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Holdmark NSW Pty Ltd

4-6 Bligh Street, Sydney NSW

Access Review
SSDA Amended
Final

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1. Executive Summary

The Access Review Report is a key element in the design development of the proposed new mixed-use building at 4-6 Bligh Street, Sydney NSW, which will include hotel, commercial and ancillary retail uses, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Premises Standards (including DDA Access Code) and, ultimately, the Federal Disability Discrimination Act (DDA).

Morris Goding Access Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The review will ensure that the following elements comply with relevant statutory guidelines, and in addition, target a higher level of accessibility and inclusiveness benchmarks: ingress and egress; paths of travel; circulation areas; common area access; and sanitary facilities.

2. Background

2.1 Introduction

This report has been prepared to accompany a detailed State Significant Development (SSD) development application (DA) for a mixed-use building located at 4-6 Bligh Street, which will include hotel, commercial and ancillary retail uses. The detailed SSD DA is consistent with the approved and gazetted LEP Amendment No. 49 which establishes key planning controls and the maximum building envelope on the site.

The Council of the City of Sydney, as delegate for the Minister for Planning and Public Spaces (the Minister), is the Consent Authority for the SSDA under an Instrument of Delegation issued by the Minister on 3 October 2019.

The applicant seeks consent for the construction of a 59-storey mixed-use hotel and commercial development. The purpose of the project is to revitalise the site and deliver new commercial floorspace and public realm improvements consistent with the City's vision to strengthen the role of Central Sydney as an international tourism and commercial destination.

A separate development consent (D/2018/892) relating to early works for the proposed application was granted for the site on 31 January 2020. Consent was granted for the demolition of the existing site structures, excavation and shoring of the site for three basement levels (to a depth of RL9.38m) to accommodate the proposed mixed-use hotel and commercial development. As such, this application does not seek consent for these components and instead seeks to rely upon and activate D/2018/892 for early works.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs). Specifically, this report has been prepared to respond to the following SEARs:

Secretary's Environmental Assessment Requirements
4 Built Form and Urban Design Assess how the development complies with the relevant accessibility requirements.

The detailed SSD DA seeks development consent for:

- Site establishment, including removal of three existing trees along the Bligh Street frontage and decommissioning and removal of an existing substation (s2041) on the site
- Construction of a 59-storey hotel and commercial office tower. The tower will have a maximum building height of RL225.88 (205m) and a total gross floor area (GFA) provision of 26,796sqm and will include the following elements:
  - Five basement levels accommodating a substation, rainwater tank, hotel back of house, plant and services. A porte cochere and four service bays will be provided on

