

Introduction

The purpose of this report is to provide an accessibility review of the proposed alterations and additions to the existing Merchantile Hotel building at 25-27 George Street, Sydney for the purpose of a hotel, bistro dining areas, lounge bars and eleven (11) accommodation rooms including two (2) accessible rooms with ensuites.

Assessment Criteria

The assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) DDA Premises Standards (including the DDA Access Code)
- (2) Building Code of Australia (BCA 2016) – Parts D3, E3.6 and F2.4.
- (3) Sydney Development Control Plan 2012 – Section 3.12 Accessibility
- (4) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (5) Australian Standard AS1428.4.1 (2009) – Tactile Indicators.
- (6) Australian Standard AS1735.12 (1999) – Lifts.
- (7) Australian Standard AS2890.6 (2009) – Off-Street Parking for People with a Disability .

Development Application Plans

The plans relied upon for this accessibility assessment include the following:

Drawing No.	Issue	Description
I505-SSDA-101	D	Site Plan
I505-SSDA-102	D	Ground Floor Plan
I505-SSDA-103	D	First Floor Plan
I505-SSDA-104	D	Second Floor Plan
I505-SSDA-105	D	Roof Terrace Plan
I505-SSDA-106	D	Roof Plan
I505-SSDA-201	D	Section A
I505-SSDA-202	D	Section B
I505-SSDA-203	D	Section C
I505-SSDA-204	D	Section D
I505-SSDA-301	D	Elevation East George Street
I505-SSDA-302	D	Elevation North
I505-SSDA-303	D	Elevation West Gloucester Walk
I505-SSDA-304	D	Elevation South

Development Summary

The following provides a summary description of the proposed development and how the “accessibility” aspects will satisfy the various “accessibility” requirements as listed above.

- The development proposes to modify the door handles and external pavement at the northern doorway to provide an accessible entrance into the premises and install at least two signs at the inaccessible stairway entrances advising of the accessible northern doorway consistent with D3.6 of the BCA and DDA Premises Standards.
- Install a lift that will have two doors to enable access to the split levels on the ground floor, first floor, second floor and travel to the roof terrace level to enable equitable access consistent with D3.3 of the BCA and DDA Premises Standards.
- The internal stairway links to the ground floor bistro and courtyard shall be upgraded with two handrails and stair nosings complying with AS1428.1 and tactile ground surface indicators in accordance with AS1428.4.1 to satisfy Part D3.3 and D3.8 of the BCA and DDA Premises Standards.
- The internal areas of the ground floor lounge bars, bistro and courtyard shall provide appropriate access in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.
- New sanitary facilities on the ground floor and roof terrace levels include unisex wheelchair accessible toilets while ambulant accessible male and female cubicles will be detailed at construction certificate stage in accordance with AS1428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards.
- Hotel accommodation on the first and second floors proposes eleven rooms including two (2) accessible suites with ensuite bathrooms which are designed to comply with AS1428.1 and thereby satisfy Table D3.9 and F2.4 of the BCA and DDA Premises Standards.
- The new commercial kitchen and laundry on the first floor shall be used by staff and due to potential health and safety risks for people with disabilities this area is not required to be accessible which is consistent with the provisions of Part D3.4 of the BCA and DDA Premises Standards. The same exemption provisions apply to the rooftop kitchenette/server.
- The new lift will also facilitate access to a staff room and office on the second floor in a manner that provides satisfactory access for staff only consistent with the performance requirements of DPI of the BCA and DDA Premises Standards.
- There are existing stairs located in various parts of the first and second floors which are not scheduled for any new works and shall be conserved to retain the heritage significance. Where new flooring is installed then luminance contrasting and slip resistant stair nosings shall be provided in accordance with AS1428.1 and D3.3 and D2.14 of the BCA and DDA Premises Standards.
- The new roof terrace bar restaurant roof terrace lounge bar areas shall incorporate level accessways from the lift to all public areas including the unisex wheelchair accessible toilet in accordance with AS1428.1 requirements and will satisfy Part D3 of the BCA and the DDA Premises Standards.
- Other details pertaining to the stairways, lift, doors, luminance contrast, signage and sanitary facilities will be detailed at construction staged in accordance with the abovementioned Standards to satisfy and Parts D3, E3.6 and F2.4 of the BCA and DDA Premises Standards.
- Overall, it is my opinion that accessibility of the new building works shall be transformational for people with disabilities in being able access all storeys in the building, including bar, restaurant dining, accessible accommodation and accessible sanitary facilities to satisfy the key objectives of the BCA and DDA Premises Standards.



