Tactile ground surface indicators (TGSi) are required when approaching a hazard, such as a stair or ramp, other than fire isolated stairs and ramps.
- Tactile ground surface indicators must comply with Sections 1 and 2 of AS/NZS 1428.4.1

Compliance**Not Applicable in this Premises****REQUIREMENT – D4D10 WHEELCHAIR SEATING SPACES IN CLASS 9b ASSEMBLY BUILDINGS****Comment**

- When fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1, Clause 18, must be provided in accordance with Table D4D10.

Compliance**Not Applicable in this Premises****REQUIREMENT – D4D11 SWIMMING POOLS****Comment****Not Applicable in this Premises****REQUIREMENT – D4D12 RAMPS****Comment**

- On an accessway:
 - a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and
 - b) A landing of a step ramp must not overlap a landing for another step ramp or ramps

Compliance**Not Applicable****Note**

There are no connected or intersecting ramps in this development.



REQUIREMENT – D4D13 GLAZING ON AN ACCESSWAY

Comment

- On all fully glazed or frameless glass doors, sidelights and other glazing that could be mistaken for a doorway, the glazing must be clearly marked in accordance with AS 1428.1, Clause 6.6.

Compliance

Capable of Compliance

REQUIREMENT – F4 SANITARY FACILITIES

Comment

- Accessible sanitary facilities are to be provided in accordance with F4D5 and F4D6.
- Accessible sanitary facilities, where provided, must comply with the dimensional requirements of AS 1428.1, Clause 15
- At each bank of toilets, in addition to accessible unisex sanitary compartments, a sanitary compartment suitable for a person with an ambulant disability, in accordance with AS 1428.1, Clause 16 must be provided.

Compliance

Capable of Compliance



SUMMARY OF DISABILITY ACCESS REVIEW No. 3018-DA-DCR.02

On the basis of the assessment undertaken, of the proposed design documentation referred to in this report, I am satisfied that the proposal is capable of providing a 'Deemed-to-Satisfy' building solution that complies with the Access Provisions Parts D4 and F4 of the NCC Volume 1 – 2022 and the Disability (Access to Premises - Buildings) Standard-2010.

Refer to the Access Design Statement No. 3018-DA-DCS.01 in Appendix A.

ALEX NOOR
ACCESS CONSULTANT
ASSOCIATION OF CONSULTANTS IN ACCESS AUSTRALIA
MEMBER N^o. 260



APPENDIX A

DA STAGE – ACCESSIBILITY DESIGN COMPLIANCE STATEMENT

N^o. 3018-DA-DCS.01

Access Design Compliance Statement for the Development Application design drawings to provide suitable access for People with a Disability.

CLIENT

Doctors and Co.
Office 814, Level 8, 25 Restwell Street
BANKSTOWN NSW 2200

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16 January 2024

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3018-DA-DCS.01	Issued for DA Approval	Omar Al-Maola - Doctors and Co. Ahmed Al Jamali - A&H Eco Group	16.01.2024



I hereby confirm that the Development Application Stage architectural plans referenced in this statement have been reviewed for compliance with the access provisions of the following standards:

NCC 2022 – Volume 1 Parts D4 and F4.

AS 1428.1 - 2009 - Design for Access and Mobility - General Requirements for Access and Mobility – New Building Work

Disability (Access to Premises – Buildings) Standards 2010

The plans referenced for this statement are produced by A&H Eco Group Pty Ltd for Doctors & Co. Fit-outs Pty Ltd – Reference Project No. 014-23

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Specification	2	B	16.01.2024
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DESIGN COMPONENT