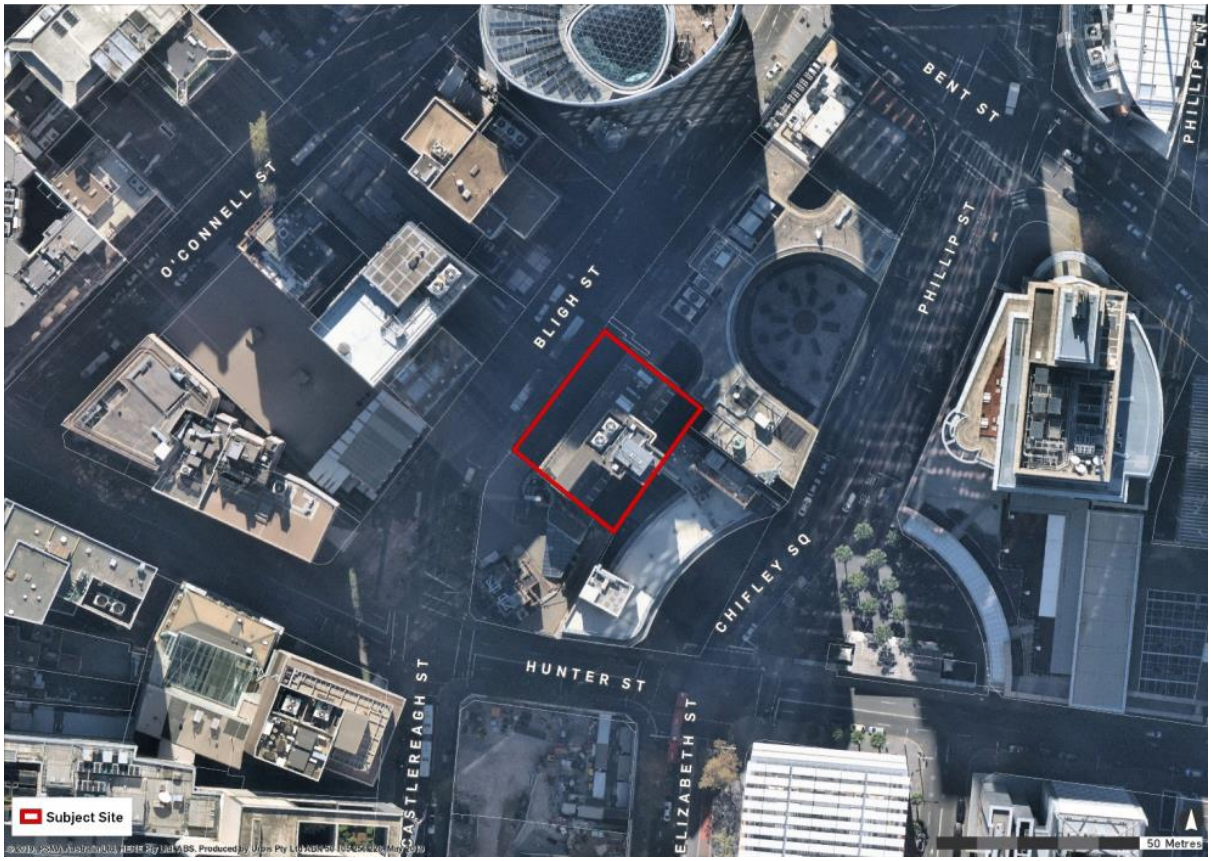
basement level 1, in addition to 112 bicycle spaces and end of trip facilities on basement level 2 and 28 car parking spaces
- A 12-storey podium accommodating hotel concierge and arrival at ground level, conference facilities, eight levels of commercial floor space and co-working facilities and hotel amenities including a pool and gymnasium at level 12.
- 42 tower levels of hotel facilities including 417 hotel keys comprising standard rooms, suites and a penthouse.
- Two tower levels accommodating restaurant, bar, back of house and a landscaped terrace at level 57.
- Plant, servicing and BMU at level 59 and rooftop.

- Increase to the width of the existing Bligh Street vehicular crossover to 4.25m and provision of an additional 4m vehicular crossover on Bligh Street to provide one-way access to the porte cochere and service bays on basement level 1.
- Landscaping and public domain improvements including:
  Replacement planting of three street trees in the Bligh Street frontage,
  - Construction of a landscape pergola structure on the vertical façade of the north-eastern and south-eastern podium elevations.
  - Awning and podium planters, and
  - Provision of a feature tree at the level 57 terrace.
- Identification of two top of awning building identification signage zones with a maximum dimension of 1200mm x 300mm. Consent for detailed signage installation will form part of a separate development application.
- Utilities and service provision.
- Installation of public art on the site, indicatively located at ground level.

2.2 The Site

The site is identified as 4-6 Bligh Street, Sydney (the site) as illustrated in the figure below. The site is comprised of a single allotment and is legally described as Lot 1 DP 1244245 with a total area of 1,128m².

Figure 1 – Site Aerial


O'CONNELL ST
BLIGH ST
BENT ST
PHILLIP ST
PHILLIP LN
CHIFLEY SQ
HUNTER ST
CASTLEREAGH ST
ELIZABETH ST
Subject Site
50 Metres

3. Accessibility Review

3.1 General

Holdmark NSW Pty Ltd has engaged Morris Goding Access Consulting to provide a design review of the proposed multi-storey hotel and commercial building at 4-6 Bligh Street, Sydney NSW 2000, cited herein as 'the subject building'.

The requirements of the investigation are to:

- Review supplied drawings of the subject development;
- Provide a report that will analyse the provisions of disability design of the subject development; and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.

3.2 Objectives

The Report seeks to ensure compliance with statutory requirements. The Report considers user groups, who will include the following: hotel guests, function guests, office workers, visitors, staff, and members of the public.

