

DISABLED ACCESS & EGRESS – DA ACCESS DESIGN STATEMENT [C]

DATE	1 June 2026
Job No:	IAR-0274
Project Name	MULLUMBIMBY AFFORDABLE HOUSING PROJECT
Address	57 Station Street, Mullumbimby NSW 2482
Part of Building to be certified	Whole of building

Pursuant to NCC 2022 Amendment 2 Clause A5G3(1)(e)(i) Evidence of Suitability I hereby certify that:

- A review of the revised DA documentation was undertaken on 19 May 2026
- This DA Access Design Statement indicates compliance with the nominated Standards of Performance for accessibility in accordance with the applicable Act, Code and Australian Standards.
- This DA Access Design Statement indicates compliance with the provisions of Part D4, E3D8, F4D5 and F4D6 of the National Construction Code 2022 Amendment 2 and address the Disability (Access to Premises – Buildings) Standard provisions of the Disability Discrimination Act 1992.
- Disability (Access to Premises – Buildings) Standard 2024

The Disability (Access to Premises – Buildings) Standard 2024 is now in effect and references AS1428.1:2021. NCC 2022 Amendment 2 also references AS1428.1:2021.

For the purpose of this Access Design Statement the provisions of AS1428.1:2021 have been relied upon.

- Standing of NCC 2025 - The National Construction Code (NCC) 2025 has been published by the Australian Building Codes Board (ABCB). In accordance with commentary issued by the ABCB, NCC 2025 will be adopted in New South Wales on 1 May 2027.

Accordingly, NCC 2022 Amendment 2 remains the applicable edition of the National Construction Code in New South Wales until 1 May 2027. For the avoidance of doubt, this Access Design Statement has been prepared on the basis of NCC 2022 Amendment 2.

- Statutory Framework

References to the Act, Code and Standards are as follows. References to Australian Standards in this certificate reference the versions of the Australian Standards nominated at Schedule 2 of the NCC 2022 Amendment 2.

ACT, CODE AND STANDARDS	FULL TITLE
Disability (Access to Premises – Buildings) Standard	Disability (Access to Premises — Buildings) Standards 2010 made under subsection 31(1) of the Disability Discrimination Act 1992, as amended by the Disability (Access to Premises — Buildings) Amendment Standards 2024 and currently in force.
National Construction Code (NCC)	National Construction Code 2022 Amendment 2
AS1428.1:2021	AS1428.1:2021 Design for Access and Mobility General Requirements for Access - New Building Work
AS1428.4.1:2009	AS1428.4.1:2009 Design for Access and Mobility Means to Assist the Orientation Of People With Vision Impairment - Tactile Ground Surface Indicators. (Reissued Incorporating Amendment No 2 - February 2014)

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ACT, CODE AND STANDARDS	FULL TITLE
AS1735.14:1998	AS1735.14:1998 Lifts, escalators and moving walks - Low-rise platforms for passengers
AS1735.12:1999	AS1735.12:1999 Lifts, escalators and moving walks - Low-rise platforms for passengers
AS2890.6:2009	AS2890.6:2009 Parking facilities Off-street parking for people with disabilities

ACT, CODE AND STANDARDS NOT REFERENCED BY THE NCC 2022 AMENDMENT 2	FULL TITLE
AS1428.2:1999	AS1428.2:1999 Design for access and mobility Enhanced and additional requirements - Buildings and facilities (Reconfirmed 2015)
AS1735.12:2020	AS1735.12:2020 Lifts, escalators and moving walks - Low-rise platforms for passengers
AS1428.5:2021	AS1428.5:2021 Design for access and mobility Communication for people who are deaf or hearing impaired
AS4299:1995	AS4299:1995 Adaptable housing

g) Compliance with the applicable performance requirements of the National Construction Code 2022 Amdt 2.

This DA Access Design Statement indicates compliance with the following NCC 2022 Amendment 2 access Performance Requirements. Compliance has been achieved by a combination of Deemed to Satisfy and Performance Solution approaches.

- D1P1 Access for people with a disability
- D1P2 Safe movement to and within a building
- D1P4 Provision of Exits
- D1P6 Paths of travel to Exits
- D1P8 Carparking
- E3P4 Passenger lifts
- F4P1 Personal hygiene facilities

h) The table following confirms compliance with the requirements of the National Construction Code 2022 Amendment 2

MEASURE AND/OR SYSTEM	STANDARDS OF PRACTICE	N/A	SATISFIED	NOT SATISFIED
D4D2	General building access requirements	☐	☒	☐
D4D3	Access to Buildings	☐	☒	☐

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MEASURE AND/OR SYSTEM	STANDARDS OF PRACTICE	N/A	SATISFIED	NOT SATISFIED
D4D4	Parts of Buildings to be accessible	☐	✓	☐
D4D5	Exemptions	☐	✓	☐
D4D6	Accessible parking	☐	✓	☐
D4D7	Braille & Tactile signage	☐	✓	☐
D4D8	Hearing Augmentation	✓	☐	☐
D4D9	Tactile Indicators	☐	✓	☐
D4D10	Wheelchair seating spaces in Class 9b assembly Buildings	✓	☐	☐
D4D11	Ramps	☐	✓	☐
D4D13	Glazing on an accessway	☐	✓	☐
Specification 15	Braille & Tactile Signs	☐	✓	☐
Part E3	Lift Installations	☐	✓	☐
Part F4	Sanitary Facilities	☐	✓	☐

i) Architectural drawings

This DA access design statement is based on the following architectural drawings:

Dwg No	Title	Revision
A0.01	Cover Page	C
A2.01	Demolition Plan	A
A2.02	Ground Floor Plan	C
A2.03	Level 1 Floor Plan	B
A2.04	Level 2 Floor Plan	B
A2.05	Roof Plan	B
A2.10	Accessible Unit Layouts	A
A2.21	Elevations	C
A2.22	Elevations	C
A2.31	Sections	C
A6.01	Materials	C

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j) Performance Based Design Solutions relied upon:

The Codes and Standards nominate prescriptive criteria to achieve accessibility. The project teams have applied those criterions to arrive at a design solution where accessibility is achieved. In some limited instances, the ability to satisfy the accessibility criterion requires a Performance Based Design Solution equal or equivalent to the Deemed to Satisfy approach. This access report will rely upon the adoption of the following Performance Based Design Solutions:

Topic 1. Omission of Bollard to shared zone associated with accessible parking space

k) NCC 2022 Amendment 2 Clause D4D5 Exemptions

The concessional provisions of **NCC 2022 Amendment 2 D4D5 Exemptions** have been applied to the following area within this building:

- Workshop area
- Plant rooms
- Service Areas

l) 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, ACA 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), ARB Reg No 4829,
Diploma in Access, ACA (Accredited Access Consultant No 330)
Livable Housing Registered Assessor 10041
SDA Accredited Assessor (SDA00052)



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STATEMENT OF EXPERTISE



Name	Richard Seidman
Qualifications	• 2019 Diploma in Access (Access Institute) • 2018 Accredited Access Consultant • 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) • Access Consultants Association (Accredited Access Consultant No 330) • Livable Housing Australia (10041)
Experience	Richard Seidman has practised for more than 35 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 iAccess Group Pty Ltd. Since 2010 Richard has undertaken a wide range of consultancies