Mark Relf,
Access Consultant (ACAA)

Accessibility Assessment

Assessment Methodology

The review considers the accessibility requirements of the DDA Premises Standards, Building Code of Australia 2016 as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1, AS1428.4.1, AS1735.12 and Council's DCP accessibility requirements.

With respect to the DDA Premises Standards the assessment shall consider the provisions of Section 2.1(5) regarding the Affected Part upgrade.

“Affected Part” Consideration

In review of the plans and documentation I have considered the “Affected Part” of the building in accordance with Section 2.1(5) of the DDA Premises Standards.

2.1 (5) An affected part is:

- (a) the principal pedestrian entrance of an existing building that contains a new part; and
- (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

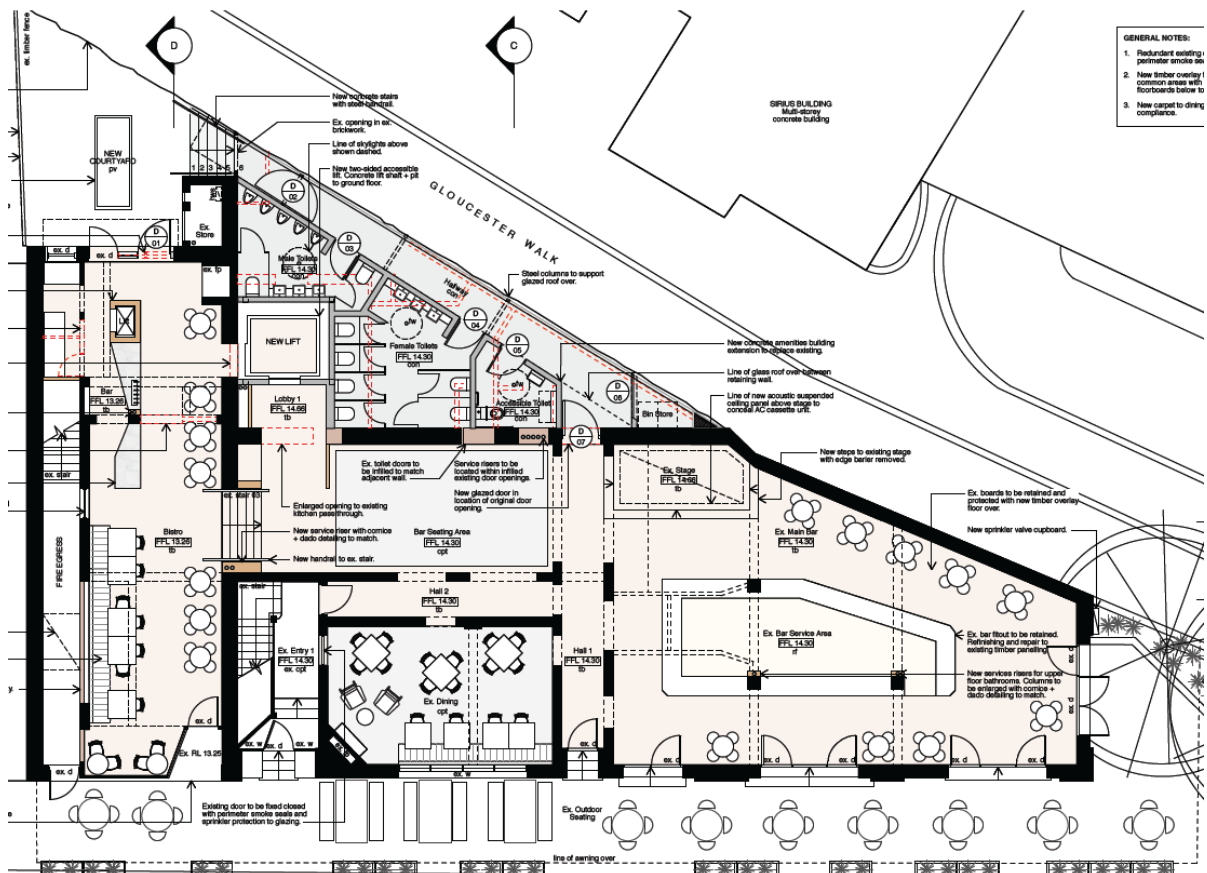
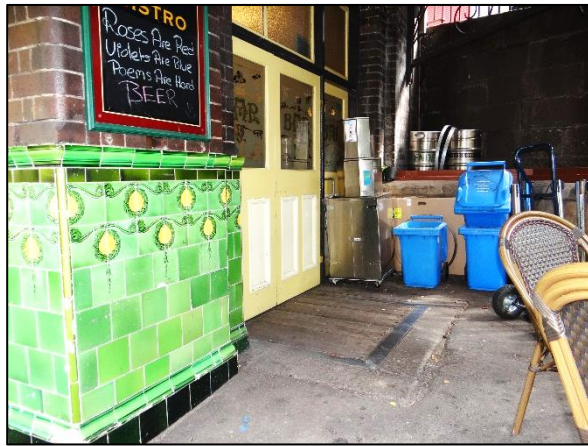
“Affected Part” Statement