The Report seeks to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to ensure the development is designed to meet the object of the federal Disability Discrimination Act 1992 to eliminate, as far as possible, discrimination against persons on the ground of disability.

3.3. Building Classifications

The following table sets out the components of the subject building and the corresponding building classifications:

Element	Building Classification(s)
Function and meeting spaces	Class 9b
Commercial offices	Class 5
Hotel common areas	Class 3 / Class 9b
Hotel sole-occupancy units	Class 3

3.4 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip-resistance of floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

3.5 Accessibility of Design

This report will apply all of the following for the purposes of providing reasonable access provisions for people with disabilities: the Federal Disability Discrimination Act (DDA), the Disability (Access to Premises – Buildings) Standards 2010, the BCA, Universal Design principles, the AS 1428 Series, and other design guidelines.

The project architect and an appropriately qualified accessibility consultant will, during design development stage, examine key physical elements to identify physical barriers and incorporate solutions as a suitable response to the project objectives and the relevant disability statutory regulations.

3.6 Statutory and Regulatory Requirements

The report has been prepared with reference to the following:

- AS1428.1(2009) – Design for Access and Mobility
- AS1735.12(1999) – Passenger Lifts for People with a Disability
- Building Code of Australia (NCC2022) Parts D4, E3, F4
- Sydney DCP 2012
- Federal Disability (Access to Premises – Buildings) Standards 2010, Schedule 1 of which is known as the ‘Access Code for Buildings’
- Federal Disability Discrimination Act 1992 (DDA)

3.7 Advisory Standards

There are also additional advisory standards that are not currently adopted by the DDA Access Code 2010 or the BCA or that can be considered, including:

- Universal Design Principles
- AS1428.2(1992) – Enhanced and Additional requirements

4. General Access Planning Considerations

4.1 Codes

The Disability Discrimination Act 1992 (DDA) is federal law. Under the DDA, it is unlawful to discriminate against a person on the grounds of that person's disability.

The Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards 2010') are disability standards that were made pursuant to the DDA. The Premises Standards 2010 entered into force on 1 May 2011, and apply both to new buildings and to the affected parts of existing buildings. Schedule 1 of the Premises Standards 2010 is also known as the Access Code 2010. The disability provisions in the Building Code of Australia are substantially similar to those of the Premises Standards 2010.

Compliance with the Premises Standards 2010 and the BCA is achieved either via satisfaction of the Deemed-to-Satisfy requirements, or via an appropriate Performance Solution, or via a combination of both.

4.2 Universal Design

MGAC supports the use of universal design ('UD') principles to maximise access for all people. MGAC will assist the design team to incorporate UD principles where possible within the project, whilst still meeting mandatory compliance requirements.

UD principles consider the needs of a broad range of people including older people, families with children, people from other cultures and language groups, visitors in transit, and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialised 'accessible' features that can be costly, visually unappealing, and may perpetuate exclusion and potential stigma.

A UD approach has numerous benefits for the client, for businesses within the building, for individual users, and for society in general. An inclusive environment that can be accessed, understood, and used by as many people as possible makes good business sense, and is more sustainable.

The seven key Universal Design principles are:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use

5. Ingress & Egress

5.1 Site Ingress

The DDA Access Code 2010 and BCA contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- An accessible path of travel that complies with AS1428.1(2009) is required from the main pedestrian entry points at the allotment boundary to the building entrances.
- An accessible path of travel that complies with AS1428.1(2009) is required between buildings (or parts of buildings) that are connected by a pedestrian linkage.
- The principal pedestrian entrance is required to be accessible.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

The principal pedestrian entrance for hotel and commercial users of the subject building is located on Ground Level, and fronts Bligh Street. The principal pedestrian entrance for the lounge on Ground Level also fronts Bligh Street. A continuous accessible path of travel from the public footpath at Bligh Street to each of the above principal pedestrian entrances will be achieved for compliance with the DDA Access Code 2010 and the BCA.

There will be an external stairway on Ground Level that will run from the Bligh Street public footpath to the lounge main entrance. The stairway will be detailed to comply with AS1428.1(2009) during design development phase.

The access to the principal pedestrian entrances will be seamlessly integrated into the design of the subject building and will be as direct as possible for satisfaction of section 3.12 of Sydney DCP 2012.

