morris goding accessibility consulting

PONTIAC LAND GROUP

THE SANDSTONE PRECINCT

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL

14 October 2016

REPORT REVISIONS		
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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development for the proposed adaptive re-use of The Sandstone Precinct (Lands and Education) buildings and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

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

The proposed State significant development design drawings have been reviewed to ensure that the proposed site linkages, ingress and egress, paths of travel, circulation areas, accessible accommodation, common areas and sanitary facilities can comply with relevant statutory guidelines.

In general, and in consideration of the heritage significance of the building and environmental site constraints, the proposed development will improve access provisions for people with disability to and within the buildings and can achieve continuous accessible paths of travel to the degree necessary. In line with the report recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, building entry, common area access, accessible accommodation and accessible sanitary facilities, can be achieved by adopting an access strategy that combines prescriptive and performance based solutions to suit the unique development site.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further design development and review of documentation will be required to ensure that appropriate access provisions, developed in conjunction with the design team and other specialist consultants are implemented throughout the development.

The main recommendations that have arisen from the access review at this stage include:

(i) Further review is required to explore the achievable gradients and cross-fall areas within the proposed Hotel set-down areas (subject to separate DA application to be submitted City of Sydney Council) to maximise accessibility and safety for all. While compliance with AS2890.6 is not viewed as achievable in the required set-down locations, the intent of the standard should be used as benchmark guidance.

(ii) A managed solution needs to be developed and implemented by Hotel for alternative accessible set-down areas (to meet intent of AS2890.6) in reasonable proximity of accessible Hotel main entries eg. An alternative to Farrer Place (Education building) is recommended in Young St, at the end of pedestrianized zone; an alternative to Bent Street (Lands building) is from Loftus or Gresham Street, however this needs further review and consultation with design team.

(iii) Provide access-ways to and through the principal pedestrian entrance and 50% of alternate entrances to the building compliant with AS1428.1:2009 and DDA Premises Standards. As shown in report assessment, this requirements applies separately to the different buildings and functions/uses within buildings: ie. Lands

Building Retail, Education Building Retail Bar, Lands Building Hotel, Education Building Hotel, Education Building Function & Ballroom.

(iv) Provide an access-way to and through the main Hotel entrance to Lands building, ground level from Bent Street, compliant with AS1428.1:2009 and DDA Premises Standards Affected Part upgrade requirements.

(v) Review potential issues and opportunities for an alternate accessible entry/exit point to Lands building Hotel, ground level from the existing Loftus Street entrance opening, considering the improved gradients in external footpath area when approaching as a pedestrian or from vehicular set-down area.

(vi) Provide an access-way to and through the main Hotel entrance to Education building, ground level from Farrer Place, compliant with AS1428.1:2009 and DDA Premises Standards Affected Part upgrade requirements.

(vii) Notwithstanding the critical requirement of providing equitable accessible main entrance/s into the building, generally existing main heritage stairs are not required to be upgraded to meet AS1428.1:2009 under Affected Part requirements of DDA Access to Premises Standards (as they do not form a required continuous accessible path of travel). Any potential upgrades (eg. for general access, egress or safety) to be developed in conjunction with architect, BCA and heritage architect within the heritage constraints of the building.

(viii) Review the location and detailed design of the proposed Sesame lift system for the accessible entry to Hotel to suit the specific site conditions in conjunction with architect, lift designer, heritage architect. A key issue for accessibility is design of the interface areas between the inclined pubic footpath area, the lift and the building for level access and functionality.

(ix) Provide an access-way to and through the Hotel Staff main entrance to the building compliant with AS1428.1:2009.

(x) The bespoke feature lifts (Lands building; Arrival Shuttle/Clock-tower, Observatory) must achieve internal lift cars with at least 1100mm W x 1400mm L for less than 12M travel distance or 1400mm W x 1600mm L for more than 12M travel distance (as per. main FOH and BOH lifts)

(xi) Ensure upper accommodation level corridors of Education building provide wheelchair turning spaces (with min. dimensions of 1540mm W x 2070mm L) within 2m of corridor ends and at 20m max. intervals, compliant with AS1428.1:2009.

(xii) Ensure new stairs and ramps are designed with handrails on both sides and access features compliant with AS1428.1.2009.

(xiii) Provide accessible means (platform lift) up to and around the pool deck/and yoga space, compliant with AS1428.1:2009 and BCA/DDA Access Code.

(xiv) Provide accessible means of access to enter/exit pool (removable chair/sling style pool hoist), compliant with BCA/DDA Access Code Part D3.10.

(xv) Provide access to and within not less than one of each type of Hotel common-use facilities room/space, on each level in Lands building and Education building, ie. at least one Spa Treatment Room in each building to be compliant with AS1428.1:2009 in accordance with DDA Premises Standards. It is not supportable

to provide the only accessible Spa Treatment room in Education building due to the travel distance between the buildings and equity and dignity issues with the only accessible path of travel currently available, being the BOH service tunnel linkage and BOH lifts.

(xvi) Ensure the ongoing design development of each accessible guest room is developed to meet AS1428.1:2009 circulation requirements and within accessible bathrooms includes a balance of LH and RH transfer pans across the total provision.

(xvii) The BOH service tunnel linkage to be designed in compliance with AS1428.1:2009.

(xviii) Provide at least one unisex accessible toilet facility adjacent to male and female toilets on each storey (or at 50% if more than on bank) where sanitary facilities provided in accordance with DDA Premises Standards part F2.4.

(xix) Provide at least one unisex accessible toilet/shower change facility adjacent to male and female toilets/shower change facility in accordance with DDA Premises Standards part F2.4. This applies to Education Building Pool area, Lands Building Gym area, Spa and Treatment Rooms (Lands and Education Buildings).

(xx) Provide at least 1 ambulant cubicle in each male and female toilet (adjacent to accessible WC), compliant with AS1428.1:2009 in accordance with DDA Premises Standard Part F2.4.