The development proposes to reconfigure parts of the internal areas of the building on the ground, first, second floors and add a rooftop terrace bar restaurant and accordingly, a building entrance and lift shall provide an accessible entry and internal accessways to existing areas being redeveloped in accordance with the above listed standards to satisfy Parts DPI, D3.2, D3.3, E3.5 and E3.6 of the BCA as appropriate for the various uses and consequently the *Affected Part* requirements of the DDA Premises Standards.

Site Access & Building Entrances (Parts D3.2 and D3.3 of the BCA)





BCA / DDA Compliance	Complies
<p>1. To ensure appropriate pedestrian access from George Street that is wheelchair accessible the northern doors shall incorporate lever door handles and upgrade the external pavement at the northern doorway to provide an accessible entrance into the premises in accordance with AS1428.1 to satisfy Part D3.2 of the BCA 2016 and DDA Premises Standards.</p> <p>2. The new works will also install at least two signs at the inaccessible stairway entrances and a third sign at the northern doorway advising of the accessible northern doorway consistent with D3.6 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p>

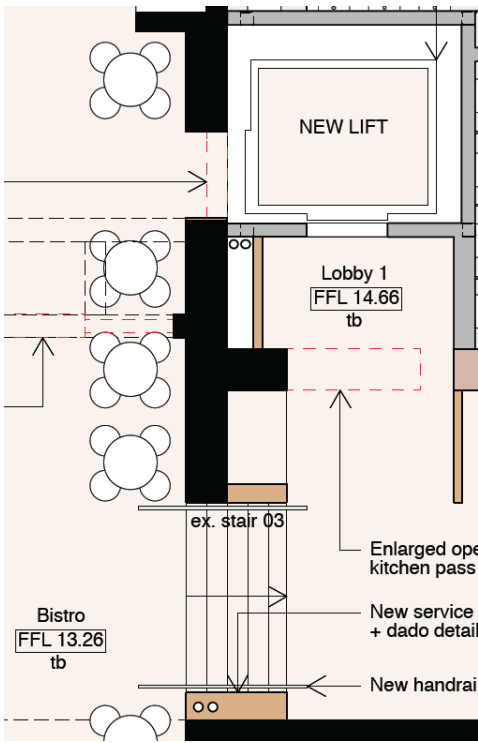


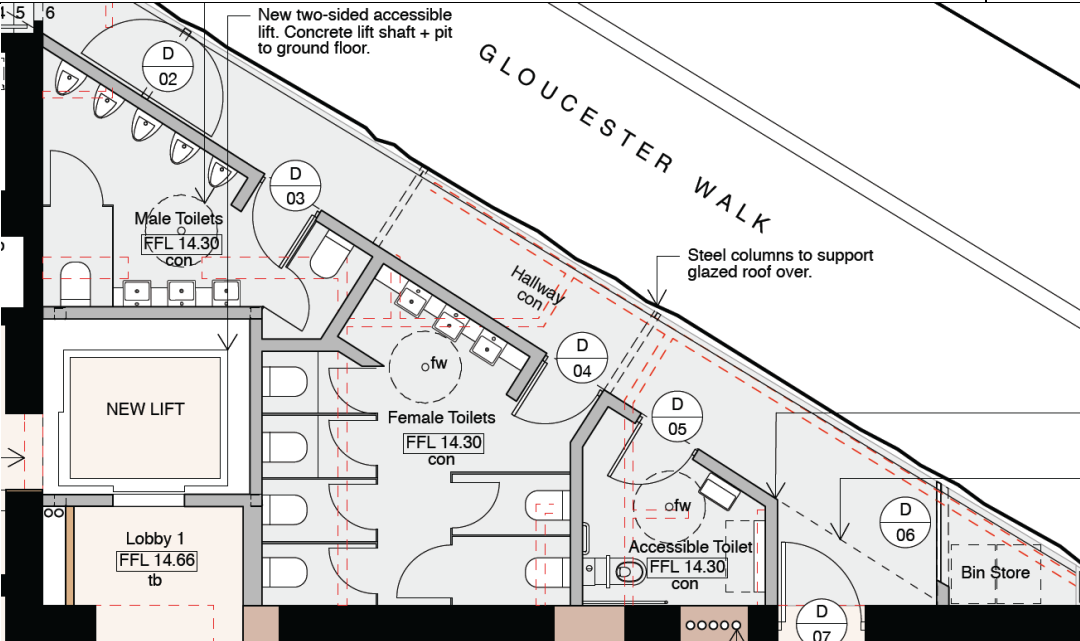
3. **Entrance Stairways** – The existing stairways are generally not subject of any new works.