5.2 Main Entrances

The DDA Access Code 2010 and BCA contain requirements for building entrances to be suitable for the use of persons with disabilities. Key amongst those requirements are the following:

- The principal pedestrian entrance is required to be accessible.
- Where there is more than one main entrance, access is required through at least 50 per cent of the entrances. Note that, wherever possible, it is preferred that 100 per cent of the entrances are accessible.
- For buildings with a floor area of greater than 500m^2, any non-accessible entrance cannot be located more than 50m distance from an accessible entrance.

- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1(2009). Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not deemed to be accessible; if they are provided, an alternate accessible entry door is required adjacent.

- An accessible path of travel, eg. ramp or lift, needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion, and is accordance with UD principles.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

The hotel and commercial principal pedestrian entrance on Ground Level consists of a set of hinged doors. The lounge principal pedestrian entrance on Ground Level also consists of a set of hinged doors. The doorways will be detailed to comply with AS1428.1(2009) as applicable during design development.

There will be a porte cochere entrance for hotel and other guests on Basement Level 1. The provision of an accessible path of travel from the vehicular aisle to the lift lobby is achievable for compliance with the DDA Access Code 2010 and BCA.

Appropriate measures to delineate the pedestrian lobby and the vehicular aisle will be provided during design development phase for compliance with section 3.12 of Sydney DCP.

5.3 Emergency Egress

The DDA Access Code 2010 and BCA contain limited requirements for accessible egress. Key amongst those requirements are the following:

- Clause D3D22 of BCA 2022 requires fire-isolated egress stairs from areas required to be accessible to include at least one continuous handrail designed to be compliant with clause 12 of AS1428.1(2009).
- The provision of either an off-set tread at the base of stair flights, or an extended mid-landing that will allow a 300mm extension clear of egress route, would be considered appropriate to ensure that handrail achieves a consistent height – that is, without vertical or sections of an inconsistent rake.

Assessment

The designated paths of travel for egress from the subject building will be via Stairs 1-7 and 9-10. Each of the above stairways is fire-isolated.

Each of the above stairways will be capable of accommodating at least one handrail. The handrails will each require a consistent height above the stair nosings for compliance with the

BCA. This may be an issue on Levels 12, 13, 33, 54, and 58, however this will be addressed during design development phase.

6. Paths of Travel

6.1 Common Circulation within Buildings

The DDA Access Code 2010 and BCA contain requirements for circulation areas for the use of persons with disabilities. Key amongst those requirements are the following:

- Wheelchair passing bays of 1800mm (width) x 2000mm (length) are required along the parts of an accessway at which a direct line of sight is not available and are to be provided at 20m max. intervals along accessways.
- Wheelchair turning bays of 1540mm (width) x 2070mm (length) are required within 2m of every corridor end and at 20m max intervals along all accessways. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1(2009).
- All doorways for common use to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1(2009).
- All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction. Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, it is noted that all of the internal common-use lobbies and corridors will be capable of accommodating accessible paths of travel for compliance with the DDA Access Code 2010 and BCA.

The accessible paths of travel are seamlessly integrated into the design of the subject building and are as direct as possible for satisfaction of section 3.12 of Sydney DCP 2012.

6.2 Passenger Lifts

The DDA Access Code 2010 and BCA contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. Key amongst those requirements are the following:

- Passenger lifts to have min. internal size at floor of 1400mm width x 1600mm depth, compliant with Part E3.6 of the DDA Access Code 2010 / BCA.
- All lift lobbies and main corridors on each floor level should have a minimum clear width of 1800mm to allow two wheelchairs the ability to pass each other.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6.3 Stairways

The DDA Access Code 2010 and BCA require common-use stairways to comply with AS1428.1(2009).

Assessment

There will be a common-use stairway – namely, Stair 8 – that will run between Ground Level and Level 2 of the subject building. There will be an internal stairway – namely, Stair 11 – that will connect the restaurant on Level 57 with the bar on Level 58 of the subject building. Each of the above stairways will detailed to comply with AS1428.1(2009) during design development phase.