Summary of the required and proposed performance-based solutions to meet BCA performance requirements:

a) Section 5.1, 5.2 A performance-based solution to satisfy BCA performance requirements may be required for the bespoke Sesame lift systems that exceed 2m max. height restrictions (non-enclosed lift). It will be based on the design being developed to suit specific site conditions within the boundaries of the British Standard (BS6440) and DDA Premises Standards Part E3.6 (old AS1735.15) and its location at a staff managed entry point (24/7).

b) Section 5.1, 5.2 A performance-based solution to satisfy BCA performance requirements may be required for the new mechanical stairs and handrails (to replace existing stairs) that form part of Sesame lift system, that may not meet AS1428.1:2009 compliance. It would be based on the stairs design being developed to meet intent of AS1428.1:2009 in conjunction with architect, supplier, BCA and heritage architect to ensure access, egress and safety provisions within the heritage constraints of the building.

c) Section 6.4 - A performance-based solution to satisfy BCA performance requirements may be required for the internal car size of bespoke feature lifts (Lands building; Arrival Shuttle/Clock-tower, Observatory) where it may not achieve min. size requirements of DDA Premises Standards Part E3.6 (1400mm W x 1600mm L) for travel distance more than 12M due to the existing structural constraints of surrounding heritage elements.

d) Section 7.1 – A performance-based solution to satisfy BCA performance requirements is required for non-accessible entry door to SOU (LB.G.11.A), level 1 in Lands building. To be based on install of a call button located in the accessible

area of common corridor area (as close as possible to non-accessible SOU entry door), to allow all people ability to contact room occupant.

e) Section 8.2 - A performance-based solution to satisfy BCA performance requirements is required to address the accessible means of access to enter/exit pool (removable chair/sling style pool hoist), as the proposed type is not permitted under Part D3.10, with pool perimeter is greater than 70m. It will be based on the unique design of the pool necessitating managed use of a suitable pool hoist that is equitable and dignified for users.

f) Section 8.3 - A performance-based solution to satisfy BCA performance requirements is required to address stair only access to Lands building, level 5 common area Gym facilities. This will be based on the limited spatial area available at level 5 and provision of similar/duplicate accessible gym amenities in an alternative accessible location at Lands building level 3 gym.

g) Section 8.4 - A performance-based solution to satisfy BCA performance requirements is required to address stair only access to Lands building, level 5 common area Meeting facilities. This will be based on the limited spatial area available at level 5 and provision of an alternate Meeting Room location that provides similar amenity and facilities being provided in an accessible location in Lands building.

h) Section 8.5 - A performance-based solution to satisfy BCA performance requirements may be required for the Lands Building Clock Tower where continuous lift access to all levels is not be achievable. This is supportable based on the partial access provided by the proposal that seeks to maximise access within the site constraints.

2. INTRODUCTION

2.1. General

Pontiac Land Group has engaged Morris Goding Accessibility Consulting, to provide a design review of the State Significant Development application for 23-39 Bridge Street Sydney NSW and provide ongoing advice throughout design development and construction stages. The Development application proposes the adaptive re-use development of the existing Lands and Education buildings, to create a world-class hotel.

The Sandstone buildings are located in the heart of the commercial area of Sydney's northern Central Business District (CBD), between Bridge Street, Young Street, Farrer Place & Bent Street, Gresham Street and separated at street level by Loftus Street

The design proposal has been considered as a unified building for BCA purposes, due to the underground service linkage that connects the basements of Lands and Education buildings.

The proposed development includes:

- demolition of existing improvements and alterations to the existing Lands and Education buildings to facilitate their adaptive reuse for the purposes of 'hotel or motel accommodation', with ancillary licensed food and drink premises and retail premises;
- excavation and construction of three basement levels below the Education Building and a subterranean link beneath Loftus Street between the two buildings;
- construction of three additional levels above the Education Building up to a height of RL 60.03;
- removal of existing pitched roof elements and construction of a replacement roof structure on the Lands Building up to a height of 36.00;
- provision of an external building illumination system; and
- associated utilities and infrastructure. Insert standard description for development from planner

2.2. Scope

The requirements of the investigation are to:

- Review supplied design drawings of the proposed development,
- Provide a report that will analyse the provisions of disability design of the development
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code), Building Code of Australia (BCA) and AS 1428 series.

2.3. Extent of Heritage Protection

The Sandstone (Lands and Education) buildings have been identified to be of State Heritage significance under the State Heritage Act, and are subject to environmental and heritage planning controls. There will be an obligation as part of the proposed design to undertake conservation works to retain, restore and reveal original features of the building. All new work to be undertaken as part of the proposed redevelopment and building upgrade will

need to consider the original fabric in consultation with the heritage architect, the design team and other specialist consultants.

2.4. Objectives

Notwithstanding the importance of the above, heritage buildings, such as The Sandstone buildings should be accessible to everyone, including people with disability (be it permanent or temporary), the elderly, families with children, people from different cultures.

The report considers a range of user groups such as visitors, staff, hotel and function guests and members of the public. The report attempts to deliver equality, independence and functionality to people with disability inclusive of:

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

The report seeks to provide compliance with the DDA. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability and promote an environment that is accessible, inclusive and welcoming for all.

2.5. Limitations

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

2.6. Statutory Requirements

The following standards are to be used to implement the Report:

- Disability Discrimination Act 1992
- DDA Access to Premises Standards 2010 (including DDA Access Code)
- BCA 2016 - Building Code of Australia
- AS 1428.1 – 2009 (General Requirements for Access)
- AS 1428.4.1 – 2009 (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)

2.7. DDA and DDA Premises Standards

The Disability Discrimination Act (DDA) 1992 is a federal law that states, amongst other things, that it is unlawful to discriminate against people on the grounds of disability in relation to access to premises (Section 23) or access to goods, services or facilities (Section 24). The DDA aims to promote equal rights, access and opportunity for people with disability.

Since May 2011, all new building work and the 'Affected Part/s' of existing buildings must meet the DDA Access to Premises Standards. The DDA Premises Standards include an Access Code for Buildings (DDA Access Code) that set out mandatory performance requirements and minimum deemed to satisfy (DTS) technical specifications for buildings.

The Building Code of Australia (BCA) was amended to mirror the provisions of DDA Access Code so that they reflect and reinforce each other. In this way compliance with the Premises Standards can be achieved in the same manner as complying with the BCA, by meeting DTS provisions or by adopting a performance based solution that achieves the relevant performance requirements.

The DDA is complaints based legislation. People are entitled to lodge a complaint to the Australian Human Rights Commission (HEREOC) if they believe they have been discriminated against in obtaining equitable access to premises or the goods, services or facilities provided within. HEREOC attempts to resolve complaints by conciliation, but the only body that can formally determine an outcome is a court of law. It is possible to defend a DDA complaint by demonstrating that providing equitable access would result in unjustifiable hardship.