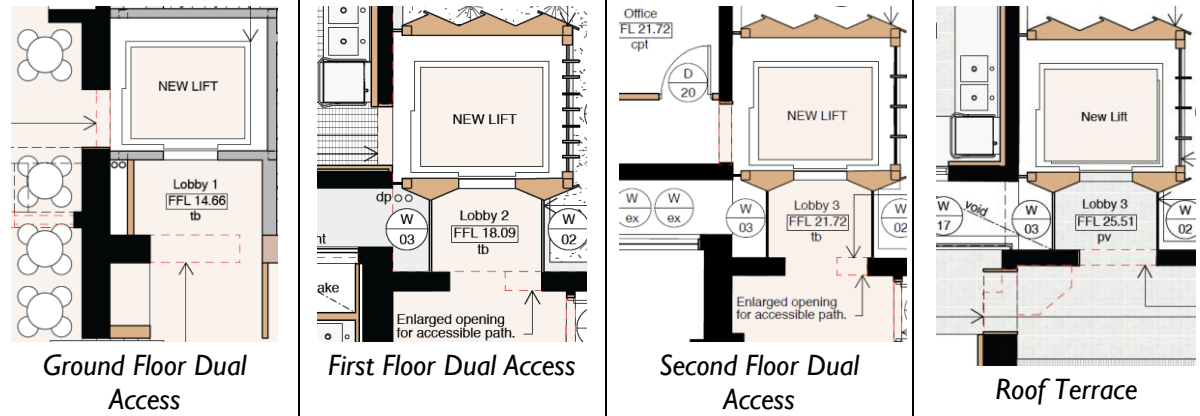
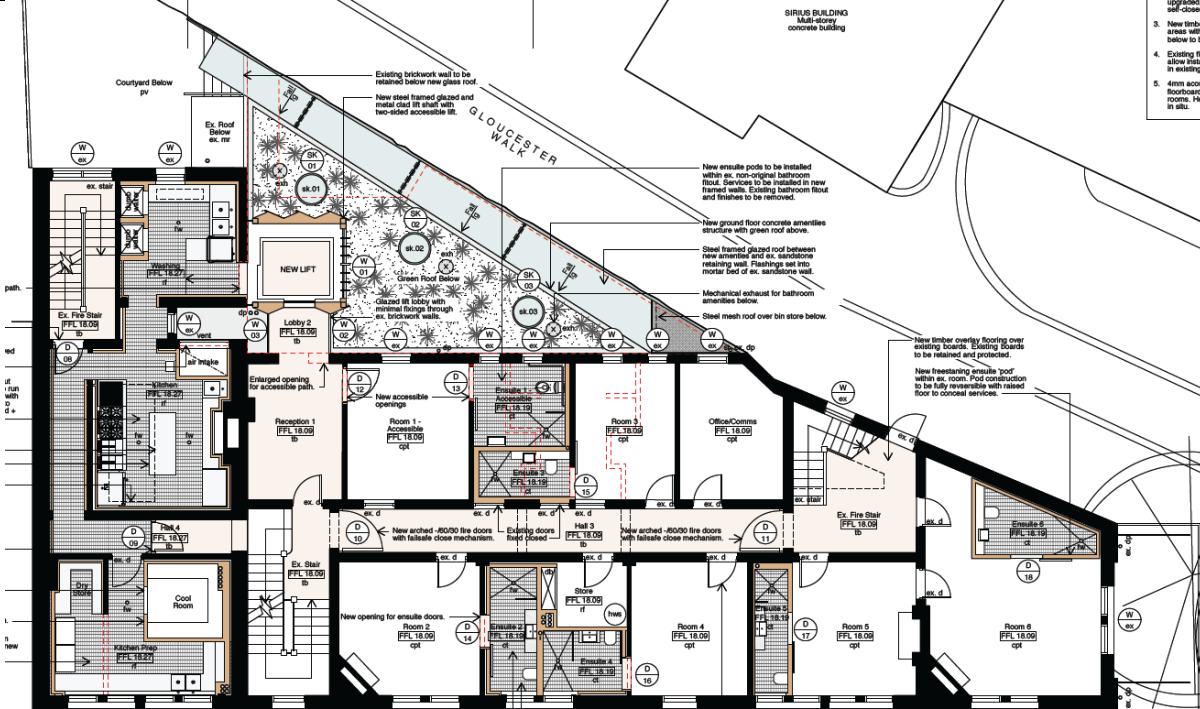
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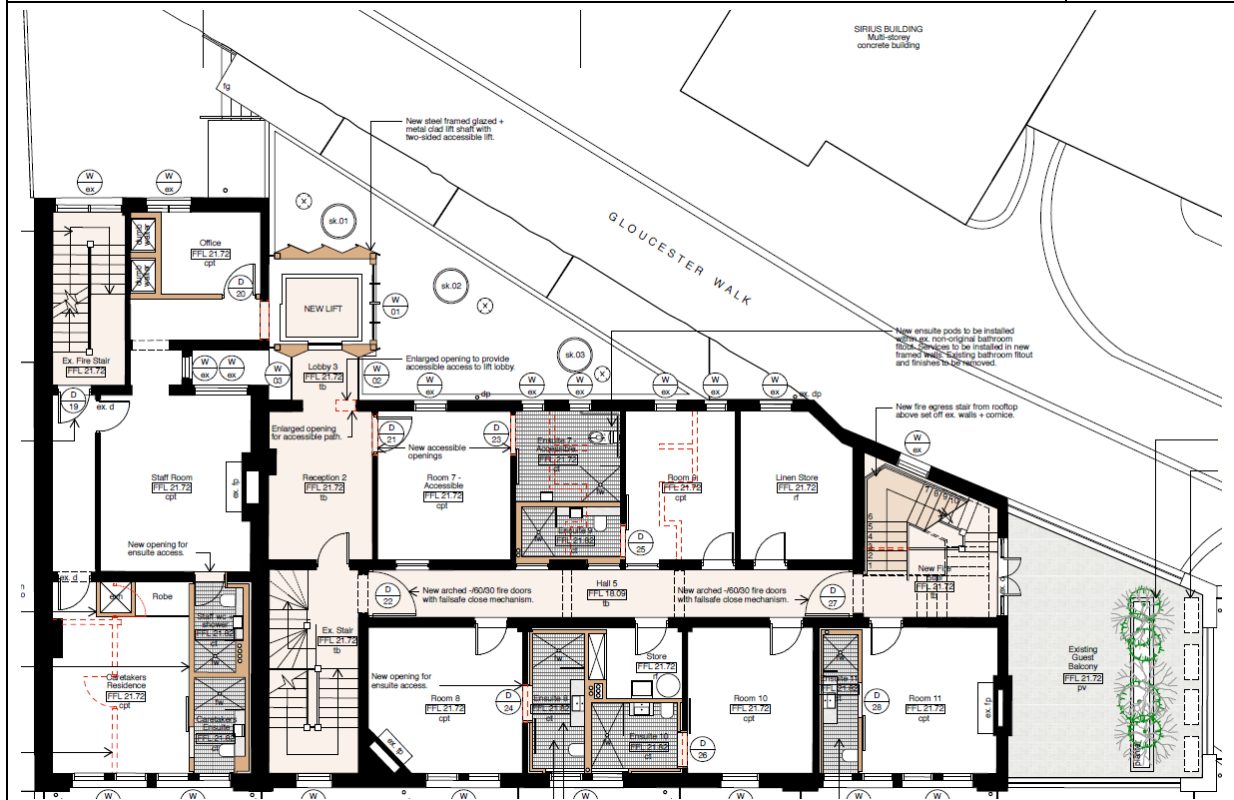
BCA / DDA Compliance		Complies
		Existing N/a

