

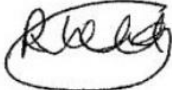

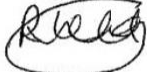
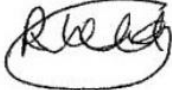

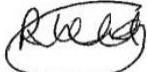
# Accessibility Compliance Report

## BCA 2016

Sydney 1 Project - Tower B  
1 Alfred Street, Sydney NSW

Client: Wanda Group  
Report: 152779.02 - Access  
Date: 26th October 2016

## Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01 Draft	13/10/16	<b>Rachael Telling</b> <i>Access Consultant</i> 	<b>Brendan Bennett</b> <i>Managing Director</i> 	<b>Rachael Telling</b>  ACAA 472 BPB 2283 AIBS 5719 CABE11105293
02 Final	26/10/16	<b>Rachael Telling</b> <i>Access Consultant</i> 	<b>Brendan Bennett</b> <i>Managing Director</i> 	<b>Rachael Telling</b> 

### CERTIFICATION

This report has been authorised by City Plan Services, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge and not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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# 1. Introduction

## 1.1 General

This Accessibility Compliance Report serves as a concept design assessment of the proposed development, known as Hotel Tower B that consists of a newly constructed twenty eight storey hotel tower positioned above a six level basement which will contain carparking, storage facilities and BOH hotel uses. Six retail tenancies are provided on the Ground Floor of Tower B. Tower B is located on the corner of Pitt Street and Herald Square in Sydney's CBD opposite the First Fleet Park and Circular Quay transport and tourist hub.

Tower A is located on the corner of George Street and Alfred Street on the same allotment and proposed works include a 61 storey mixed use development including retail on Ground and Lower Ground Levels and 59 levels of residential apartments.

This report relates to Tower B and the associated basement carparking levels only. Tower A is subject to a separate report and Development Consent although comments are made where relevant.

The property is situated within the local government area of City of Sydney.



## 1.2 Purpose of the Report

This report has been prepared, on behalf of Wanda Group, to identify the level of compliance of access for people with disabilities with the current version of the Building Code of Australia and relevant legislation.

## 1.3 Report Basis

This report is based on:

1. Architectural plans prepared by Crone Architects and Kengo Kuma and Associates, as listed in Appendix 1.
2. The Building Code of Australia 2016, inclusive of NSW variations (See Note 1).
3. AS1428.1-2009 - Design for access and mobility Part 1: General requirements for access - New building work.
4. AS/NZS2890.6-2009 Off-street parking for people with disabilities
5. Disability (Access to Premises – Building) Standards 2010.
6. Environmental Planning and Assessment Act 1979.
7. Environmental Planning and Assessment Regulation 2000.

Notes (1) Building Code of Australia (BCA) 2016 was adopted in NSW on 1 May 2016. The amendment of the BCA in force at the date of lodgement is the version called up by Clause 98 of the Environmental Planning & Assessment Regulation 2000 for the purpose of the building design. Therefore comments may be subject to changes to comply with updated versions of the Building Code of Australia.

## 1.4 Exclusions & Limitations

This report has been prepared based on the following limitations and exclusions;

1. Structural design or design of the building, and
2. The inherent derived fire-resistance ratings of any existing structural elements of the building (unless specifically referred to); and
3. The design basis and/or operating capabilities of any existing or proposed electrical, mechanical, hydraulic or fire protection services, and
4. This report does not consider heritage significance, and
5. This report does not include or imply compliance with;  
Demolition Standards not referred to by the BCA;  
Occupational Health & Safety Act;  
Construction Safety Act;  
Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, TR&MS, Council and the Like; and  
Requirements of Planning legislation, and  
Any conditions of Development Consent.
6. This report does verify compliance with the Disability Discrimination Act on those matters covered by the Premises Standard.

7. The use of this report is limited to its intended purposes and shall not be relied upon by any other party.

## 2. Disability Discrimination Act 1992 (DDA)

All organisations have a responsibility, under the Federal Disability Discrimination Act 1992 (DDA), to provide equitable, dignified access to goods and services and to premises used by the public.

The DDA endeavours to provide protection against unfair and unfavourable treatment for people with a disability in Australia.

The objects the DDA are as follows;

1. to eliminate, as far as possible, discrimination against persons on the ground of disability in the areas of:  
work, accommodation, education, access to premises, clubs and sport; and  
the provision of goods, facilities, services and land; and  
existing laws; and  
the administration of Commonwealth laws and programs; and
2. To ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and
3. To promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

A Disability, in relation to a person, means:

- total or partial loss of the person's bodily or mental functions; or
- total or partial loss of a part of the body; or
- the presence in the body of organisms causing disease or illness; or
- the presence in the body of organisms capable of causing disease or illness; or
- the malfunction, malformation or disfigurement of a part of the person's body; or
- a disorder or malfunction that results in the person learning differently from a person without the disorder or malfunction; or
- a disorder, illness or disease that affects a person's thought processes, perception of reality, emotions or judgment or that results in disturbed behaviour;
- to avoid doubt, a disability that is otherwise covered by this definition includes behaviour that is a symptom or manifestation of the disability.