7. Hotel Accommodation

7.1 Accessible Sole-Occupancy Units: Quantity

The DDA Access Code 2010 and BCA contain requirements for accessible accommodation for persons with disabilities. Key amongst those requirements are the following:

- Of the total quantity of hotel sole-occupancy units, the quantity of accessible sole-occupancy units it to meet Table D3.1 of the DDA Access Code 2010 / BCA.
- There is to be a spread of types and locations of accessible hotel sole-occupancy units: 10 units between levels 14 -23; 5 units between levels 34 -38 and 2 units between levels 46 – 52.This represents 17 accessible sole-occupancy units

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

The subject building will have a total of 421 hotel sole-occupancy units ('SOUs'). Of those SOUs, there will be a total of 17 SOUs that have been designated as accessible. This meets the minimum proportion of accessible SOUs that is required under the DDA Access Code 2010 / BCA. The designated accessible hotel SOUs will be of a mix of designs spread over a number of floor levels in the subject building (as described above).

7.2 Accessible Sole-Occupancy Units: Design

The following requirements are to be satisfied in the provision of accessible unit design:

- The entry door of the unit is to achieve a minimum 850mm clear width opening (generally 920 door leaf). Latch-side clearance of 530mm needs to be achieved externally and internally of the door in accordance with AS4299.
- The bathroom needs to be of an adequate size to accommodate the combined circulation requirements under AS1428.1(2009) for pan, shower, washbasin and entry doorway. The shower recess will require review during design development.
- The bedroom needs to achieve a 1 metre clearance on either side of a queen-size bed and clear circulation area of 1540mm x 2070mm at the base of bed, or similar configuration
- All doors need to achieve 850mm clear opening width from the outset and latch side clearances, compliant with AS1428.1(2009).

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

The main entry doorway to each of the accessible SOUs will require clearances for compliance with AS1428.1(2009). This will be addressed during design development phase.

Each accessible SOU will include an accessible bathroom for compliance with the DDA Access Code 2010 / BCA. Each accessible bathroom will require an internal clear length dimension of 2640mm for compliance with AS1428.1(2009).

The division between left-hand and right-hand-transfer pans will need to be as even as possible across the totality of accessible SOUs for compliance with the DDA Access Code 2010 / BCA. In addition, the corridor outside the accessible bathroom will require a minimum clear width of 1240mm for compliance with AS1428.1(2009).

It would be preferred that the SOU bedrooms achieve a width of 3600mm, with wardrobes and other fixed joinery to sit outside this area. This will allow for the provision of a queen-size bed with a clearance of 1000mm on each side of that bed.

8. Hotel Common Facilities & Amenities

8.1 Common Facilities

The DDA Access Code 2010 and BCA contain requirements for access to and within common areas for persons with disabilities. Key amongst those requirements are the following:

- For Class 3 buildings, access is required to each unique common-use facility, such as a gym, swimming pool, entertainment room.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

There will be a hotel reception desk and a lounge on Ground Level. On Level 12 of the subject building, there will be a gym, a swimming pool, and an event space. An accessible path of travel will be provided to and within the above areas for compliance with the DDA Access Code 2010 / BCA.

There is a restaurant on Level 57, and a bar on Level 58 of the subject building. There will be access to and within each of the above facilities for compliance with the DDA Access Code 2010 / BCA 2022.

8.2 Swimming Pool

Assessment

There will be a swimming pool for the use common use of hotel guests on Level 12 of the subject building. A pool hoist will be provided as the accessible means of entry into the pool for compliance with the DDA Access Code 2010 and BCA. The hotel operator will devise and implement a management plan whereby the hotel staff will, upon request, promptly and efficiently deploy the lift for the use of a guest.

8.3 Sanitary Facilities

Assessment

There will be a bank of toilets on Ground Level for the use of the lounge on that level. The bank will include a unisex accessible bathroom. This will satisfy the minimum quantity of accessible bathrooms for that bank under the DDA Access Code 2010 / BCA.

The bathroom will, however, require increased internal dimensions to comply with AS1428.1(2009). This will be achieved during the design development phase.

There will also be unisex cubicles at this bank. Confirmation will be required from the project certifier as to whether the remaining toilets at the bank can be unisex for compliance with the BCA.

If a bank of changerooms on Level 12 for the common use of guests is proposed then, for compliance with the DDA Access Code 2010 / BCA, the provision of one unisex accessible

toilet, one male ambulant cubicle, and one female ambulant cubicle will be required at this bank.

