

ACCESSIBILITY REPORT
PROJECT APPLICATION

**CLARE HOTEL &
ADMINISTRATION
BUILDING**

**KENSINGTON LANE
SYDNEY**



1st November 2012

Prepared by Mark Relf

Introduction

This Accessibility Assessment Report has been prepared to review the plans for a proposed hotel accommodation and restaurant development at Kensington Lane, Sydney having regard to the accessibility standards and legislation as listed below.

The development proposes the adaptive reuse of the Clare Hotel and former Administration building to establish a hotel accommodation and restaurant/bar complex.

This development forms Block 3A of the Central Park redevelopment and will consist of the following.

- Clare Hotel building shall provide the Reception lobby, Lounge on the ground floor, meeting rooms and Unisex Accessible Toilet on level 1, restaurant on levels 2 and 3 with kitchen and back-of-house areas in the basement.
- Administration building proposes restaurants and 7 accommodation suites on the ground floor, 53 accommodation suites on levels 1, 2, 3, 4 and a swimming pool on level 5. Back-of-house facilities and gymnasium are proposed on the basement level.
- Vertical access throughout the two buildings proposes two lifts within the administration building and bridge links to the Clare Hotel building at every level to ensure equitable access.
- Of the 60 hotel rooms the plans show 3 accessible hotel accommodation rooms (G.18, 1A.04 and 1A.13) on the ground floor and Level 1.

Assessment Criteria

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

- Building Code of Australia (BCA 2012) Parts D3, E3.6, F2.4.
- DDA Premises Standards (and Access Code)
- Australian Standard AS1428.1 (2009) – Design for Access and Mobility: General Requirements
- Australian Standard AS1428.4.1(2009) – Tactile Ground Surface Indicators
- Australian Standard AS1735.12 1999) – Lifts, escalators and moving walks

Development Application Plans

The plans relied upon for this accessibility assessment include:

Drawing No.	Issue	Description
I2016 – A-000	A	Cover Page
I2016 – A-001	A	Context Plan
I2016 – A-002	A	Site Analysis
I2016 – A-003	A	3D Images
I2016 – A-100	A	Basement Floor Plan

Drawing No.	Issue	Description
I2016 – A-I01	A	Ground Floor Plan
I2016 – A-I02	A	Level 1 Floor Plan
I2016 – A-I03	A	Level 2 Floor Plan
I2016 – A-I04	A	Level 3 Floor Plan
I2016 – A-I05	A	Level 4 Floor Plan
I2016 – A-I06	A	Pool Deck Level
I2016 – A-I07	A	Roof Plan
I2016 – A-300	A	Section 01
I2016 – A-301	A	Section 02
I2016 – A-302	A	Section 03
I2016 – A-400	A	Elevation East
I2016 – A-401	A	Elevation West
I2016 – A-402	A	Elevation North
I2016 – A-403	A	Elevation South
I2016 – A-701	A	Material Schedule