The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community. When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities it's a requirement to provide equitable & dignified access. It is worth mentioning that the DDA is case law based, in that its not prescriptive legislation and it does not contain construction standards or performance standards and it's a complaints based Act which allows a complaint to be lodged which is then assessed and determined by the courts as the whether there are grounds of discrimination. The Disability (Access to Premises - Buildings) Standards 2010 as discussed below is created under the DDA, however the case based law principle of the DDA Act remains the same.

Section 23 of the DDA Act required access to premises and that it's unlawful for a person to discriminate against another person on the ground of the other person's disability, by either of the following:

- by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or
- in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or
- in relation to the provision of means of access to such premises; or
- by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or
- in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or
- by requiring the other person to leave such premises or cease to use such facilities.

Section 24 of the DDA Act also required access to goods, services and facilities and its unlawful for a person who provides goods or services or makes facilities available, to discriminate against another person on the ground of the other person's disability:

- a) by refusing to provide the other person with those goods or services or to make those facilities available to the other person; or
- in the terms or conditions on which the first-mentioned person provides the other person with those goods or services or makes those facilities available to the other person; or
- in the manner in which the first-mentioned person provides the other person with those goods or services or makes those facilities available to the other person.

### 3. Disability (Access to Premises – Building) Standards 2010

On the 1st May 2011 the Disability (Access to Premises - Buildings) Standards 2010 known as 'The Premises Standard', was introduced to bring the DDA into line with the updated Building Code of Australia (BCA 2011). Prior to 01.05.2011, were a building was designed and constructed to comply with the BCA, there was no guarantee or assurance that the building complied with the DDA.

The Premises Standard applies to all new 'buildings' and in certain circumstances existing buildings undergoing upgrade works. The Premises Standards aim is to provide certainty for the building industry in relation to meeting the requirements for access to new building, being compliance with the DDA. The Premises Standard generally aligns with the BCA and provides specific prescriptive requirements and prescribes compliance with a range of Australian Standards relating to access and associated matters. This is to say that if a building is designed and constructed under the current BCA and the Premises Standard it means there is a greater level of assurance that you have met the requirements with the DDA

The Building Code of Australia, in conjunction with the DDA applies to all new buildings, new building works to existing buildings and buildings undergoing significant refurbishment or alteration.

The objective of the premises standard is to ensure that dignified, equitable, cost effective and reasonably achievable access to buildings, and facilities and service within buildings, is provided for people with a disability.

The Premises Standard apply when an application for approval of building work (Construction Certificate) is made on or after 1 May 2011.

The requirements for upgrading access are limited to the area of new work and the 'affected part'. The 'affected part' provisions for existing buildings require the provision of a compliant accessible path of travel from the principal public entrance to the new or modified part of an existing building.

Access upgrades are not required outside the area of the new work. The provisions of the DDA continue to apply to those areas of the building outside the area of the new work. Concessions from the 'affected part' upgrade provisions also apply where the applicant for the works is a lessee in a multi tenanted / leased premises.


In the case of the subject building, the entire building and associated parts are new works and therefore the Premises Standard is applicable to the whole building.

## 4. Access and Facilities for People with a Disability

### 4.1 Assessment Methodology

This part of the assessment considers the accessibility requirements of the Building Code of Australia specifically Clause D2.17, Part D3, Clauses E3.6 & F2.4, and referenced standards AS1428.1-2009 - Design for access and mobility Part 1: General requirements for access - New building work and AS/NZS 2890.6-2009 - Off-street parking for people with disabilities.

#### 4.1.1 Access For People With A Disability (Clauses D2.17, Part D3, E3.6 and F2.4)

BCA Clause	Title	Assessment and Comment	Status
D2.17	Handrails	<p>Handrails must be—</p> <ul style="list-style-type: none"> <li>(i) located along at least one side of the ramp or flight; and</li> <li>(ii) located along each side if the total width of the stairway or ramp is 2 m or more; and</li> <li>(iii) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and</li> <li>(iv) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and</li> <li>(v) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1.</li> </ul> <p>Handrails within fire- isolated stairs do not require the one tread width step back as shown in Figure 28 of AS1428.1 however note the continuous handrail should be fixed at a height of 865mm measured above the nosings of the stair and should not allow any vertical sections where the one tread width has not been provided.</p>  <p>Where handrails are not provided in accordance with the DTS provision, a Performance Solution may be appropriate to justify an alternate design. The public domain area may require a Performance Solution depending on the proposed design documentation. Details to be shown within CC package.</p>	The building is capable of complying
D3.1	General building access requirements	In accordance with Table D3.1, access is to be available in the following areas;	The building is capable of complying