There will be bank of toilets on Level 58 for the use of the bar and the restaurant. The bank will include a unisex accessible bathroom. This will satisfy the minimum quantity of accessible bathrooms for that bank under the DDA Access Code 2010 / BCA. The bathroom will, however, require increased internal dimensions to comply with AS1428.1(2009).

There will one male and one female ambulant cubicle at the above bank. This satisfies the minimum required quantity of ambulant facilities for this bank for compliance with the DDA Access Code 2010 / BCA 2022.

8.4 Hearing Augmentation

Assessment

It is assumed that the event space on Level 12 will have an in-built system of audio amplification. On that assumption, a system of hearing augmentation will be required at that space for compliance with the DDA Access Code 2010 / BCA. Of the types of hearing augmentation that are permissible under the DDA Access Code 2010 / BCA, a hearing loop system would be recommended here.

9. Function and Meeting Facilities

9.1 General

Under the DDA Access Code 2010 and BCA, access is required to and within areas normally used by the occupants in Class 9b buildings.

Assessment

There will be function facilities on Level 1 and meeting rooms on Level 2 of the subject building. There will be access to and within each of the above areas for compliance with the DDA Access Code 2010 / BCA 2022.

9.2 Sanitary Facilities

Assessment

There is one unisex accessible toilet on Level 1 for function use. The accessible toilet is the sole bathroom of any description on this level. The provision of one accessible toilet alone satisfies the minimum quantity of accessible toilets for that level for compliance with DDA Access Code 2010 / BCA. The accessible bathroom itself, as well as any airlock leading to it, will require internal dimensions for compliance with AS1428.1(2009). This will be achieved during design development phase.

There is one unisex accessible toilet and one male and one female ambulant cubicle on Level 2 for function and meeting room use. The provision of the above facilities satisfies the minimum quantity of accessible and ambulant toilets for that level for compliance with the DDA Access Code 2010 / BCA.

9.3 Hearing Augmentation

Assessment

It is assumed that the function spaces on Level 1 and the meeting rooms on Level 2 will have each have in-built systems of audio amplification. On that assumption, systems of hearing augmentation will be required at those areas for compliance with the DDA Access Code 2010 / BCA. Of the types of hearing augmentation that are permissible under the DDA Access Code 2010 / BCA, a hearing loop system would be recommended here.

10. Commercial Offices

10.1 General

Under the DDA Access Code 2010 and BCA, access is required to and within areas normally used by the occupants in Class 5 buildings.

Assessment

The new works will include base-building commercial office tenancy spaces on Levels 2-10 of the subject building. The base-building design will incorporate suitable accessible paths of travel to enable access to and within areas normally used by the occupants.

10.2 Sanitary Facilities

Assessment

One unisex accessible bathroom will be provided on each of the commercial floor levels. This will meet the minimum required quantity of accessible bathrooms for compliance with the DDA Access Code 2010 / BCA. Each accessible bathroom will have suitable internal dimensions for compliance with AS1428.1(2009).

The accessible bathrooms will require an equal division between left- and right-hand-transfer pans for compliance with the DDA Access Code 2010 / BCA. This is will be achieved during the design development phase.

There will be one male ambulant cubicle and one female ambulant cubicle on each of the commercial floor levels. This will meet the minimum required quantity of accessible toilets for compliance with the DDA Access Code 2010 / BCA.

11. Employee and Back-of-House Facilities

11.1 General

Assessment

There will be multiple employee and back-of-house facilities in the subject building. The employee facilities will variously include commercial kitchen facilities, storage facilities, plant, and administration facilities. Appropriate access will be provided to these areas for compliance with the DDA Access Code 2010 / BCA.

11.2 Sanitary Facilities

Assessment

There is a bank of toilets for employees on Basement Level 2 of the subject building. The bank will require one unisex accessible toilet, as well as male and female ambulant cubicles for compliance with the DDA Access Code 2010 / BCA. This is achievable.

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12. Conclusion

MGAC has assessed the proposed scheme for the development at 4-6 Bligh Street, Sydney NSW. The proposed drawings indicate that accessibility requirements pertaining to external site linkages, building access, common area access, and sanitary facilities can be readily achieved.

MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.