The purpose of the DDA Premises Standards is to give certainty to developers, including designers and builders, certifiers and managers, that if they comply with its requirements (for the matters that it covers), then they have met their DDA obligations. Individual complaints may still be brought by people with disability, if they believe they have been discriminated against, either directly or indirectly, however demonstrated compliance with the DDA Premises Standards will render a complaint made under the DDA ineffective.

It is important to understand that the DDA Premises Standards and BCA cover matters relating to the design and construction of the basic building structure for new work areas. The DDA Premises Standards, and the BCA do not extend to or have mandatory requirements for external domain areas outside of the site allotment boundary, (such as public footpaths, outdoor spaces, parks etc.) nor the detailed fittings, fixtures and furnishings within buildings (eg. reception counters, furniture) yet these matters may still create potential access barriers to people with disability. For this reason the Access Codes and AS1428 Suite of Standards (both referenced and not referenced) can (and should) be used to guide and inform designers, developers and operators in how to incorporate minimum requirements for equitable and dignified access provisions for people with disability, in order to meet the overarching DDA obligation to not discriminate.

Compliance with the DDA Premises Standards is triggered when a building application for Construction Certificate (CC) or Complying Development Certificate (CDC) is lodged.

2.8. New Works

All new building works are required to comply with the provisions of the BCA – The Environmental Planning and Assessment legislation requires that all new development work be designed and constructed in accordance with the provisions of the current BCA (or the BCA applicable at the time of the application for a Construction Certificate. This statutory requirement applies to the new works that form part of the Development application.

2.9. Affected Part

This Development involves new works (alterations, addition and refurbishment areas requiring building approval) within an existing building that is being carried out by the building owner therefore the affected part of the building is required to be compliant with AS1428.1:2009 in accordance with DDA Access to Premises Standards 2010 Clause 2.1 (5).

The affected part is:

- The principal pedestrian entrance/s of an existing building that contains a new part, and
- 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

3. SITE LINKAGES

3.1. General

The Sandstone Precinct buildings are located in the heart of the commercial area of Sydney's northern Central Business District (CBD), between Bridge Street, Young Street, Farrer Place & Bent Street, Gresham Street and separated at street level by Loftus Street.

To the north of the site is Circular Quay, to the south is the Farrer Place public domain area and to the east, south and west of the site are major high-rise office buildings. The site is surrounded by key roadways, public transport routes and pedestrian linkages that connect to and through the CBD in north-south and east-west directions.

From the information provided, the external facades of the existing buildings are essentially the site allotment boundaries of the development. The proposed external landscape and public domain works located in Farrer Place and Young Street and the immediate streetscapes (Bridge, Gresham, Loftus, Bent) surrounding the buildings, (including vehicular drop off areas associated with the Hotel) will be included in a separate Development application which will be submitted to the City of Sydney Council.

3.2. Existing Conditions

The site topography falls significantly from the south-east to north-west, resulting in overall steep gradients with cross-falls that exceeds 1:40.

These conditions are mainly experienced along Farrer Place, Bent Street and Bridge Streets. The public footpath gradients currently have extensive areas of 1:14 gradient which is a non-compliant gradient for a 'walkway' and classified as a 'ramp' by AS1428.1:2009. The effects of cross-fall are most notable within Farrer Place.

Generally the site gradients are more moderate along Young Street, Loftus Street and Gresham Street, with public footpath gradients areas becoming closer to 1.20 gradient which is classified as a compliant gradient for a 'walkway' under AS1428.1:2009.

There are complex vehicular and pubic transport circulation requirements in the surrounding streetscapes including: bus stops (Bridge and Loftus), bus zones (Gresham), taxi zones (Bent, Farrer Place), loading zones (Loftus, Young), no-stopping zones (Bridge, Loftus, Gresham) etc.

The current street levels, adjacent built development and complex vehicular conditions that surround the existing buildings pose significant constraints on the proposed development, and will impact on public domain interface areas and potential locations of new and accessible entrance points to the buildings.

In general, the current conditions of the surrounding footpaths are for the most part non-compliant with respect to the gradients recommended under AS1428.1. This creates external access issues when approaching the buildings, particularly for people with disability using mobility aids, such as wheelchairs or scooters. The main issues relate to the steep gradients for extended lengths and the absence of level landings for resting, or when turning into building entrances and or when manoeuvring to/from vehicles.

3.3. Hotel Set-down areas

The Farrer Place works including the two proposed dedicated set-down areas, adjacent to the Hotel Entry points on Farrer Place and Bent Street (next to current taxi zones to be retained) will be included in a separate Development application that will be submitted to

the City of Sydney Council. While the set-down areas are public domain areas (and subject to a separate DA application), some comment has been made within this report due to the association with the Hotel development within the buildings. Given the location and proximity of the set-down areas to the Hotel main entrances, there will be opportunity for surveillance and staff management.

The Farrer Place set-down location, that will include a lay-back zone to separate it from the roadway, is viewed as positive approach for improved pedestrian safety. The Bent Street set-down area that is located towards Loftus Street (at the higher end of street), will improve pedestrian amenity upon arrival, as guests will descend (rather than ascend) the footpath towards the Hotel entry in Lands building.

The grades of the set-down areas however are constrained by the existing road and streetscape conditions, as outlined previously. Generally the footpaths/roads in these areas have steep gradients which under AS1428.1:2009 and AS2890.6 are not suitable for accessible parking or accessible set-down areas. They cannot achieve a gradient/crossfall of 1:33 max. (external areas in bitumen) to allow for the safe transferring to/from vehicles for people with mobility impairment.

While the proposed set-down areas may be suitable for some people with disability (eg. ambulant disability, sensory disability) a managed approach will be required by the Hotel in order to accommodate and welcome people with mobility issues, particularly people using wheelchairs.

Recommendations:

(i) Further review is required to explore the achievable gradients and cross-fall areas within the proposed set-down areas (subject to separate DA application to be submitted City of Sydney Council) to maximise accessibility and safety for all. While compliance with AS2890.6 is not viewed as achievable in the required set-down locations, the intent of the standard should be used as benchmark guidance.