BCA Clause	Title	Assessment and Comment	Status
		<p><b>Class 3 Hotel and ancillary areas</b></p> <p>From the pedestrian entrance required to be accessible to each floor level (as a lift is being provided) and to the entrance doorway of each SOU.</p> <p>The hotel lobby is accessed from either Herald Square or Pitt Street boundaries. The path from the pedestrian's footpath to the entry doors will be level or have a compliant accessway consisting of ramps satisfying AS1428.1. A staff entry is provided between on the West façade at Ground floor that accesses the BOH office and staff BOH lifts.</p> <p>Lifts are provided near the hotel foyer that serve the tower, common facility and function levels and the basement.</p> <p>Access is to be provided to and within common areas including -</p> <p>Basement 5 - Resident's (Tower A Class 2) motorcycle park area</p> <p>Basement 4 - Resident's (Tower A Class 2) motorcycle park area, bike parking area</p> <p>Basement 3 - Retail / hotel bicycle parking, BOH areas, EOT lockers and rooms, staff canteen, staff lounge, male and female sanitary facilities and changing rooms</p> <p>Note - Columns within accessible parking shared areas not acceptable. Car space allocations for persons with a disability associated with the Tower A adaptable housing apartments will require a detailed review with the CC documentation. The 3 accessible spaces allocated to the hotel as identified within Clause D3.5 below are to comply with AS2890.6.</p> <p>Ground - BOH office, hotel foyer and reception, pantry, male, female and unisex WC's, lobby bar / lounge</p> <p>Ground Mezzanine- BMS room</p> <p>Basement 2 - VIP lounge, residential storage rooms</p> <p>Level 01 - Pool, spa treatment rooms, gymnasium, yoga and reception areas, salon, fitness café, male, female and unisex sanitary and changing facilities.</p> <p>Note: Spa 2 room, requires 530 on latch side going into room.</p> <p>Level 02 - Executive office and sanitary facilities</p> <p>Level 03 - Grand ballroom, pre function area, VIP room, sanitary facilities</p>	

BCA Clause	Title	Assessment and Comment	Status
		<p>Level 03 Mezzanine - Meeting/boardrooms &amp; sanitary facilities</p> <p>Level 04 - All day dining, VIP banquet rooms, specialty restaurant, reception and sanitary facilities</p> <p>Level 23 - Chinese restaurant, private dining rooms, reception and sanitary facilities</p> <p>Notes: Door leading out of WC lobby requires 530mm on latch and 110mm on hinge side. A 1m clear path is required on 1 side leading to the back of reception desk. Ensure at least one of the double doors leading into private dining 2 will have 850mm effective clear width.</p> <p>Level 24 - Bar, bar terrace, reception, sanitary facilities, VIP/KTV room</p> <p>Note: 1m path required to behind reception desk and door circulation to accessible WC as per Level 24. At least one of the double doors into the VIP/KTV room should have an effective clear width of 850mm.</p> <p>Level 25 - Private party BBQ open terrace</p> <p><b>Class 3 Sole-Occupancy Units</b></p> <p>There are 182 SOU's within the hotel Levels 6 to 22 and therefore in accordance with Table D3.1 nine (9) accessible sole-occupancy units are to be provided.</p> <p>The 9 accessible units represent a range of rooms available with different views and sizes and are identified as -</p> <p>Level 06 - JR Suites 1 and 3, Bay 4 and Bay 5</p> <p>Level 07 - Bay 7, 8 and 10</p> <p>Level 08 - Bay 6 &amp; 7</p> <p>The accessible rooms have not been design developed internally, an accessible shower and WC is required in addition to a clear path to the entrance doors and circulation clearances throughout each accessible SOU. The accessway to the entrance door from the accessible passenger lifts complies and further details of the internal layout to be developed within the construction documentation.</p> <p><b>Class 6 Retail &amp; 9b Function / Meeting Rooms</b></p> <p>Access is required to and within all areas normally used by the occupants to comply with Table D3.1 of the BCA.</p>	

BCA Clause	Title	Assessment and Comment	Status
		<p>Six (6) retail tenancies are shown on Ground Floor of Tower B. Access is shown from the allotment boundary to each retail unit and through double swinging inward opening doors. At least one the door leafs should have a 850mm effective clear width. Sanitary facilities associated with the retail areas should allow for a compliant accessway between the facilities and the retail tenancies.</p> <p>We understand the installation of the required sanitary facilities for the retail tenancies will be subject to separate Development Approval.</p> <p><b>Class 7a Carparking</b></p> <p>Access is required to and within any level containing accessible carparking spaces.</p> <p>Accessible carspaces (32 in total) are located on the following levels-</p> <p>Basement 6 - 10  Basement 5 - 10  Basement 4 - 10  Basement 3 - 2</p> <p>Lifts are provided from the hotel Tower B and Tower A into the basement levels.</p> <p>A residential drop off area is shown on Level 2 with hotel parking and a hotel VIP drop point.</p> <p>Note: The Class 2 residential storage areas within the Basement levels are required to be accessible. At least one leaf of the double swinging doors should have an effective clear width of 850mm. Door Schedule to be provided at Construction stage to ensure compliance.</p> <p><b>Class 10b Swimming Pool</b></p> <p>The pool has a perimeter greater than 40m (approx 56m) and therefore access is required to and within this area.</p> <p>See further information below within Clause D3.10</p> <p>Construction documentation should demonstrate compliance for all of the areas identified above.</p>	
D3.2	Access to buildings	<p>An accessway must be provided to a building required to be accessible—</p> <ol style="list-style-type: none"> <li>1. from the main points of a pedestrian entry at the allotment boundary; and</li> <li>2. from another accessible building connected by a pedestrian link; and</li> </ol>	The building is capable of complying