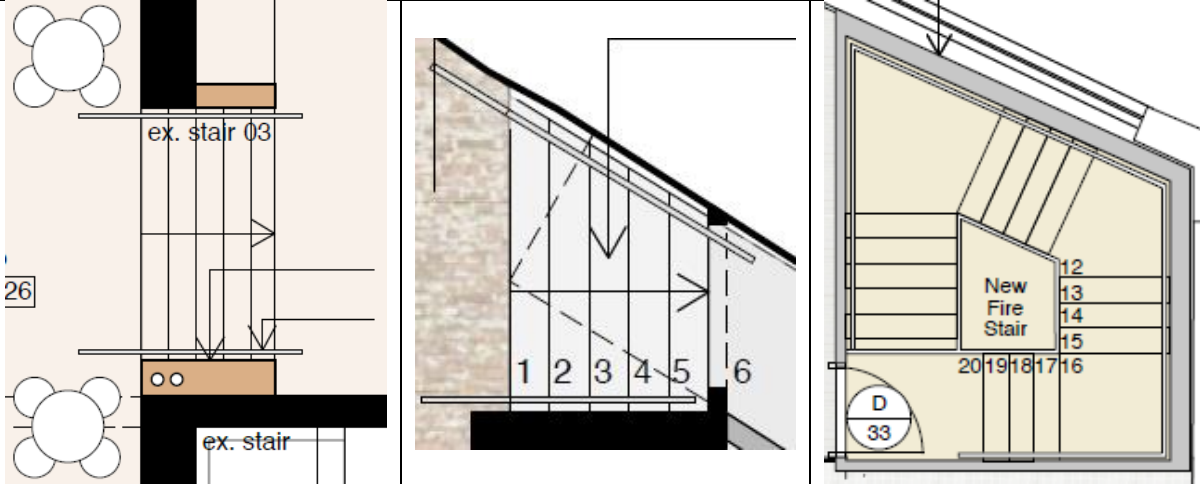
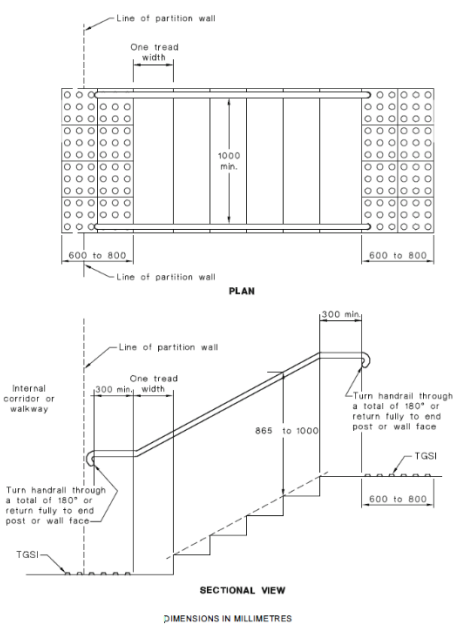
Internal Accessways (Part D3.3 of the BCA)

