



Morris Goding
Access Consulting

Pontiac Land Group
c/o Kylie Chu
Essence Project Management
Level 17, Australia Square
264 George Street
Sydney NSW 2000

5 December 2019

Dear Kylie,

RE: Sandstone Precinct Education Building – Accessibility Statement for MOD7

The following statement provides an accessibility assessment for the MOD6 application for the Sandstone Precinct project.

This statement has been structured as follows. The first section sets out the relevant approval history of the project and the scope of the present statement. The remaining sections discuss, in turn, the design items of the modified scheme would be material to compliance with the applicable accessibility codes.

Approval History and Scope

Approval for the Sandstone Precinct project was sought under application SSD 7484 to the Minister for Planning. Application SSD 7484 received approval on 24 April 2018. The present MOD6 application is made with respect to a modified scheme.

The total scope of the Sandstone Precinct project includes both the Lands Building and the Education Building in Sydney. The scope of the present application under section 4.55 of the EP&A Act, however, pertains solely to the Education Building, cited herein as ‘the subject building’.



The site of the new works at the Education Building is located at 35-39 Bridge Street, Sydney NSW 2000. The scope of the new works at the Education Building is for the adaptive reuse of the existing building into, amongst other things, a hotel facility.

The present MOD6 application under is made with respect to the modified scheme as evinced in following supplied architectural drawings: SP-DA-G-2496-5-WIP; SP-DA-G-2497-5-WIP; SP-DA-G-2498-5-WIP; SP-DA-G-2499-5-WIP; SP-DA-G-2500-5-WIP; SP-DA-G-2501-7-WIP; SP-DA-G-25027-WIP; SP-DA-G-2503-7-WIP; SP-DA-G-2504-7-WIP; SP-DA-G-2505-5-WIP; SP-DA-G-2506-7-WIP; SP-DA-G-2507-7-WIP; SP-DA-G-2508-7-WIP; SP-DA-G-2509-7-WIP; and SP-DA-G-2510-6-WIP.

This statement has been prepared with respect to compliance with all of the following:

1. The Building Code of Australia – Parts D3, E2, and F2.
2. The Federal Disability (Access to Premises – Buildings) Standards 2010, Schedule 1 of which is known as the 'Access Code 2010'.

On Levels 1-9: Provision of a total of 192 sole-occupancy units

The accommodation portion of the new works will have a building classification of Class 3 under the DDA Access Code 2010 and BCA. The modified scheme will contain a total of 192 hotel sole-occupancy units ('SOUs'). This is a reduction in the total quantity of SOUs from the previous scheme.

Of the 192 SOUs in the modified scheme, a total of nine SOUs have been designated as accessible. This meets the minimum proportion of accessible SOUs that is required under the DDA Access Code 2010 and the BCA for the subject building. The designated accessible SOUs will have a variety of internal setouts, and will have a variety of aspects, for compliance with the DDA Access Code 2010 and BCA.

On Lower-Ground Level: Loftus Street entrance

The new accessible principal pedestrian entrance for the subject building will be located on Lower-Ground Level, on the western side of the building, fronting Loftus Street. There will, for compliance with the DDA Access Code 2010 and BCA, be an accessible path of travel from the Loftus Street footpath respectively to each of the following elements: the Loftus Street vestibule main entrance for hotel and function guests; the destination bar main entrance; and the staff back-of-house entrance. Each of the above entry doorways will themselves be detailed to comply with AS1428.1(2009) during design development phase.



It is noted that the common space on the external side of the above three main entry doorways will be used as an aisle for the movement of vehicles in addition to being pedestrian paths of travel. To address the potential conflicts between the movements of vehicles and the movements of pedestrians, the following design measures will be implemented.

First, physical measures will be used at the Loftus Street entrance to provide passive guidance to pedestrians and drivers in relation to the appropriate usage and paths of travel in this area. Such measures will include, but will not be limited to, delineation of the pedestrian paths of travel via contrast in the flooring, and the provision of signage.

Secondly, the hotel operator will devise and implement a plan of management whereby the movement of vehicles in this area will be monitored and supervised by staff. This will include, but will not be limited to, the following: enforced restrictions on permissible hours for vehicular entry and exit; direct supervision and management of such movements by one or more responsible staff members; a low speed limit for vehicles in this area; and, under all circumstances, a right-of-way for pedestrians over vehicles.

Measures will also be implemented to make the Loftus Street entrance function as a principal pedestrian entrance. First, the Loftus Street entrance will be designed to be visibly and patently a main entrance of the subject building from the point of view of guests and visitors. To this end, the Loftus Street entrance will be detailed during design development phase to achieve a comparable aesthetic standard to the remainder of the front-of-house areas of the subject building.

Secondly, the hotel operator will devise and implement a plan of management whereby any arriving hotel guest will, upon arrival, be promptly and efficiently assisted by hotel staff to this entrance. Facilities will be provided whereby hotel, dining, and function guests can, if they wish, request assistance beforehand. Excepting emergencies, the entrance itself will be available for the use of visitors and guests throughout the day.

In view of all of the above measures, the Loftus Street entrance will be capable of being considered the accessible principal pedestrian entrance of the subject building for compliance with the Performance Requirements of the DDA Access Code 2010 and the BCA.

On Lower-Ground Level: Destination Bar

There will be a new Destination Bar at the north-eastern sector of Lower-Ground Level. There will be a new pedestrian main entrance into the Destination Bar that fronts Young Street. The main entrance will require compliance with AS1428.1(2009). This will be addressed during design development phase.



There will be a new stairway that will run from the new main entrance to the main floor the Destination Bar. This stairway will require compliance with AS1428.1(2009). This will be addressed during design development phase.

There will also be a new passenger lift that will run from the new main entrance to the main floor of the Destination Bar. The lift will constitute the accessible path of travel to the Destination Bar. The lift will be designed to comply with all of the requirements of the DDA Access Code 2010 and BCA during design development phase.

On Level 5: Wellness Centre

There is a Wellness Centre at the northern half of Level 5, as shown on drawing SP-AD-E-22005-C. The overall scheme for the Wellness Centre will be capable of accessibility compliance with the DDA Access Code 2010 and BCA. The following is noted with respect to the Wellness Centre.

First, there will be a unisex accessible bathroom in the north-east sector of the Wellness Centre. The accessible toilet will be strategically located in close proximity to the both the treatment suites and the swimming pool. This proximity will be benefit for people with a mobility impairment.

The accessible toilet itself will, however, require modification to achieve compliance with the AS1428.1(2009). This will be achieved during the design development phase.

Secondly, there will be passenger lift access to the pool deck for compliance with the DDA Access Code 2010 and BCA. The passenger lift itself will be detailed to comply with the DDA Access Code 2010, the BCA, and AS1428.1(2009) as applicable. This will be achieved during the design development phase.

Remaining design modifications

The present application will include various other design modifications in addition those discussed above. The majority of those other design modifications will have no material impact on accessibility compliance. Insofar as the remaining modifications will have a material impact on accessibility compliance, they will be addressed during design development to achieve accessibility compliance prior to occupation certificate.



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Conclusion

Upon review, the modified scheme will be capable of achieving compliance with the applicable accessibility codes.

Yours faithfully,

Eden Fong
Associate
Morris Goding Access Consulting