BCA Clause	Title	Assessment and Comment	Status
		<p>3. from the required accessible carparking spaces on the allotment</p> <p>Access is available to the Ground Floor entrances from the allotment boundary.</p> <p>An accessway is to be provided between Tower B to Tower A a clear 1m accessway is required and preferably should be at Ground Floor level. To access the residential lobby of Tower A requires a person to use Council's footpath and slightly leaving the allotment boundary to achieve this. A Performance Solution will be required at the applicable construction certificate stage to justify an alternative path via Basement 3 level is provided in addition to the path available on Ground Floor to satisfy Performance Requirement DP1. The use of wayfinding signage in accordance with AS1428.1 should be developed into the design.</p> <p>Accessible parking provided within the basement levels are to have an accessway connecting to both Towers and all facilities and services provided. The building is shown to comply.</p> <p>The building is over 500m<sup>2</sup> and all entrances have at least one accessible principle entry. The building is shown to comply.</p> <p>Doorways at the principle pedestrian entrances and along accessways are to have a clear opening width of not less than 850mm in accordance with AS 1428.1-2009.</p>	
D3.3	Parts of building to be accessible	<p>Every ramp and stairway must comply with—</p> <ol style="list-style-type: none"> <li>1. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</li> <li>2. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> <li>3. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1-2009.</li> </ol> <p>Full details to be provided with construction documentation. Currently there are no ramps proposed.</p> <p>Every passenger lift is required to comply with E3.6. See Clause E3.6 below.</p> <p>Accessways are required to have a turning spaces complying with AS 1428.1-2009 within 2 m of the end of <u>accessways</u> where it is not possible to continue travelling along the <u>accessway</u>.</p> <p>All levels within Tower B are provided with the required 1540mm x 2070 turning space at the end of each corridor and the building complies.</p>	The building is capable of complying

BCA Clause	Title	Assessment and Comment	Status
		<p>This report is not for the retail tenancy fitouts that will be subject to a separate building approval however the general layout internally complies with this clause.</p> <p>Note: Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of AS1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p>	
D3.4	Exemptions	<p>The following areas are not required to be accessible:</p> <ol style="list-style-type: none"> <li>1. An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>2. An area that would pose a health or safety risk for people with a disability.</li> <li>3. Any path of travel providing access only to an area exempted by (1) or (2).</li> </ol> <p>Within Tower B and the basement levels, the below areas have been considered as exempt;</p> <p>Basement 6 - Ground water treatment plant and Co-gen plant, storage rooms not associated with residential storage</p> <p>Basement 5 - Storage rooms not associated with residential storage</p> <p>Basement 4 - Cold Water tank &amp; pump room, storage rooms not associated with residential storage</p> <p>Basement 3 - Das &amp; BDR rooms, staff kitchen, switch room laundry and uniform linen, cooling tower tank and pumproom, non-residential storage rooms</p> <p>Basement 2 - Chiller rooms, hotel grease arrester, hot water plant room, general storage, HSKP store, driver lounge, switch room</p> <p>Basement 1 - Hotel and residential waste and recycle rooms, Tower A prep kitchen, Tower B grease arrester, dry and cool stores, sub-station basement chamber, carpark ventilation and diesel fuel pump room</p> <p>Ground - Security office, luggage room</p> <p>Ground Mezzanine - Generator, pool plant</p> <p>Level 03 - Ballroom kitchen</p> <p>Level 03 Mezzanine - Furniture store, A/V control</p>	Note

BCA Clause	Title	Assessment and Comment	Status
		<p>room</p> <p>Level 04 - Specialty &amp; A.D.D kitchen</p> <p>Level 05 - Plant and air handling units</p> <p>Level 23 - Kitchen/s</p> <p>Level 24 - Club restaurant plant</p> <p>Level 25 - Plant and cooling towers</p>	
D3.5	Car parking	<p>A total of 191 plus 3 car sharing carspaces are provided within Basement levels. 153 are associated with the Class 2 Tower A building and 41 for the hotel Class 3 &amp; Class 6 Tower B use.</p> <p>32 accessible carspaces are shown between Basement Level 2 to 6.</p> <p>Sydney's DCP and in conjunction with AS4299 requires 29 adaptable units for Tower A.</p> <p>Table D3.5 requires 2 accessible carspaces to be provided for the 9 accessible hotel SOU's and as 0.4 of a space is required by Council's DCP, an additional accessible carspace is shown to allow for 3 accessible spaces for Tower B.</p> <p>Construction documentation should show all accessible carspaces positioned as close as possible to the passenger lifts serving the Towers and columns shown within shared spaces should be repositioned accordingly.</p> <p>Note: D3.5 of the BCA does not require a designated accessible car space to be provided for the Class 6 use if less than 5 spaces provided in total and Table D3.5 does not stipulate accessible carspace requirements for Class 2 use.</p>	The building is capable of complying
D3.6	Signage	<p>Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each sanitary facility, a space with a hearing augmentation system and each floor required to be provided with an exit sign and state the word 'Exit' and 'Level' followed by the floor number.</p> <p>Signage in accordance with AS 1428.1 must be provided to the accessible unisex and ambulant sanitary facilities to identify the facility is suitable for right handed use.</p> <p>Details of signage to be provided with construction documentation</p>	The building is capable of complying
D3.7	Hearing augmentation	The Class 9b facilities on Level 1, and the ballroom function room on Level 3 and the meeting rooms on Level 3 mezzanine are to be	The building is capable of