(ii) A managed solution needs to be developed and implemented by Hotel for alternative accessible set-down areas (to meet intent of AS2890.6) in reasonable proximity of accessible Hotel main entries eg. An alternative to Farrer Place (Education building) is recommended in Young St, at the end of pedestrianized zone; an alternative to Bent Street (Lands building) is from Loftus or Gresham Street, however this needs further review and consultation with design team.

3.4. Public Domain

The public domain space known as Farrer Place is closely associated with the Education building and will be re-developed as part of a separate Development application which will be submitted to the City of Sydney Council. It is significantly constrained by existing street levels and adjacent surrounding development.

4. RETAIL DEVELOPMENT

4.1. Lands Building Retail Entrances

Retail, Food and beverage tenancies are proposed within Lands building at lower ground level. There are three entrances to this building function:

- 1 x main entrance (accessible) Gresham Street, Lands building lower ground level
- 1 x alternate entrance (accessible) Gresham Street, Lands building lower ground level
- 1 x main entrance (non-accessible) Bridge Street, Lands building lower ground level

From Gresham Street, an accessible path of travel from the public footpath to main and alternate accessible entrances is proposed and achievable via on-grade and ramp access at western façade.

From Bridge Street, the existing external stairs (approx. 4 steps) from public footpath are proposed to be retained. They provide a non-accessible path of travel to the entrance on the northern facade.

An access-way will be provided to and through the main entrance on Gresham Street and to and through 50% of all pedestrian entrances to the retail function of the building at lower ground level in accordance with DDA Premises Standards D3.2.

The proposed non-accessible main entrance on Bridge Street is located within reasonable proximity (approx. 50m travel distance via public footpath) to the alternate accessible entrance on Gresham Street in accordance with DDA Premises Standards D3.2. Directional signage will be required from the non-accessible to the accessible entrances and will be developed at design development stage.

Recommendations:

(i) Ensure access-ways to and through the main and alternate accessible entrances (50%) to the retail function of the Lands building, lower ground level from Gresham Street are compliant with AS1428.1:2009.

(ii) The entry doorways required to be accessible will be developed at design development stage to ensure suitable clearances, circulation and access features for people with disability, compliant with AS1428.1:2009.

(iii) The existing heritage stairs (ie. non-accessible Bridge St entrance) proposed to be retained are not required to be upgraded to meet AS1428.1:2009 under Affected Part requirements of DDA Access to Premises Standards (as they do not form a required continuous accessible path of travel). Any potential upgrades (eg. for general access, egress or safety) to be developed in conjunction with architect, BCA and heritage architect within the heritage constraints of the building.

4.2. Lands Building Retail Paths of Travel - FOH

The Retail, Food and Beverage tenancies at lower ground level have entrances that are internal to the building. A continuous path of travel from accessible building entrances to all tenancy entrances is achievable via primary and secondary corridors. The tenancies have open plan layouts and fit-outs will be subject to separate development and building applications by third parties.

The retail corridors are intended as public thoroughfare and circulation areas during building operational hours. They provide access to tenancy common-use facilities such as internal courtyard areas, heritage interpretation areas, Cultural Space and base-build sanitary facilities.

In general, corridors can achieve 1800mm min. clear width and sufficient circulation spaces at corridor ends (1540mm W x 2070mm L) for wheelchair turning spaces, compliant with AS1428.1:2009. Corridors have various permanent wall openings and connecting doorways that can achieve required clearances for accessibility.

Recommendations:

(i) Ensure access to and within all tenancies, associated common-use facilities and common areas in Lands building, lower ground level, compliant with AS1428.1:2009.

(ii) Required access-ways and connecting doorways to be developed at design development stage to ensure suitable clearances, circulation, gradients and access features for people with disability, compliant with AS1428.1:2009.

4.3. Lands Building Retail Paths of Travel - BOH

There are various BOH staff areas at lower ground level associated with retail tenancies. A continuous path of travel from the accessible building entrances, tenancy entrances and common-use facilities within building is generally achievable to BOH areas. Some BOH areas may not be required to be accessible due to use restrictions and/or potential health and safety risks for people with disability (eg. commercial kitchens, store-rooms, switch-rooms).

Recommendations:

(i) Provide access to and within BOH common-use areas for general staff access (eg. BOH passenger lifts, staff toilets, offices and amenities etc.), compliant with AS1428.1:2009.

(ii) Where BOH common-use areas have specific use restrictions applicable, an exemption from access under BCA/DDA Access Code Part D3.4 can apply (eg. plant rooms, commercial kitchens).

4.4. Education Building External Tenancy Bar

There is an external bar tenancy proposed at south west corner of the Education building, with external entry access from Loftus Street. An access-way to and through the main entry is required, compliant with AS1428.1:2009.

The tenancy has open plan layout and fit-out will be subject to separate development and building applications by third parties.

Recommendations:

(i) Provide access-way to and through main entrance and within external bar tenancy Education building, ground level from Loftus Street, compliant with AS1428.1:2009.

(ii) The accessible entrance to be developed at design development stage to ensure suitable clearances, circulation and access features for people with disability, compliant with AS1428.1:2009.

5. HOTEL AND FUNCTION INGRESS & EGRESS

5.1. Lands Building Main Entrance

The Hotel development within Lands building is located from ground level to level 06.

The principal pedestrian entrance to the Hotel at ground level is proposed from Bent Street, which is near the proposed Hotel vehicular set-down area and taxi zone. From the information provided this main entrance to the building, will be managed by Hotel staff at all times (24/7).

Currently this building entrance is non-accessible. It includes an existing external stair (approx. 6 steps), from public footpath (site boundary) up to main entrance, at ground level on southern façade. Directly beyond main entrance doors there is another internal stair flight (approx. 9 steps).

The proposed development seeks to provide equitable access to and through the Bent Street main entrance to the Hotel by utilising a 'Sesame lift' system from the footpath level to raised ground building level. The lift system is based on the existing steps into building being rebuilt as retractable mechanical steps that when operated will reveal a platform lift that sits flush with the FFL when not in use (under steps). When lift is not required the full width of the stairs will be available for pedestrian use.

The lift system is bespoke and will be custom designed and developed to suit specific site conditions within the boundaries of the British Standard (BS6440) and DDA Premises Standards Part E3.6 (previous AS1735.15) during design development stage. Further review of the system will be required to suit the site conditions and it will require a performance based solution approach to meet BCA performance requirements.