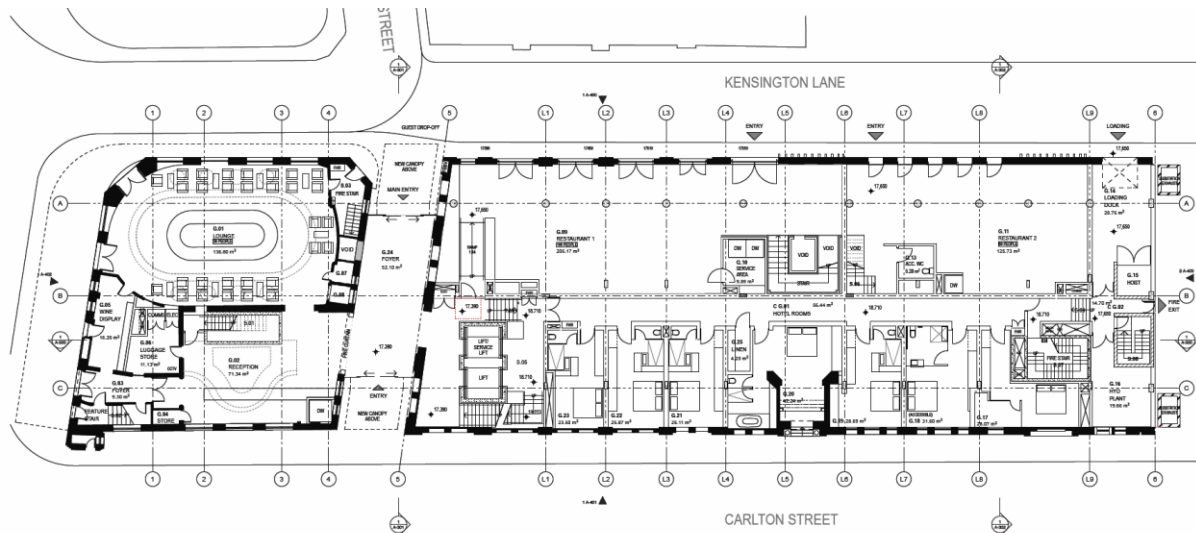
Access Assessment

Assessment Methodology

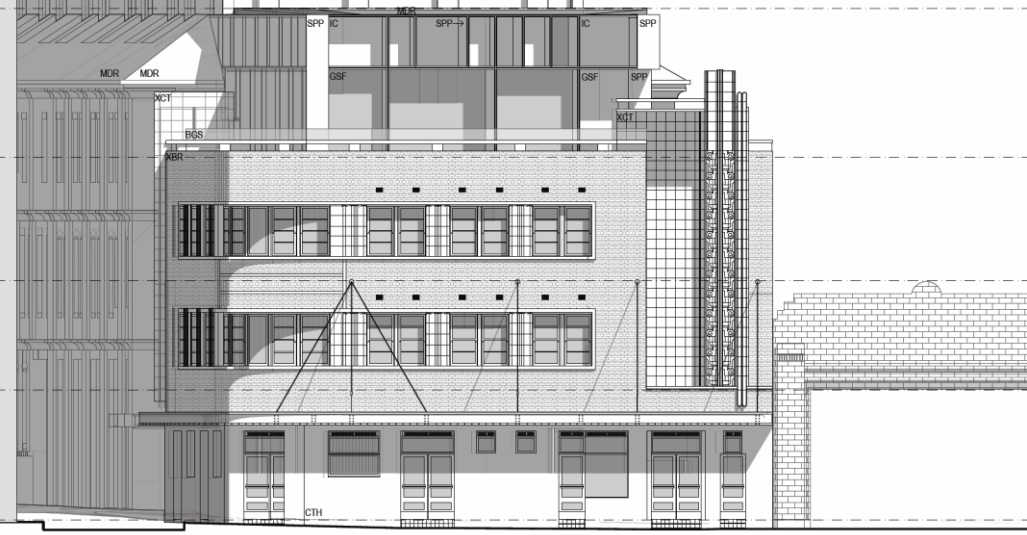
This review considers the accessibility requirements of the Building Code of Australia 2012 as expressed by Parts D3, E3.6 and F2.4, DDA Premises Standards and the referenced standards AS1428.1 and AS1428.4.1 – Design for Access and Mobility, AS1735.12 – Lifts.

The comments do not cover detailed issues pertaining to construction documentation such as internal design of accessible toilet facilities, tenancy fitout, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, signage and the like, which will be confirmed at construction certificate stage.

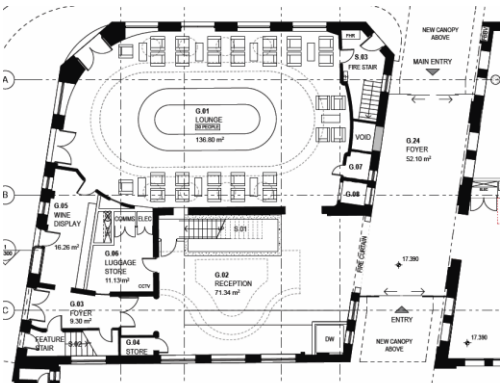
External Pathway Links & Building Entrances (Parts D3.2 & D3.3 of the BCA)