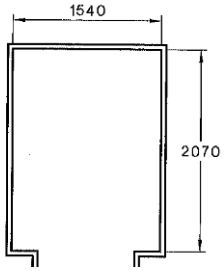
BCA Clause	Title	Assessment and Comment	Status
		<p>provided with a hearing augmentation system where an inbuilt amplification system will be provided.</p> <p>Details to be provided with construction documentation. .</p>	complying
D3.8	Tactile indicators	<p>Tactile ground surface indicators (TGSIs) are required to be provided to warn people who are blind or have a vision impairment that they are approaching -</p> <ul style="list-style-type: none"> <li>(i) a stairway, other than a <u>fire-isolated stairway</u>; and</li> <li>(ii) a ramp other than a <u>fire-isolated ramp</u>, step ramp, kerb ramp or <u>swimming pool</u> ramp; and</li> <li>(iii) in the absence of a suitable barrier— <ul style="list-style-type: none"> <li>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</li> <li>(B) an <u>accessway</u> meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in <u>D3.4</u>, if there is no kerb or kerb ramp at that point, except for areas exempted by <u>D3.4</u>.</li> </ul> </li> </ul> <p>Tactile ground surface indicators are to be documented to the applicable stairs and ramps and are required to comply with sections 1 and 2 of AS/NZS 1428.4.1-2009.</p> <p>Hazard indicators will be required either side of the Basement entry adjacent Pitt Street to safely access Retail 6.</p> <p>Detailed CC drawings to demonstrate compliance within the above areas.</p>	The building is capable of complying
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	This is not a Class 9b assembly building with fixed seating.	Not Applicable
D3.10	Swimming Pools	<p>The communal pool on Level 1 has a perimeter greater than 40m (approx 56m) and therefore access is required to and within this area in accordance with D3.1 and an accessible entry/exit by one of the below means is to be provided in accordance with this clause;</p> <ul style="list-style-type: none"> <li>(i) a fixed or movable ramp and an aquatic wheelchair; or</li> <li>(ii) a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or</li> <li>(iii) a platform swimming pool lift and an aquatic wheelchair; or</li> <li>(iv) a sling-style swimming pool lift.</li> </ul>	The building is capable of complying

BCA Clause	Title	Assessment and Comment	Status
		Construction documentation should demonstrate compliance.	
D3.11	Ramps	A series of connected ramps must not have a combined vertical rise of more than 3.6 m. Tower A or B do not show connecting ramps.	Not Applicable
D3.12	Glazing on an accessway	<p>On an accessway, 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 1428.1-2009.</p> <p>Full height glazed panels and doors for the retail glazed entrances, the residential lobby and communal areas will require compliant solid contrasting strips.</p>	The building is capable of complying
E3.6	Passenger lifts	<p>In an accessible building, every passenger lift must—</p> <p>(a) be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</p> <p>(b) have accessible features in accordance with Table E3.6b; and</p> <p>(c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p> <p>A lift design statement certifying compliance with BCA 2016 Clause E3.6 and AS1735.12-1999 will be required with the construction approval.</p>	The building is capable of complying
F2.4	Accessible sanitary facilities	<p>In a building required to be accessible, accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a).</p> <p><b>Class 3 Hotel</b></p> <p>In every accessible sole-occupancy unit and where male and female sanitary compartments are provided in common areas, not less than 1. Basement 3 level to be reviewed in detail at CC stage. An accessible is WC required and accessible changing room facilities.</p> <p><b>Class 6 Retail/Restaurants and 9b Function /Meeting rooms</b></p> <p>One on every storey containing sanitary facilities and where more than 1 bank of WC's provided, at not less than 50% of those banks.</p> <p>The WC facilities provided near the fitness café on Level 01 currently do not allow door circulation clearances leading to and from the accessible WC</p>	The building is capable of complying

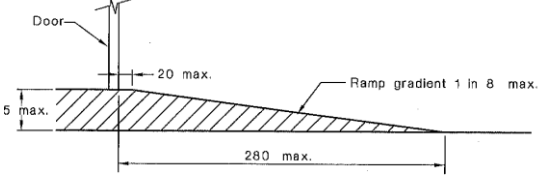
BCA Clause	Title	Assessment and Comment	Status
		<p>and ambulant facilities not detailed within the male and female rooms. Sanitary facilities provided on all other levels within common areas of the hotel have not yet been detailed. Details to be reviewed within CC documentation.</p> <p>The sanitary facilities required for the retail tenancies will be designed at a later stage.</p> <p>The accessible unisex sanitary compartments must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels.</p> <p>The circulation spaces, fixtures and fittings of accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1.</p> <p>In addition to the unisex sanitary compartment, each bank of toilets must be provided with a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 and must be provided for use by males and females. The facilities provided to the staff on Basement 3 level do not currently show ambulant toilets and will subject to a detailed review within construction documentation.</p>	