The main entry into the building is proposed via double doors that can achieve 850mm min. clear width. The entry doorway will be developed in conjunction with the lift system at design development stage to ensure suitable clearances and access features for people with disability, compliant with AS1428.1:2009.

An alternate potential entry/exit point to the Hotel is shown from Loftus Street. While this entrance is also currently non-accessible (with two stair flights between street and building level), the external footpath approach to this building entrance affords improved moderate gradients (to Bent Street) that would pose less access issues to people with mobility impairment. The potential for an alternate accessible entrance to the Hotel will need to be reviewed further with the design team as there will be additional constraints to consider including BCA, heritage, transport (currently a bus zone in this street).

Recommendations:

(i) Provide an access-way to and through the main Hotel entrance to Lands building, ground level from Bent Street, compliant with AS1428.1:2009 and DDA Premises Standards Affected Part upgrade requirements.

(ii) Review potential issues and opportunities for an alternate accessible entry/exit point to Lands building Hotel, ground level from the existing Loftus Street entrance opening, considering the improved gradients in external footpath area when approaching as a pedestrian or from vehicular set-down area.

(iii) Review the location and detailed design of the proposed Sesame lift system for the accessible entry to Hotel to suit the specific site conditions in conjunction with architect, lift designer, heritage architect. A key issue for accessibility is design of the

interface areas between the inclined pubic footpath area, the lift and the building for level access and functionality.

(iv) A performance-based solution to satisfy BCA performance requirements may be required for the bespoke Sesame lift systems that exceed 2m max. height restrictions (non-enclosed lift). It will be based on the design being developed to suit specific site conditions within the boundaries of the British Standard (BS6440) and DDA Premises Standards Part E3.6 (old AS1735.15) and its location at a staff managed entry point (24/7).

(v) A performance-based solution to satisfy BCA performance requirements will be required for the new mechanical stairs and handrails (to replace existing stairs) that form part of Sesame lift systems, that may not meet AS1428.1:2009 compliance. It would be based on the stairs design being developed to meet tintent of AS1428.1:2009 in conjunction with architect, supplier, BCA and heritage architect to ensure access, egress and safety provisions within the heritage constraints of the building.

5.2. Education Building Farrer Place Main Entrance

The Hotel development within Education building is located from ground level to level 09. The principal pedestrian entrance to Hotel at ground level is from Farrer Place, which is near the proposed Hotel vehicular set-down area and taxi zone. From the information provided this main entrance to the building will be managed by Hotel staff at all times (24/7).

The current Education building entrance is non-accessible as it includes an existing external stair (approx. 3 steps), from public footpath (site boundary) up to main entrance, at ground level on southern façade. Directly beyond the main entrance doors there is also another internal stair flight (approx. 6 steps).

The proposal seeks to provide equitable access to and through the main entrance to the Hotel building by utilising a 'Sesame lift' system from the Farrer Place footpath level to raised ground level. The system will be similar to that used in the Lands building Bent Street entrance as described above in Section 5.1 and will require a performance based solution approach to meet BCA performance requirements.

Entry into the building is proposed via double doors that can achieve 850mm min. clear width. The entry doorway airlock will be developed in conjunction with the lift system at design development stage to ensure suitable clearances and access features for people with disability, compliant with AS1428.1:2009.

Recommendations:

(i) Provide an access-way to and through the main Hotel entrance to Education building, ground level from Farrer Place, compliant with AS1428.1:2009 and DDA Premises Standards Affected Part upgrade requirements.

(ii) Review the location and detailed design of the proposed Sesame lift system for the accessible entry to Hotel to suit the specific site conditions in conjunction with architect, lift designer, heritage architect. A key issue for accessibility is design of the interface areas between the inclined pubic footpath area, the lift and the building for level access and functionality.

(iii) A performance-based solution to satisfy BCA performance requirements will be required for the new mechanical stairs and handrails (to replace existing stairs) that form part of Sesame lift system, that may not meet AS1428.1:2009 compliance. It would be based on the stair design being developed to meet the intent of AS1428.1:2009 in conjunction with architect, supplier, BCA and heritage architect to ensure access, egress and safety provisions within the heritage constraints of the building.

5.3. Education Building Function and Ballroom Entrances

There are two entrances to Function and Ballroom building areas, located within the Education building:

- 1 x main entrance (accessible) Farrer Place via Hotel, Education building ground level
- 1 x main entrance (non-accessible) Bridge Street, Education building lower ground level

The accessible main entrance to this building function/use is via the Hotel as described above in Section 5.2.

From Bridge Street, existing external stairs (approx. 4 steps) from the public footpath to be retained provide a non-accessible path of travel to the building entrance on the northern facade.

An access-way will be provided to and through the main entrance to the Hotel Function development on Farrer Place and access to and through 50% of all pedestrian entrances to the building can be achieved. The non-accessible entrance on Bridge Street is located more than 50m travel distance via public footpath from the accessible main entrance (Farrer Place), which is a departure from DDA Premises Standards D3.2. Directional signage will be required from the non-accessible to the accessible entrance and will be developed at design development stage.

Recommendations:

(i) Ensure access-ways to and through the main accessible Hotel entrance to Education building, ground level from Farrer Place Street, compliant with AS1428.1:2009. See Section 5.2 and to and through 50% of all pedestrian entrances to the building.

(ii) The existing heritage stairs (ie. non-accessible Bridge St entrance) proposed to be retained are not required to be upgraded to meet AS1428.1:2009 under Affected Part requirements of DDA Access to Premises Standards (as they do not form a required continuous accessible path of travel). Any potential upgrades (eg. for general access, egress or safety) to be developed in conjunction with architect, BCA and heritage architect within the heritage constraints of the building.

5.4. Hotel Staff Main Entry

From the information provided, the general desired approach for the operation of the Hotel development (Lands and Education) building is to separate FOH guest and BOH staff entrance and circulation areas.

At this stage, the location of the BOH staff entrance to the Hotel has not been confirmed however is understood it could be located on eastern side of Education building with access from Young Street, where on-grade access from the public footpath is achievable.

Recommendation:

(i) Provide an access-way to and through the Hotel Staff main entrance to the building compliant with AS1428.1:2009.

5.5. Emergency Egress

There are numerous existing heritage stairs within the Lands and Education buildings that will be used for fire egress and communication purposes between levels, as well as new fire egress stairs. Generally they appear to discharge at lower ground or ground level within building, before exiting to street level via building egress or entry points. The fire and emergency egress provisions/strategies, will be addressed by the BCA Consultant and Fire Engineer Consultant Reports

The various main and alternate accessible entry points to the building described above are the most suitable accessible egress points from development at lower ground and ground levels.