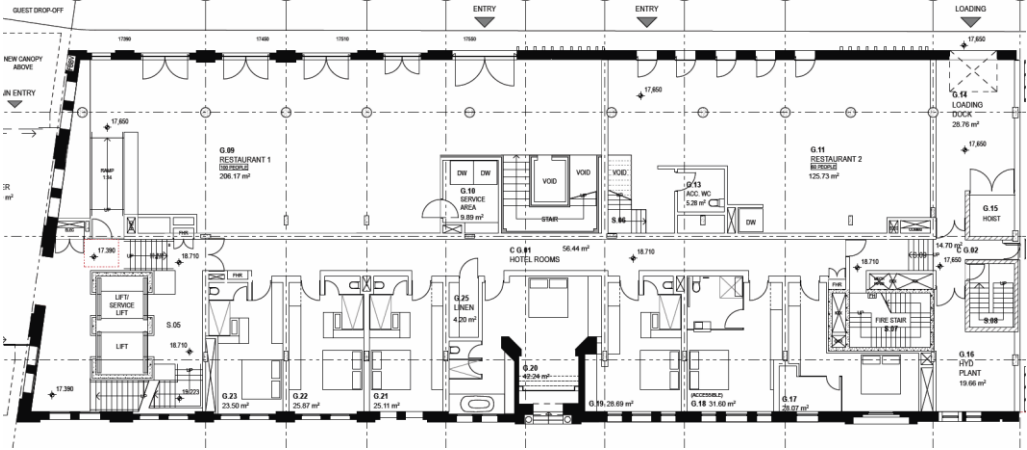


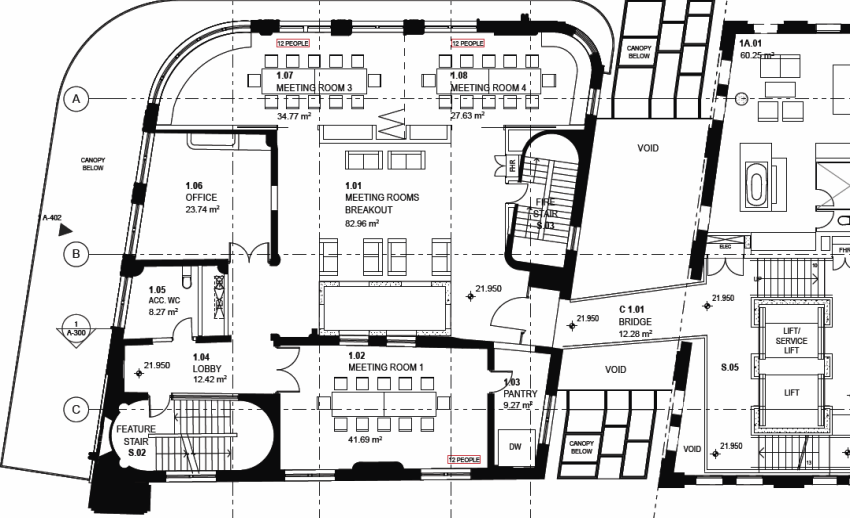
BCA / DDA Compliance	Complies
I. Ground Floor Foyer Entrance – The development proposes a new in-fill foyer area between the two buildings which will provide on-grade access from Kensington Lane and Carlton Street to a generally level entry landing and auto sliding doorways in accordance with AS1428.1 to comply with Part D3.2 of the	YES