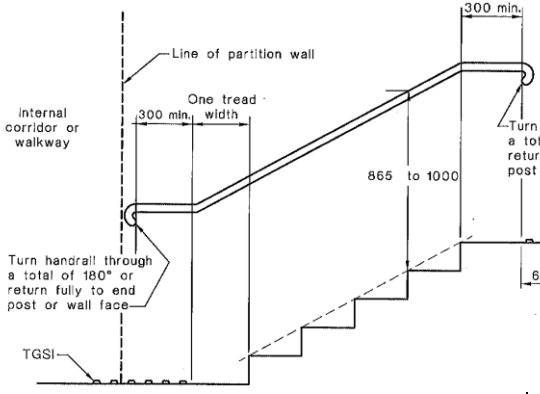
#### 4.1.2 Design for Access and mobility - AS1428.1-2009

1428.1 clause	Title	Assessment and Comment	Status
6.1	General	<p>A continuous accessible path that does not include a step or stairway is to be provided from the accessible car spaces to the lobbies for the commercial and residential use.</p> <p>An accessway is also required between the two towers at Ground Level that will allow access to the various retail and café facilities available.</p> <p>A continuous path of travel should be approachable from the allotment boundary at the common pedestrian intersections with the existing footpaths on Council's property.</p> <p>The podium level drawing prepared by Oculus has been reviewed and compliance is achievable via a Performance Solution where the accessway requires a person to slightly leave the premises boundary in order to approach Tower A. Construction documentation to be reviewed in detail in due course.</p>	The building is capable of complying
6.2	Height of continuous accessible path of travel	The minimum unobstructed height along the accessible path of travel is to be 2m and 1980mm at doorways.	The building is capable of complying

1428.1 clause	Title	Assessment and Comment	Status
6.3	Width of continuous accessible path of travel	The minimum unobstructed width along the path of travel is not less than 1m.	The proposed building complies
6.4	Passing space for wheelchairs	<p>Passing spaces are not required on the hotel floor lobbies although are provided adjacent the lifts.</p> <p>Passing places are provided externally on the podium level that allows persons to approach with building and the facilities provided within each.</p> <p>The corridor from Tower A to B on B3 near the staff canteen to the public lift lobby is greater than 20m without a direct line of sight and requires a 1800x2000mm passing space and has been shown between the DAS Room B and Staff kitchen corridor.</p>	The building is capable of complying
6.5	Circulation space for wheelchair turn	<p>Accessways are required to have a turning spaces complying with AS 1428.1-2009 within 2m of the end of accessways where it is not possible to continue travelling along the accessway. Corridors and paths are generally measured greater than 1540mm and satisfy a wheelchair to make a 90 to 180 degree turn.</p> 	The proposed building complies
6.6	Visual indicators on glazing	<p>Decals on an accessway glazing must have a contrasting line of not less than 75mm with the lower edge of the contrasting line located between 900mm and 1000mm above the plane of the finished floor level. The contrasting strip must be a minimum of 30%.</p> <p>Full height glazed doors and partitions are to be provided with compliant manifestation. Construction documentation should demonstrate compliance</p>	The building is capable of complying
7.1	Floor and ground surfaces	<p>The continuous accessible paths of travel and circulation spaces are to have a slip resistance surface and should be traversable for all types of disability.</p> <p>Construction documentation should demonstrate compliance</p>	The building is capable of complying
7.2	Tolerances for abutment of surfaces	All abutment of surfaces are required to have a smooth transition including any feature pavement	The building is capable of complying

1428.1 clause	Title	Assessment and Comment	Status
		used as a pedestrian zone and along the continuous accessible path of travel. Construction documentation should demonstrate compliance	
7.3	Changes in level	A change in level along the path of travel should not exceed 5mm and meet tolerances shown in clause 7.2. Construction documentation should demonstrate compliance	The building is capable of complying
7.4	Soft floor coverings	Carpets and mats are required to comply with the requirements of this clause with the exemption of Clause 7.4.1(a) which does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of <u>AS1428.1</u> do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively as outlined by D3.3 of the BCA. Construction documentation should demonstrate compliance	The building is capable of complying
7.5	Grates	Openings in grates are not to exceed 13mm in diameter. Where the slot are less than 8mm, the length of the slots may be in line with the path of travel. Construction documentation should demonstrate compliance	The building is capable of complying
8	Signage	Signage is required to be installed throughout the proposed development in accordance with this provision and BCA D3.6 and Specification D3.6.	The building is capable of complying
9	Tactile ground surface indicators	Tactile ground surface indicators are to be provided to the applicable non-fire isolated stairs including external entrance stairs and are to comply with sections 1 and 2 of AS/NZS 1428.4.1-2009. Additional warning indicators are to be provided for vehicle crossings and driveways where applicable.	The building is capable of complying
10.1	Walkways, ramps and landings	Walkways, ramps and landings are required to be provided in accordance with the requirements of this clause.	The building is capable of complying
10.2	Walkways	The ground surface abutting the walkways shall be firm and level. Landings are not required where the walkways are shallower than 1 in 33 gradient.	The building is capable of complying
10.3	Ramps	All ramps and intermediate landings are to be provided with kerb and handrails on both sides of the ramp and comply with this clause.	The building is capable of complying