BCA / DDA Access Code Review		Complies
GROUND FLOOR		
4. Internal Access: Ground Floor - Within the ground floor area of the hotel the plans show a split floor level with as lift and stairway providing access between the levels of the lounge bar / bistro / dining areas and sanitary facilities to ensure equitable access to satisfy Part D3.3 of the BCA, DDA Premises Standards.		YES
5. The new lift proposes a dual doorway to enable access to split floor levels. The lift landings provide adequate area for turning and passing consistent with AS1428.1 and E3.5 of the BCA and DDA Premises Standards.		YES
6. The plans indicate a 1600 X 1400mm lift car which facilitates adequate space to facilitate a turn to enter and turn exit the lift in a forward direction for added convenience.		YES
7. The bistro and courtyard stairways will also include 50-75mm width colour contrasting step nosings, tactile ground surface indicators and other features in accordance with AS1428.1 / AS1428.4.1 to satisfy Parts D3.3 and D3.8 of the BCA and DDA Premises Standards.		YES at CC stage
8. Bistro & Courtyard - The circulation spaces within the ground floor bistro provide appropriate access for Turning, Passing and to the courtyard doorways which include a 920mm door and level thresholds to ensure equitable access to satisfy Part D3.3 of the BCA and DDA Premises Standards.		YES