Recommendations:

(i) Provide at least one accessible handrail in all new egress stairs from a required exit, compliant with AS1428.1:2009 as required under BCA 2013 part D2.17. If also intended as communication stairs between levels (eg. for Staff use), they need to be in compliance with AS1428.1:2009.

(ii) The existing heritage stairs proposed for fire egress and communication purposes are not required to be upgraded to meet AS1428.1:2009 under Affected Part requirements of DDA Access to Premises Standards (as they do not form a required continuous accessible path of travel). Any potential upgrades (eg. for general access, egress or safety) to be developed in conjunction with architect, BCA and heritage architect within the heritage constraints of the building.

(iii) Consider all new fire egress stairs to include accessible fire refuge areas within the fire isolated shaft outside of required fire egress routes to enable a wheelchair user to enter and wait within a safe space in an emergency situation (advisory).

(iv) Consider all new fire egress doors to have 850mm min. clear width, compliant with AS1428.1:2009 to enable a wheelchair user to at least enter/access in an emergency situation (advisory).

(v) Consideration for the client to Pontiac Land Group preparation of an emergency management plan which would include the use of a fire warden, to identify strategies to facilitate emergency egress for people with disability (advisory).

(vi) Consideration for emergency warning systems within the development to include audible and visual alarms to assist people with sensory disabilities in emergency situations (advisory).

6. HOTEL AND FUNCTION PATHS OF TRAVEL

6.1. Background

While classified as a unified building for BCA purposes, both Lands and Education buildings each have their own Hotel entrances, Reception and Check In functions, Common-use Hotel facilities and Amenities to support guest accommodation therein. As such, the continuous accessible paths of travel required within each building have been considered separately to ensure appropriate access to and within each relevant area and facility required for guest occupants within that building, under the DDA Premises Standards.

6.2. General

In general, the main common corridors and paths of travel within the Lands and Education building can achieve 1800mm min. clear width with circulation spaces at corridor ends (1540mm W x 2070mm L) sufficient for wheelchair turning spaces, compliant with AS1428.1:2009. Many areas and corridors have various permanent wall openings and connecting doorways that with design development can achieve the required clearances and operation for accessibility.

Lands Building

A continuous path of travel from the accessible main entrance, on Lands building ground level to the Hotel Guest Arrival, Reception/Check In, on level 3 can be achieved via arrival shuttle passenger lift, in accordance with DDA Premises Standards. The Reception Lounge located at ground level is directly adjacent to the accessible main entrance and provides a suitable waiting area between the entrance and the shuttle lift for guests and visitors.

The reception zones at level 3 function as general circulation/thoroughfares, providing continuous access to the common-use hotel facilities located on level 3 such as Home Kitchen/Dining, Guest Lounge/Breakfast bar and External Terrace/s.

Hotel guest rooms are located in Lands building on ground, level 1 and level 2. The main lifts provide continuous access to each of these accommodation levels and generally the common corridors provide access to entrance doorway of each SOU, in accordance with DDA Premises Standards. Refer to Section 7 Hotel Accommodation.

Education Building

A continuous path of travel from the accessible main entrance, on Education building ground level to the Hotel Reception, Bar and Restaurant, and Function Rooms beyond on ground level can be achieved via the primary circulation corridors, in accordance with DDA Premises Standards.

The reception and connecting thoroughfare, is in close proximity to the main building lifts that provide continuous access to various Function rooms and Ballroom on lower levels and Hotel accommodation and Common use guest facilities on upper levels of building.

Across the various levels the lifts are located directly adjacent to the existing heritage or new feature stairs used for communication purposes, which promotes equity and inclusion, by allowing people choice and the ability to start and arrive in similar locations.

Recommendations:

(i) All required access-ways to be developed at design development stage to ensure suitable clearances, circulation, gradients and features for people with disability, compliant with AS1428.1:2009.

6.3. Main Passenger Lifts

Generally, the main passenger lifts in Lands and Education building can achieve min. internal dimensions of at least 1400mm W x 1600mm L in compliance with the DDA Premises Standards and AS1735.12 (for travel distance more than 12m). The main lift lobbies have generous circulation spaces to facilitate wheelchair passing and turning and to enter and exit the passenger lift in an equitable and dignified manner, compliant with AS1428.1:2009.

Lands Building:

The main passenger lifts (x3) within Lands building provide continuous general access between building levels for people with mobility impairment in accordance with DDA Premises Standards.

The lifts are located in two vertical circulation areas; distributed as 1 bank (x2 lifts) on western side of building; 1 bank (x1 lift) on eastern side of building. The lift lobbies are accessed via double doors from main corridor that can achieve 850mm min. clear width and door circulation areas, compliant with AS1428.1:2009.

The lifts serve all building levels from lower ground level (Retail/Food & Beverage tenancies) up to level 3 (Hotel).

Education Building:

The main passenger lifts (x4) within Education building provide continuous general access between building levels for people with mobility impairment in accordance with DDA Premises Standards.

The lifts are located in one bank on western side of building; (x2 lifts) operate from ground to level 09; (x2 lifts) operate from basement level 01 to level 09.

Recommendations:

(i) All main passenger lifts to achieve internal lift cars with at least 1400mm W x 1600mm L for more than 12M travel distance.

(ii) The passenger lift car components (grabrail, control buttons, lighting) and Lift lobby call button and arrival indicators to comply with AS1735.12.

6.4. Feature Passenger Lifts:

Lands Building:

There are (x2) feature lifts within the Lands building that with development can achieve continuous access between relevant building levels in accordance with DDA Premises Standards.

The Arrival shuttle passenger lift serves from ground level to level 3 (reception) and 4 (Clock-tower) and is intended for Hotel entry sequence only (with main lifts providing general access for guests between floors).

A new bespoke lift is proposed within existing structure of main heritage entry stair being retained. The lift car can achieve min. dimensions of 1100mm W x 1400mm L, which is

suitable for travel distances under 12M however a performance solution may be required if it cannot achieve min. dimensions (of 1400mm W x 1600mm L required for travel distance more than 12M) due to existing structural constraints the existing heritage stair. This is supportable and will require further review required during design development stage.