1428.1 clause	Title	Assessment and Comment	Status
10.4	Curved walkways, ramps and landings	Curved ramps, walkways and landings are required to comply with the gradients shown in this clause.	The building is capable of complying
10.5	Threshold ramps	<p>Any proposed threshold is required to comply with the requirements of this clause.</p> 	The building is capable of complying
10.6	Step ramps	Any proposed step ramp is required to comply with the requirements of this clause.	The building is capable of complying
10.7	Kerb ramps	Kerb ramps are to be documented where required.	The building is capable of complying
10.8	Landings	The length of a landing must be not less than 1200mm or 1500mm with a change of direction of more than 90°. Construction documentation should demonstrate compliance.	The building is capable of complying
11.1	Stairways	<p>Stairs are required to comply with the requirements of this clause.</p> <p>Generally stairways are required to have opaque risers and contrasting nosing's with a contrasting strip not less than 50mm and not more than 75mm set back a maximum of 15mm from the front of the nosing. Where the contrasting strip is not set back from the front of the nosing then the area of contrast must not extend down the riser by more than 10mm.</p> <p>This level of detail is not currently documented on the plans.</p>	The building is capable of complying
11.2	Stairway handrails	<p>Handrails are required to be installed on both sides of stairs in accordance with the requirements of this clause.</p> <p>Generally handrails should be positioned between 865mm to 1m, extend 300mm plus the length of one tread at the bottom of each stair and 300mm at the top of each stair.</p>	The building is capable of complying

1428.1 clause	Title	Assessment and Comment	Status
			
12	Handrails	<p>Handrails are required to comply with the requirements of this clause and generally handrails must be circular or elliptical handrails with a cross-section of between 30mm to 50mm with a clearance of a minimum 50mm maintained between the handrails and an adjacent wall surface.</p> <p>This level of detail is not currently documented on the plans.</p>	The building is capable of complying.
13.1	Doorway luminance contrast	<p>A minimum luminance contrast of 30% must be provided between the following;</p> <ul style="list-style-type: none"> <li>▪ door leaf and door jamb;</li> <li>▪ door leaf and adjacent wall;</li> <li>▪ architrave and wall;</li> <li>▪ door leaf and architrave or door jamb and adjacent wall.</li> </ul> <p>The minimum width of the luminance contrast is 50mm.</p> <p>This level of detail is not currently documented on the plans.</p>	The building is capable of complying
13.2	Clear opening of doorways	All doors on a continuous accessible path of travel must have a minimum clear unobstructed width of 850mm to the active leaf.	The building is capable of complying
13.3	Circulation spaces at doorways	Circulation spaces are required to be provided on both sides of every door or entryway on the accessible path of travel.	The building is capable of complying.
13.4	Distance between successive doorways	The distance between doorways in vestibules, air locks and other similarly enclosed spaces shall be not less than 1450 mm. Where the doors encroach into space, the distance shall be not less than 1450 mm plus the door leaf width.	The building is capable of complying
13.5	Door controls	<p>Door handles are to comply with the requirements of this clause.</p> <p>Generally door handles should allow the door to be unlocked and opened with one hand, be located between 900mm and 1100mm above the floor, the handle must be such that the hand of a person will not slip from the handle and the</p>	The building is capable of complying

1428.1 clause	Title	Assessment and Comment	Status
		clearance between the handle and door face shall not be less than 35mm and more than 45mm. This level of detail is not currently documented on the plans.	
14	Switches and general purpose outlets	All switches and controls on an accessible path of travel shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners. General purpose outlets shall be located not less than 600 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners. This level of detail is not currently documented on the plans.	The building is capable of complying
14.2	Accessible Sole-occupancy units and accessible sanitary facilities	Rocker action & toggle switches within the accessible SOU's and the location of general purpose outlets are to comply with this clause.	The building is capable of complying
15	Sanitary facilities and showers	The accessible unisex toilet facilities should be designed in accordance with the requirements of this section.	The building is capable of complying
15.3.2	Accessible sole occupancy units	Additional fixtures and fittings within the sanitary and shower rooms are to be designed to satisfy this clause.	The building is capable of complying
16	Ambulant sanitary facilities	A male and female ambulant toilet is required to be provided within each bank of toilets and is to be shown on construction documentation. Grabrails, coat hook, toilet paper dispenser are to be provided in accordance with this provision.	The building is capable of complying
17	Grabrails	Grabrails are required to comply with the requirements of this provision. This level of detail is not currently documented on the plans.	The building is capable of complying

#### 4.1.3 Off-street parking for people with disabilities – AS2890.6-2009

2890.6 clause	Title	Assessment and Comment	Status
2.2.1	Angle parking spaces	A dedicated accessible space should be 2400mm wide by 5400mm long. The shared area on one side of the dedicated space should also be 2.4m x 5.4m although can be shared with another dedicated accessible space. A shared area 2400mm long by 2400mm wide at the end of the dedicated space is required. It may be entirely at the front or at the rear of the space.	The building is capable of complying