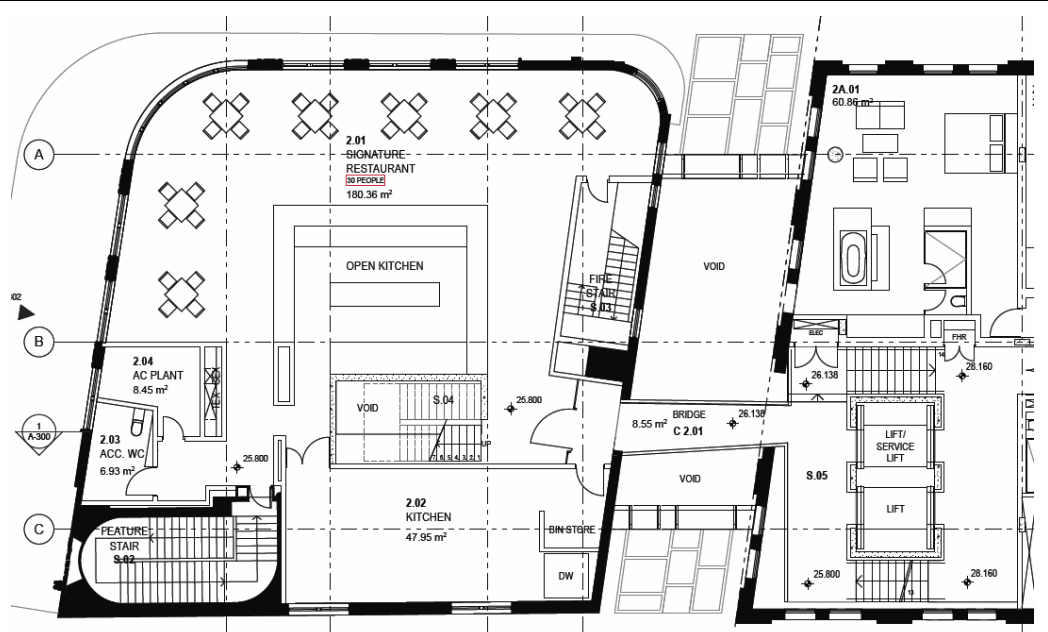
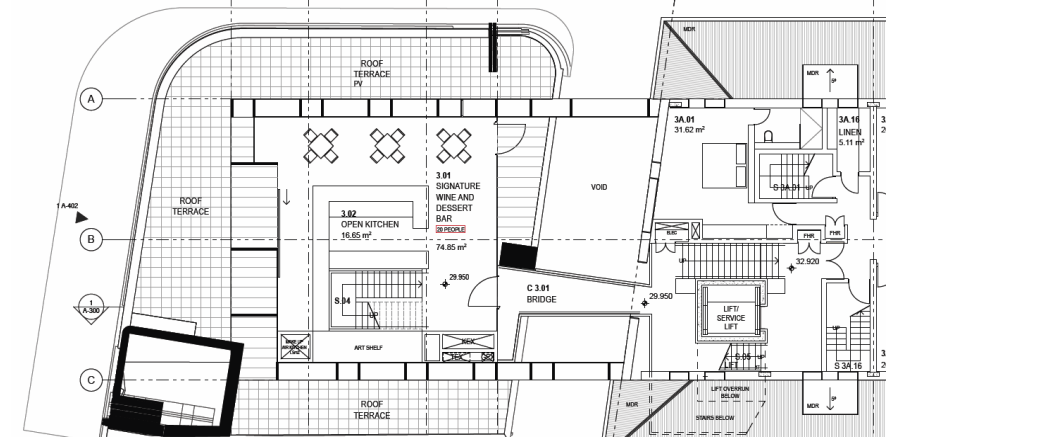
BCA / DDA Compliance	Complies
<p>BCA and DDA Access Code.</p> <p>2. Restaurant Entrances – The two restaurants within the Administration building shall provide level threshold entry access from Kensington Lane in accordance with AS1428.1 to comply with Part D3.2 of the BCA and DDA Access Code.</p>	YES
<p>3. The existing one step threshold entrances to the Clare Hotel from Broadway will incorporate signage to advise of the accessible main entrances from Kensington Lane and Carlton Street.</p> 	YES
<p>4. With regard to the doorway entrances the CC plans will provide details of door width, thresholds, luminance contrasting doorways and door hardware in accordance with AS1428.1 to facilitate appropriate access to comply with Parts D3.2, D3.3 of the BCA and the DDA Access Code accessibility requirements.</p>	YES at CC stage

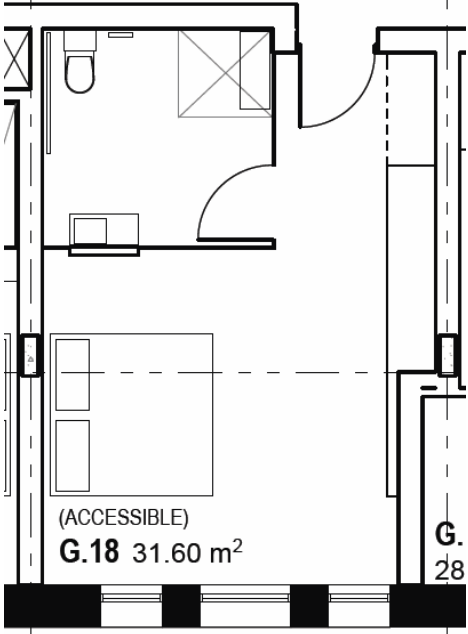
Internal Circulation (Part D3.3 of the BCA)