The Observatory feature lift serves from level 3 up to level 6. It is proposed as a new bespoke lift installed within a new feature circular stair structure proposed for Hotel guest access to new viewing platform/s within the Observatory.

The lift car will need to achieve min. dimensions of 1100mm W x 1400mm L, which is suitable for travel distances under 12M and a performance solution may be required if the lift car cannot be increased in size (due to existing structural constraints of Observatory) and it travels more than 12M. This is supportable, given the significant constraints of the Observatory, which is currently an in-accessible high significance heritage element unique to the building. Further review required during design development stage.

Recommendations:

(i) The bespoke feature lifts (Lands Building; Arrival Shuttle/Clock-tower, Observatory) must achieve internal lift cars with at least 1100mm W x 1400mm L for less than 12M travel distance or 1400mm W x 1600mm L for more than 12M travel distance.

(ii) A performance-based solution to satisfy BCA performance requirements may be required for the internal car size of bespoke feature lifts (Lands Building; Arrival Shuttle/Clock-tower, Observatory) where it may not achieve min. size requirements of DDA Premises Standards Part E3.6 (1400mm W x 1600mm L) for travel distance more than 12M due to the existing structural constraints of surrounding heritage elements.

(iii) Ensure feature lift lobbies have at least 1540mm min. W x 2070mm Min. L in front of lift doors (1800mm preferred) to enable a person using a wheelchair the space to Pontiac Land Group an 180 degree turn, compliant with AS1428.1:2009.

(iv) All lift car components (grabrail, call/control buttons, lighting, arrival indicators) to comply with AS1735.12.

6.5. Stairs

There are numerous existing heritage stairs within the building (x3 main in Lands Building; x2 main in Education Building) that will be retained and used for communication purposes (and fire egress) between levels. Technically existing stairs do not form part of the continuous accessible path of travel and are therefore not required to be upgraded to meet AS1428.1:2009 under the 'Affected Part' requirements of DDA Premises Standards. They are however still covered by the DDA and may be subject to a DDA compliant if a person believes they have been discriminated against or be a safety by design risk if not considered for upgrade.

There are also existing heritage stairs within Lands building that are proposed to be retained as visual heritage 'features' but not be available for actual use eg. spiral staircases within main corridors and 'Vault' Guest lounges.

There are various new communication stairs proposed within the building. These will be developed at design development stage to ensure that they are suitably recessed at top and base landings and provide handrails on both sides with access features compliant with AS1428.1.2009 to assist people with ambulant and sensory disabilities.

Recommendations:

(i) The existing heritage stairs proposed to be retained for communication purposes are not required to be upgraded to meet AS1428.1:2009 under Affected Part requirements of DDA Access to Premises Standards (as they do not form a required continuous accessible path of travel). Any potential upgrades (eg. for general access, egress or safety) to be developed in conjunction with architect, BCA and heritage architect within the heritage constraints of the building.

(ii) The existing heritage stairs proposed to be retained as visual 'features' only but not be available for use to be considered for appropriate safety measures to be adopted in conjunction with architect, BCA and heritage architect within the heritage constraints of the building.

(iii) Ensure all new stairs are suitably recessed at top and base to enable the provision of suitable handrails and access features as required by AS1428.1:2009 outside traverse paths of travel.

6.6. Ramps

There are new ramp/s that are proposed to connect various level changes within Hotel common use areas on accessible paths of travel eg. Education building, level 5 ramp up to Gymnasium.

The ramp is suitably positioned adjacent to stairs for equity and choice. It can achieve suitable width, gradients no steeper than 1:14, and level landing areas intervals to ensure access for people with disability. Further development and detailing will ensure that ramp handrails, kerb rails and access features can be achieved compliance with AS1428.1:2009.

There may be additional ramps (eg. threshold and/or step ramps) required to address level changes between new and existing building elements. The designs will be developed to suit the specific context and meet the intent of AS1428.1 to the maximum extent.

Recommendation:

(i) Ensure new ramps are suitably recessed at top and base to enable the provision of suitable handrails and access features as required by AS1428.1:2009 outside traverse paths of travel.

6.7. Doors

A combination of existing heritage doors and new doors will be utilised for the adaptive re-use of the building. It is understood that detailed analysis and preliminary audits of existing heritage doors and doorway openings have been undertaken and are ongoing by the architect and heritage architect.

Given the scale and importance of the building, in general, the size of the existing main doorway openings are understood to be able to achieve the required min. 850mm min. clear width opening for at least one active leaf door as required by AS1428.1:2009. There may be exceptions, and this will be assessed on a case by case basis during design development stage.

There will be additional considerations given the heritage nature of the building eg. where double heritage doors are used within an opening that cannot accommodate doors of unequal width; where there is increased depth due to thick heritage walls; the weight and operation of full height doors etc. In addition the function and use of various new use areas

may require acoustic input and isolation that may impact on weight and operation of new and existing doors on eg. Function and Meeting rooms, Hotel guest rooms.

Recommendations:

(i) Common-use doorways (both FOH and BOH) to all areas required to be accessible to have at least one active door leaf with 850mm min. clear width opening and door circulation areas, compliant with AS1428.1:2009.

(ii) Further review will be needed of existing doorways to be retained to ensure appropriate access features. In particular doorways required to be accessible in Lands building where located in existing thick heritage walls to ensure appropriate door circulation, reach ranges and operation for people with disability can be achieved.

(iii) Due to the potential increased size/weight of full height and/or acoustic doors eg. to accessible guest rooms, Meeting/Function areas in Education building, power automated doors with accessible controls may be required in some areas, compliant with AS1428.1:2009, if lightweight manual operation cannot be achieved.

(iv) Doorways to non-accessible areas ie. where a D3.4 Exemption from access under BCA/DDA Access Code Part D3.4 is sought and/or supportable do not need to comply with AS1428.1:2009.

(v) For areas where AS1428.1 door circulation or power automation cannot be achieved due to heritage or other constraints, a managed approach may be required and most feasible eg. Lands building 'Vault' doors to Guest Lounges to be fixed /held in open position to enable a clear access-way during operational hours with a documented management plan.