2890.6 clause	Title	Assessment and Comment	Status
		<p>The dedicated space and shared area is to be at the same level.</p> <p>Bollards are required 800mm from both the parking isle or roadway end in the centre of the shared area.</p>	
2.2.2	Parallel parking spaces	<p>A dedicated space should be at least 3200mm wide by 7800mm long. A shared area adjacent to the non-trafficked side of the dedicate space is to be at least 1600mm wide by 7800mm long.</p> <p>The shared area may be at a higher level the dedicated space however it will require a kerb no more than 190mm high and the width increased to accommodate kerb ramps in accordance with AS1428.1.</p>	Not Applicable
2.3	Pavement slope and surface	<p>Each dedicated accessible carspace and associated walking and wheelchair unloading areas is to have a firm plan surface with a fall not exceeding 1:40 in any direction (1:33 if the surface is a bituminous seal and the parking space is outdoors) and all related areas are to have a slip-resistant surface.</p> <p>Construction documentation should demonstrate compliance.</p>	The building is capable of complying
2.4	Headroom	<p>The path of vehicle travel from the car park entrance to all accessible carspaces and through to the car park exit shall have a minimum head height of 2200mm.</p> <p>The head height above the individual accessible car space should preferably be no less than 2500mm to allow for wheelchair hoists and roof-mounted wheelchairs on a variety of vehicles.</p>	The building is capable of complying
2.5	Kerb ramps	<p>Where kerb ramps are provided they are to be placed at a front or rear corner of the parking space and designed in accordance with AS1428.1.</p>	The building is capable of complying
3.1	Space identification	<p>Each accessible car space should be identified by the international symbol of access being white on a blue rectangle in accordance with this clause and AS1428.1.</p> <p>Construction documentation should demonstrate compliance.</p>	The building is capable of complying
3.2	Space delineation	<p>Pavement markings identifying the outline of the dedicated spaces, the shared areas and other vacant non-trafficked areas, which may be intentionally or unintentionally obstructed areas are to be in yellow and comply with the requirements of this clause.</p>	The building is capable of complying
A3	Signposting	<p>Direction signs and space reservation signs should be provided where necessary throughout the various carparking areas where the route to the spaces is not readily apparent or for parking</p>	The building is capable of complying

2890.6 clause	Title	Assessment and Comment	Status
		control to formally reserve accessible spaces.	
A4	Access controlled entry	<p>The access control or intercom button into a secure carpark should be positioned to allow a driver in a vehicle equipped for someone who is in the wheelchair to be able to use the device.</p> <p>Any ticket system should cater for someone who may have a weak hand grip. Access control should not be located on a left-hand curve due to the difficulty to drive in close enough to reach the access or intercom button.</p>	The building is capable of complying

## 5. Conclusion

It is our opinion the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings reviewed indicate that compliance pertaining to building access can be readily achieved. Detailed construction drawings are to be provided at Construction Certificate Application phase demonstrating detailed compliance.



**Rachael Telling**

Senior Building Regulations and Access Consultant

ACAA Member No: 472

(For and on behalf of City Plan Services P/L)

## Appendix 1

### Assessed plans prepared by Crone Architects & Kengo Kuma and Associates

Plan Title	Drawing No	Revision	Date
Cover Page	0001	6	20.10.16
Drawing Schedule	0002	6	20.10.16
Area Schedules	0003	5	20.10.16
Site Plan	0101	1	20.10.16
Basement 6 - Residential	1000	7	20.10.16
Basement 5 - Residential	1001	7	20.10.16
Basement 4 - Residential	1002	7	20.10.16
Basement 3 - Hotel BOH	1003	7	20.10.16
Basement 2 - Hotel BOH	1004	7	20.10.16
Basement 1 - Loading & BOH	1005	7	20.10.16
Lower Ground - Tower A	1006	7	20.10.16
Ground - Lobby Hotel & Retail	1007	7	20.10.16
Ground - Mezzanine - MEP	1008	7	20.10.16
Level 01 - Pool & Spa	1009	7	20.10.16
Level 02 - Executive Office	1010	7	20.10.16
Level 03 - Grand Ballroom	1011	7	20.10.16
Level 03 - Mezzanine - Meeting Room	1012	7	20.10.16
Level 04 - All Day Dining	1013	7	20.10.16
Level 05 - Plant	1014	7	20.10.16
Level 06 - Hotel Standard	1015	7	20.10.16
Level 07 - Hotel Standard	1016	7	20.10.16
Level 08 - Hotel Standard	1017	7	20.10.16
Level 09 - Hotel Standard	1018	7	20.10.16
Level 10 - Hotel Standard	1019	7	20.10.16
Level 11 - Hotel Standard	1020	7	20.10.16
Level 12 - Hotel Standard	1021	7	20.10.16
Level 13 - Hotel Standard	1022	7	20.10.16
Level 14 - Hotel Standard	1023	7	20.10.16
Level 15 - Hotel Standard	1024	7	20.10.16
Level 16 - Hotel Standard	1025	7	20.10.16
Level 17 - Hotel Suites	1026	6	20.10.16

Level 18 - Hotel Suites	1027	6	20.10.16
Level 19 - Hotel Suites	1028	6	20.10.16
Level 20 - Hotel Premier Suites	1029	6	20.10.16
Level 21 - Hotel Premier Suites	1030	6	20.10.16
Level 22 - Hotel Presidential Suite	1031	6	20.10.16
Level 23 - Club Restaurant	1032	6	20.10.16
Level 24 - Club Bar	1033	6	20.10.16
Level 25 - Club Rooftop Bar	1034	7	20.10.16
Level Roof	1035	8	20.10.16
East Elevation	2000	6	20.10.16
North Elevation	2001	6	20.10.16
West Elevation	2002	6	20.10.16
South Elevation	2003	6	20.10.16
Section A-A	3000	5	20.10.16
Section B-B	3001	3	20.10.16