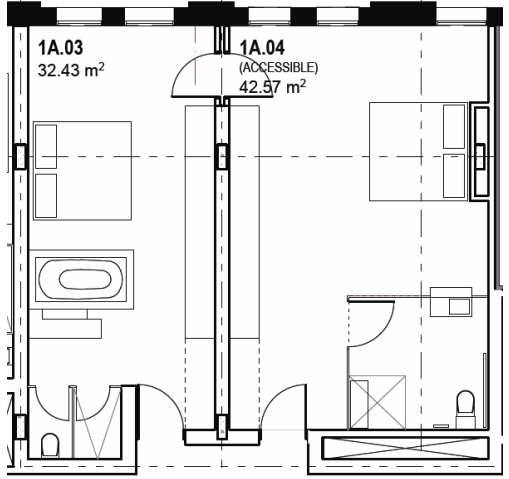
BCA / DDA Compliance		Complies
Ground Floor		
5. Ground Floor (Clare Hotel) – The ground floor area proposes an open plan entry foyer / Reception with level accessible paths of travel to the Lounge and Wine Display in accordance with AS1428.1 to facilitate appropriate access to comply with Part D3.3 of the BCA and the DDA Access Code.		YES
6. Ground Floor (Administration) – The ground floor area proposes an open plan entry foyer / lift lobby @RL17.390 with lifts that provide dual doors to		YES

BCA / DDA Compliance	Complies
<p>enable access to the intermediate ground floor level @RL18.710, which facilitates access to a 1600-1800mm width corridor to the seven accommodation suites on this level in accordance with AS1428.1 to facilitate appropriate access to comply with Part D3.3 of the BCA and the DDA Access Code.</p> <p>7. The plans also show new stairway links from the ground floor lobby to the upper ground level and basement level, which will be detailed at a future documentation stage in accordance with AS1428.1 and AS1428.4.1 to satisfy Parts D3.3 / D3.8 of the BCA and the DDA Access Code.</p>  <p>8. Restaurant 1 incorporates a ramp link from the lift lobby to RL17.650 with a single level throughout with no inherent access barriers. This restaurant incorporates stairway access and a dumb waiter lift to the back-of-house kitchen areas in the basement.</p> <p>9. Restaurant 2 provides a single level throughout with appropriate access to a unisex accessible toilet. This restaurant incorporates stairway access and a dumb waiter lift to the back-of-house kitchen areas in the basement.</p> <p>10. While the back-of-house commercial kitchen and plant areas are not required to be accessible due to the particular use, consistent with Part D3.4 of the BCA, alternate passenger lift access to the basement and the respective kitchen areas and staff facilities is available from the main lift lobby.</p> <p>11. Overall, the adaptive reuse design shall provide equitable access to all areas on the ground floor in accordance with AS1428.1, AS1428.4.1, AS173.5.12 to satisfy Parts D3.3 / D3.8 of the BCA and the DDA Access Code.</p>	<p>YES at CC stage</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>Level 1</p> <p>12. Level 1 (Clare Hotel) – This area shall be accessible via the lifts and level bridge link @RL21.950.</p> <p>13. The original Feature Stair within the Clare Hotel shall be retained and will be subject of conservation works and due to the heritage significance shall not provide handrails and tactile indicators to the specifications of AS1428.</p>	<p>YES</p>