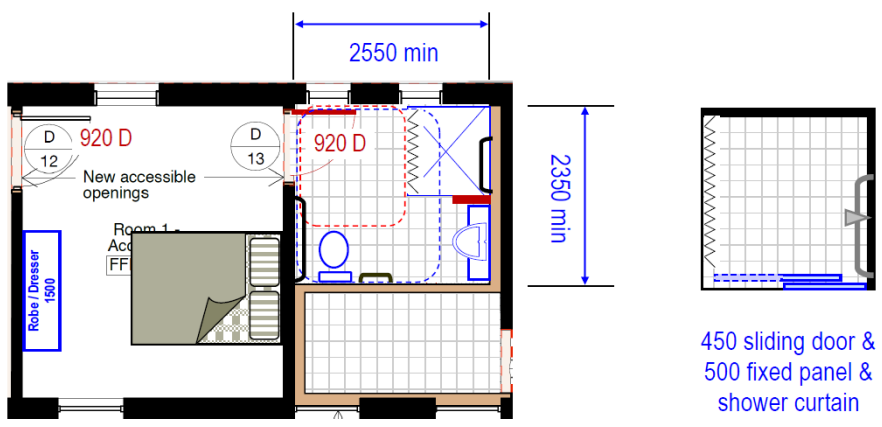
BCA / DDA Access Code Review	Complies
<p>9. The remainder of the indoor bar and dining areas provide a reasonably open plan layout with loose furniture of bar stools, tables and chairs, an existing stage and a doorway to the new sanitary facilities with accessways that generally provide 1200mm minimum width and T-junctions for Turning and Passing Areas to readily comply with ASI428.1 to satisfy Part D3.3 of the BCA, DDA Premises Standards.</p> <p>10. The new ground floor sanitary facilities shall provide a 920mm door to access a 1250mm minimum width accessway that incorporates a 2000mm X 1800mm passing area adjacent to a unisex accessible toilet consistent with ASI428.1 and Part D3.3 of the BCA and DDA Premises Standards. The airlock door D07 will be required to include a push button powered door opener to offset the limited circulation normally required for a manual door.</p> <p>11. While the end of the accessway cannot achieve a 1540 X 2070 Turning Area the installation of advisory signage at the doorway of the unisex wheelchair accessible facility shall enable adequate access in conjunction with the doorway passing area to satisfy DPI of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p> <p>YES Performance based compliance</p>
	
<p>12. Staff Areas - The bar, cool room, kitchen and service areas are generally exempt from the accessibility requirements of the above listed standards due to the particular uses, which is consistent with Part D3.4 of the BCA and DDA Premises Standards.</p>	<p>YES</p>
<p>13. Lift Access – The development proposes a lift to access the first and second floors and rooftop terrace level which enables equitable access to all storeys to comply with Table D3.1 and Part D3.3 of the BCA and DDA Premises Standards.</p> <p>14. The plans will require a 1100mm WIDTH X 1400mm DEPTH lift car consistent with Part E3.6 of the BCA and DDA Premises Standards for a lift that travels no more than 12 metres.</p> <p>15. Lift landings at each level provide at least 1700mm width X 2000mm length with a 1300mm width wall opening as illustrated below which achieves appropriate wheelchair circulation space to access the lift in a manner consistent with</p>	<p>YES</p> <p>YES Can comply</p> <p>YES</p>

BCA / DDA Access Code Review	Complies
ASI428.1 to satisfy E3.5 of the BCA and DDA Premises Standards.	
 <p>Ground Floor Dual Access</p> <p>First Floor Dual Access</p> <p>Second Floor Dual Access</p> <p>Roof Terrace</p>	
<p>FIRST FLOOR</p> <p>16. Internal Access: – Access from the lift to the reception desk and the Accessible Suite No. 1 provides adequate access for Turning and Passing Areas to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>17. The remainder of the first floor structure and layout of rooms is existing and no new works are proposed due to the heritage significance of the premises, with exception of;</p> <ul style="list-style-type: none"> a) Demolition of two partition walls and four (4) doorway openings. b) Installation of bathroom pods for the 6 accommodation suites, coolroom and other fitout items of the commercial kitchen which are generally free-standing of the structural walls. 	<p>YES</p> <p>N/a</p>
	
<p>18. Notwithstanding the minimal intervention on the first floor, retention of the central corridor and limited access for people who use a wheelchair beyond the</p>	<p>YES</p>

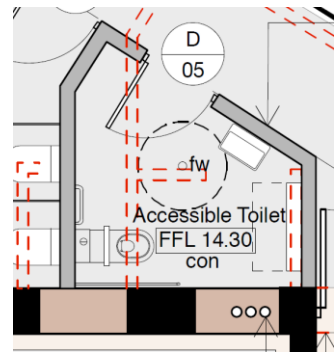


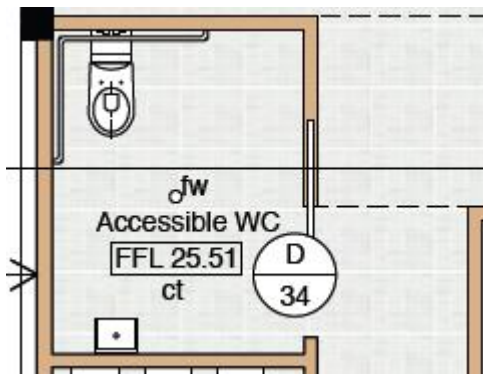
BCA / DDA Access Code Review	Complies
floors as a continuous strip that achieves 30% minimum luminance contrast to the background wall/floor approximately 1500mm from the subject glazing.	
<p>30. Stairways – While there are many stairways within the development the new works are limited to;</p> <ul style="list-style-type: none"> • Bistro to Bar access stair on the ground floor • Courtyard to Toilets access stair on the ground floor • Extension of a fire exit stair from the second floor to roof terrace 	
	