General Building Access Requirements <ul style="list-style-type: none"> NCC Volume 1, Part D4D2 AS 1428.1 – 2009, Clauses 1 and 2 	Complies Complies
Access to Buildings <ul style="list-style-type: none"> NCC Volume 1, Part D4D3 AS 1428.1 – 2009, Clauses 6 and 13 	Complies Complies
Parts of Buildings to be Accessible <ul style="list-style-type: none"> NCC Volume 1, Part D4D4 AS 1428.1 – 2009, Clauses 10, 11 and 12 	Complies Complies
Exemptions <ul style="list-style-type: none"> NCC Volume 1, Part D4D5 	Complies
Accessible Carparking <ul style="list-style-type: none"> NCC Volume 1, Part D4D6 AS 2890 – 2009, Section 1 and Section 2 	Complies Complies
Signage <ul style="list-style-type: none"> NCC Volume 1, Part D4D7, Specification 15 AS 1428.1 – 2009, Clause 8 	Complies Complies
Hearing Augmentation <ul style="list-style-type: none"> NCC Volume 1, Part D4D8 	Not provided in this development
Tactile Indicators <ul style="list-style-type: none"> NCC Volume 1, Part D4D9 	Not Applicable
Wheelchair Seating Spaces <ul style="list-style-type: none"> NCC Volume 1, Part D4D10 	Not Applicable
Swimming Pools <ul style="list-style-type: none"> NCC Volume 1, Part D4D11 	Not Applicable
Ramps <ul style="list-style-type: none"> NCC Volume 1, Part D4D12 	Not Applicable
Glazing on an Accessway <ul style="list-style-type: none"> NCC Volume 1, Part D4D13 AS 1428.1 – 2009, Clause 6.6 	Complies Complies
Passenger Lifts <ul style="list-style-type: none"> NCC Volume 1, Part E3D7 and Part E3D8 	Not Applicable
Accessible Sanitary Facilities <ul style="list-style-type: none"> NCC Volume 1, Part F4D5 AS 1428.1 – 2009, Clause 15 	Complies Complies
Sanitary Compartment for People with Ambulant Disabilities <ul style="list-style-type: none"> NCC Volume 1, Part F4D5 AS 1428.1 – 2009, Clause 16 	Complies Complies



DISABILITY ACCESS COMPLIANCE STATEMENT

On the basis of the compliance review I have undertaken of the design documentation referenced in this report, I hereby certify that the proposed building design will comply with the relevant disability access Performance Requirements of the NCC Volume 1 -2022.

Therefore, this design will achieve compliance with the intent of the Disability Discrimination Act - 1992 and the relevant parts of the Disability (Access to Premises – Buildings) Standard and the Australian Standards referred to herein.

ACCESS CONSULTANT DECLARATION

The information contained in this statement is, to the best of my knowledge, true and accurate.

Alex Noor is an appropriately qualified person that has a good working knowledge of the relevant codes and standards referenced above. Refer to the Statement of Experience and Competency.

ALEX NOOR
ACCESS CONSULTANT
ASSOCIATION OF CONSULTANTS IN ACCESS AUSTRALIA
MEMBER N^o- 260



STATEMENT OF EXPERIENCE AND COMPETENCY

Name: Alex Noor

Qualifications: Certificate IV Building 1988
Certificate IV in Access Consulting 2012
Diploma of Access Consulting 2016

Memberships and licences. Association of Consultants in Access Australia - Associate Member Reg. No. 260
Department of Fair Trading Contractors Licence for Access First Constructions
Past and Current: No. 145405C
Department of Fair Trading Contractors Licence for Alex Noor No. 41460
Housing Industry Association Member No. 340355
Master Builder Association Member No. 1870033
Cumberland Business Chamber Member

Experience: Alex Noor is a builder with over 40 years of experience in building projects involving private hospitals, all types of aged care premises, group homes, child care centres, schools, commercial premises and private residences. Access First Constructions has a strong focus on building solutions that provide better access in the built environment. Alex Noor identified a need to provide professional advice in support of other service providers such as architects, designers, building managers and owners and other builders, to ensure inclusive access for all. To this end, Alex has attended many formal courses, conferences, seminars and workshops to gain a wide range of knowledge of the legal requirements associated with the building requirements for people with disabilities. Alex continues to pursue professional development to improve his skills and knowledge in the ever changing field of accessibility for all people with and without a disability in the built environment. Alex Noor is a qualified Access Consultant providing consultancy services including design advice, access audits of buildings and assessment of development and building proposals.