BCA / DDA Compliance	Complies
	
<p>14. The doorway to enter the Meeting Room conference facility shall provide at least 850mm clear opening width and 530mm minimum latchside clearance to comply with ASI428.1.</p> <p>15. The design illustrates appropriate accessways to the meeting rooms and unisex accessible toilet.</p> <p>16. Details of doors and doorway circulation spaces to enter / exit all of the abovementioned areas will be confirmed at the construction certificate stage in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Access Code.</p>	<p>YES</p> <p>YES</p> <p>YES at CC stage</p>
<p>17. Level 1 (Administration) – The level 1 lifts provide dual doors to enable access to the intermediate level 1 floor area @RL23.630, which facilitates access to a 1600-1800mm width corridor to the 19 accommodation suites on this level in accordance with ASI428.1 to facilitate appropriate access to comply with Part D3.3 of the BCA and the DDA Access Code.</p> <p>18. The plans also show new stairways adjoining the lifts, which will be detailed at a future documentation stage in accordance with ASI428.1 and ASI428.4.1 to satisfy Parts D3.3 / D3.8 of the BCA and the DDA Access Code.</p>	<p>YES</p> <p>YES at CC stage</p>
<p>Level 2</p> <p>19. Level 2 (Clare Hotel) – This area shall be accessible via the lifts and level bridge link @RL25.800.</p> <p>20. The original Feature Stair within the Clare Hotel shall be retained and will be subject of conservation works and due to the heritage significance shall not provide handrails and tactile indicators to the specifications of ASI428.</p> <p>21. The doorway to enter the restaurant shall provide at least 850mm clear opening width and 530mm minimum latchside clearance to comply with ASI428.1.</p> <p>22. The design illustrates appropriate accessways to the single level dining areas and unisex accessible toilet in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Access Code.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
	
<p>23. Details of doors and doorway circulation spaces to enter / exit all of the abovementioned areas will be confirmed at the construction certificate stage in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Access Code.</p>	<p>YES at CC stage</p>
<p>24. Level 2 (Administration) – The level 2 lifts provide dual doors to enable access to the intermediate level 2 floor area @RL28.160, which facilitates access to a 1600-1800mm width corridor to the 20 accommodation suites on this level in accordance with ASI428.1 to facilitate appropriate access to comply with Part D3.3 of the BCA and the DDA Access Code.</p>	<p>YES</p>
<p>25. The plans also show new stairways adjoining the lifts, which will be detailed at a future documentation stage in accordance with ASI428.1 and ASI428.4.1 to satisfy Parts D3.3 / D3.8 of the BCA and the DDA Access Code.</p>	<p>YES at CC stage</p>
<p>Level 3</p>	
<p>26. Level 3 (Clare Hotel) – This area shall be accessible via a lift and level bridge link @RL29.950.</p>	<p>YES</p>
	

BCA / DDA Compliance	Complies
36. The swimming pool has a perimeter of 38 metres and as such is not required by Part D3.3 of the BCA and DDA Access Code to provide access into the pool.	YES
<p>37. Stairways – The development shall undertake minor heritage conservation works on several stairs within the Clare Hotel building and due to the heritage significance and existing structures the handrails and stair profile are being retained.</p> <p>38. New non-fire isolated stairs shall provides handrails on both sides, stair profile with closed risers and no overhanging lips and step nosings providing a 30% luminance contrast in accordance with ASI428.1 to satisfy part D3.3 of the BCA and DDA Premises Standards.</p> <p>39. New stairs that will be within a fire-isolated stairwell propose a single handrail, stair profile with closed risers and no overhanging lip and step nosings providing a 30% luminance contrast in accordance with ASI428.1 to satisfy part D3.3 of the BCA and DDA Premises Standards for a fire isolated stair.</p>	<p>N/a</p> <p>YES at CC stage</p> <p>YES at CC stage</p>
<p>Accessible Hotel Accommodation</p> <p>40. Of the 60 hotel suites the development proposes three (3) accessible accommodation suites that will be located on the ground floor and on level 1 to satisfy Table D3.1 of the DDA Access Code, which specifies a minimum of three (3) accessible SOU's for a development of 41 to 60 SOU's.</p> <p>41. With respect to distribution and representative range the accessible suites are not co-located and provide alternative views and two of the there are “keyed” to adjoining suites for added flexibility in accordance with Table D3.1 of the BCA and DDA Access Code.</p>	<p>YES</p> <p>YES</p>
<p>42. Suites G.18 & 1A.13 propose an accessible layout for people with disabilities in accordance with ASI428.1 and thereby satisfying Part D3.3 of the BCA and the DDA Access Code by providing doorway circulation space of 1450mm length and 530mm latchside clearance and internal accessways to and within the living area and around a king sized bed to the ensuite.</p> <p>43. The ensuite incorporates ample spatial area of 2800mm X 2800mm and layout of fittings that complies with ASI428.1 to satisfy Part F2.4 of the BCA and the DDA Access Code.</p>	 <p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
<p>44. Suite 1A.04 proposes an accessible layout for people with disabilities in accordance with AS1428.1 and thereby satisfying Part D3.3 of the BCA and the DDA Access Code by providing doorway circulation space and internal accessways to and within the living area and around a king sized bed to the ensuite.</p> <p>45. The ensuite incorporates ample spatial area of 2800mm X 2800mm and layout of fittings that complies with AS1428.1 to satisfy Part F2.4 of the BCA and the DDA Access Code.</p>	
<p>46. General - Details of doorway widths, thresholds, door forces and door hardware, doorway luminance contrast, accessible suites and stairway details shall be confirmed at construction certificate stage to confirm compliance with AS1428.1 to satisfy accessibility requirements and Parts D3.3 and D3.8 of the BCA and DDA Access Code.</p>	<p>YES at CC stage</p>