<p>31. Stairways – The bistro stairway new stairway within the courtyard shall provide handrails on both sides with extensions at landings that are protected from transverse accessways by furniture installations consistent with ASI428.1.</p> <p>32. The stairways will also include 50-75mm width colour contrasting step nosings, tactile ground surface indicators and other features in accordance with ASI428.1 / ASI428.4.1 to satisfy Parts D3.3 and D3.8 of the BCA and DDA Premises Standards.</p>	 <p>YES at CC stage</p> <p>YES at CC stage</p>

Accessible Accommodation (Parts D3.9 and F2.4 of the BCA)

BCA / DDA Access Code Review	Complies
<p>33. Accessible Suites Nos. 1 and 7 propose an area of 3400mm X 3800mm with 920mm entry door and bathroom door. This will allow the installation of a queen sized bed with 1550mm clear width on the same side as the doorways and 750mm on the alternate while maintaining up to 850mm clearance at the foot of the bed to a robe / dresser furniture unit.</p> <p>34. The abovementioned circulation spaces provide a satisfactory access within the context of an existing room that will accommodate a queen sized bed enable access for the majority of wheelchair users to reasonably satisfy the performance requirement DPI of the BCA and DDA Premises Standards.</p>	<p>YES Performance based compliance</p>
<p>35. Accessible Ensuities – The plans show accessible bathrooms that are at least 2550mm X 2350mm and will be documented at construction certificate stage to provide a layout of internal fittings and fixtures to comply with AS1428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards.</p>  <p>Rooms 1 & 7 3400mm X 3800mm Bathroom 2550 X 2350 : three walled 1200 shower recess with a 450mm blade screen & 900 vanity/wall basin which is 550 min depth (No RPZ valve required)</p>	<p>YES at CC stage</p>

Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA / DDA Access Code Review		Complies
<p>36. Accessible Toilet – The plans show a unisex accessible toilet on the ground floor that is 2500mm X 1900mm and will be documented at construction certificate stage to provide a 2650mm X 1900mm minimum area and internal fittings and fixtures to comply with AS1428.1 to satisfy Part F2.4 of the BCA, DDA Premises Standards.</p>		<p>Can Comply at CC stage</p>

BCA / DDA Access Code Review		Complies
<p>37. Accessible Toilet – The plans show a unisex accessible toilet on the roof terrace level that is 2300mm X 1200-1900mm and will be documented at construction certificate stage to provide a 2650mm X 1900mm minimum area and internal fittings and fixtures to comply with AS1428.1 to satisfy Part F2.4 of the BCA, DDA Premises Standards.</p>		Can Comply at CC stage
<p>38. Ambulant Accessible cubicles shall be documented at construction certificate stage within the male and female facilities to comply with AS1428.1 to satisfy Part F2.4 of the BCA, DDA Premises Standards.</p>		YES at CC stage

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA / DDA Access Code Review		Complies
<p>39. Details concerning the provision of raised tactile and Braille signage for ALL toilets as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.</p>		YES at CC stage
<p>40. Details concerning the provision of raised tactile and Braille signage for FIRE EXIT doorways as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.</p>		YES at CC stage
<p>41. Wayfinding advisory signs shall will be provided at construction certificate stage as required by Part D3.6 and Specification D3.6 of the BCA regarding;</p> <ul style="list-style-type: none"> • Ground floor accessible entrance • Ground floor corridor to the male toilets not including a 1540 X 2070 Turning Area. • First floor corridor access limited to reception/lobby and Accessible Suite No. 1. • Second floor corridor access limited to reception/lobby and Accessible Suite No. 7. 		YES at CC stage

Tactile ground surface indicators (Part D3.8 of the BCA)

BCA / DDA Access Code Review		Complies
<p>42. Details concerning the provision of tactile ground surface indicators (TGSI's) as required by Part D3.8 of the BCA will be provided at construction certificate stage that will include the new works to non-fire isolated stairways.</p>		YES at CC stage

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is an accredited member of the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia Committees responsible for the AS1428 suite and AS4299 – Adaptable Housing, AS1735 Lifts and AS2890 - Parking.
- Former Member 2000-2014, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