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

BCA / DDA Compliance	Complies
<p>47. The plans illustrate five (5) unisex wheelchair accessible sanitary facilities;</p> <ul style="list-style-type: none"> a) One adjoining the basement gym, b) One within the ground floor Restaurant 2, c) One within the Clare on level 1, d) One within the Clare on level 2, e) One on the Pool Deck level 5, and f) Three (3) accessible ensuites. <p>48. The quantity and locations of these facilities satisfy Part F2.4 of the BCA and the DDA Access Code.</p> <p>49. Details of the internal fittings of the wheelchair accessible facilities shall be provided at construction certificate stage to ensure compliance with the above standards.</p>	<p>YES</p> <p>YES at CC stage</p>
<p>50. Ambulant Accessible Toilets – In addition to the wheelchair accessible facilities the basement level proposes additional male and female toilets and in accordance with Part F2.4 of the BCA there will be one male and one female cubicle detailed as ambulant accessible to comply with AS1428.1.</p>	<p>YES at CC stage</p>

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

BCA / DDA Compliance	Complies
51. Details concerning the provision of raised tactile and Braille signage for ALL of the toilets associated with the public and staff access areas, as required by Part D3.6 and Specification D3.6 of the BCA, will be provided at construction certificate stage.	YES

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

BCA / DDA Compliance	Complies
52. 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 for new non-fire isolated stairs (excluding fire/egress only stairs) in accordance with AS1428.4.1.	YES

Lifts (Part E3.6 of the BCA)

BCA / DDA Compliance	Complies
53. The plans show two lifts, which indicate the lift car will be at least 1600mm X 1400mm in size which complies with Part E3.6 of the BCA and the DDA Access Code for a lift that travels more than 12 metres.	YES
54. Details concerning the lift specification will be provided at construction certificate stage to confirm compliance.	

Conclusion

In summary this assessment confirms the following outcomes;

- The ground floor entry foyer will provide appropriate level entry and internal access for people with disabilities in accordance with Part D3 of the BCA 2011 and the DDA Access Code; and
- The hotel development will provide appropriate access for people with disabilities to all resident-use common unique amenities in accordance with Table D3.1 and Part D3 of the BCA 2012 and the DDA Access Code; and
- The hotel accommodation will provide appropriate access for people with disabilities to an appropriate quantity of accessible accommodation suites (3 of 64) with suitable spatial areas in accordance with AS1428.1 to satisfy Table D3.1 and Part D3 of the BCA 2012 and the DDA Access Code which will be reconfirmed and detailed at the construction documentation stage.

Therefore, given the degree of accessibility within the hotel complex, common area amenities and provision of accessible accommodation I conclude that the development will satisfy the accessibility provisions of the BCA 2012 and the DDA Access Code.



Mark Relf,
Access Consultant (ACAA)

Appendix A –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 No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code 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 a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with 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 ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