7. HOTEL ACCOMMODATION

7.1. General:

There are a total number of 253 Hotel guest rooms proposed across the development site, distributed as follows:

- Lands Building: 61 rooms across ground level, level 1 and 2
- Education Building: 192 room across levels 1, 2, 3, 4, 5, 6, 7, 8 and 9

Generally, an accessible path of travel to the entrance doors of all Hotel guest rooms is achievable via the connecting corridor access-ways to/from the existing Hotel guest lifts in accordance with AS1428.1:2009 and DDA Premises Standards.

An exception is noted in Lands building on level 1 (LB.G.11.A) at north east corner where guest room entry door is adjacent to an existing heritage spiral stair-case to be retained. The stair location impedes on 1m min. clear width path of travel needed to access to the entry door of the SOU. A performance based solution to satisfy BCA performance requirements is required, to be based on install of a call button to the SOU located in the accessible area of common corridor area (as close as possible to non-accessible SOU entry door).

The connecting corridors can achieve suitable circulation areas to allow a person using a wheelchair to turn 180 degrees at corridor ends and enough clearance to pass another person using a wheelchair in opposite direction, compliant with AS1428.1:2009 and DDA Premises Standards.

Recommendations:

(i) Ensure the upper accommodation level corridors of Education building provide wheelchair turning spaces (with min. dimensions of 1540mm W x 2070mm L) within 2m of corridor ends and at 20m max. intervals, compliant with AS1428.1:2009.

(ii) All common-use doors to provide 850mm clear width active leaf with suitable door circulation areas and operation, compliant with AS1428.1:2009. Review will be needed of doorways required to be accessible within thick heritage walls for circulation and reach ranges to door hardware for people using mobility aids.

(iii) A performance-based solution to satisfy BCA performance requirements is required for non-accessible entry door to SOU (LB.G.11.A), level 1 in Lands building. To be based on install of a call button located in the accessible area of common corridor area (as close as possible to non-accessible SOU entry door), to allow all people ability to contact room occupant.

7.2. Accessible Room Provision

The proposal can achieve at least 11 accessible SOU rooms: 4 in Lands building and 7 in Education building, (for between 201 and 500 total new SOUs), which is in accordance with DDA Premises Standards Table D3.1.

The accessible rooms are proposed in a mix of types and locations (refer to: 160927 acc room location clarification provided by Bar) to ensure they are representative of the range of rooms available, as follows:

Lands Building:

- X 3 Standard King rooms (ground, level 1, level 2 northern courtyard)

- X 1 Junior suite (level 2, southern perimeter)

Education Building:

- X 1 Suite (level 2, northern perimeter)
- X 5 Standard King rooms (level 2, 3, 4, 5, 6 southern courtyard)
- X 1 Standard King room (level 6, western perimeter)

The accessible rooms are accessed by the main passenger lifts and are currently being developed by the interior designer to each include an increased size bathroom that can achieve suitable clearances for people with disability to use. In general, the accessible room size and shapes currently under development, can achieve suitable circulation areas to satisfy AS1428.1:2009 requirements.

The internal layouts of the accessible rooms will be further developed at design development stage to ensure compliance with AS1428.1:2009.

It is noted that the design intent is for at least x 2 accessible rooms in Education building (X 1 Standard King room level 6, western perimeter and X 1 Suite level 2, northern perimeter) have the potential to inter-connect to an adjacent standard room. This additional flexibility and choice for potential guests with or without access needs is viewed as good practice.

Recommendations:

(i) Ensure the ongoing design development of each accessible guest room is developed to meet AS1428.1:2009 circulation requirements and within accessible bathrooms includes a balance of LH and RH transfer pans across the total provision.

(ii) Clarification required if proposed design of x 8 Standard King accessible rooms (x3 in Lands building and x 5 in Education building) have ability to be adapted (by staff) to become twin rooms on an as needs basis if required. Whilst fixtures and fittings are not technically covered by the BCA/DDA Access Code, this flexibility and providing options is encouraged as good practice and to assist minimise potential DDA risk (advisory).

(iii) Consideration to be made of the relevant design guidance in AS1428.2:1992 for internal fittings, fixtures and furniture design within the accessible rooms to maximise accessibility for guests in line with DDA principles (advisory).

8. HOTEL AND FUNCTION COMMON USE FACILITIES

8.1. Education Building Ballroom & Function Areas

A continuous path of travel to Ballroom and various Function and Pre-function Rooms across basement level 01, lower ground and ground levels within Education building is provided from the accessible main Hotel entrance (Farrer Place) via main corridors and Hotel lifts in accordance with AS1428.1:2009 and DDA Premises Standards.

The open plan design and function for each area will provide flexibility to achieve paths of travel with appropriate circulation and turning/passing areas, between fixtures/furniture in accordance with DDA Premises Standards and AS1428.1:2009.

It is assumed that these types of areas will have inbuilt amplification systems installed (that will not be solely used for emergency warning systems). As such, the DDA Access Code 2010 clause D3.7, requires provision of a hearing augmentation systems to assist people with hearing impairment gain equitable access to information, provision of a service, entertainment.

Recommendations:

(i) Provide hearing augmentation system in all Meeting Rooms, Function Rooms, Pre: Function Areas and similar rooms where they have an inbuilt amplification system installed (that will not be solely used for emergency warning systems) in line with DDA Premises Standards.

(ii) Hearing loops are preferred for dignity and equity over other systems and if used are to be provided to at least 80% of the room/area covered by the inbuilt amplification system in line with DDA Premises Standards.

8.2. Education Building Gym, Spa, Pool Facilities

The Education building includes Hotel common-use facilities on level 5 including: (x4) Treatment Rooms, Gymnasium, Pool and Yoga are; and at level 6: open landscaped external areas. In general an accessible path of travel to the common-use facilities from the main entry Lobby and new Hotel guest rooms via the main passenger lifts and corridor access-ways can be achieved.

The gymnasium area is raised and accessible via new ramp and stair access that will be developed to achieve compliance with AS1428.1:2009. Clarification is required on the accessible path of travel to the raised pool deck and pool, as currently the entry access is via two sets of stairs to and through the male and female change rooms.

It has been previously advised by architect that design intent is provide an equitable alternative accessible route to raised pool area via an accessible change room (near treatment rooms). Given the height variation between entry and pool deck levels a platform lift will be required for accessibility and is achievable.

The pool perimeter size will require an accessible means of access to enter/exit the water be provided in accordance with DDA Premises Standards Part D3.10. Based on our understanding of design intent for pool (which includes ranges of water depth/continuous wet edges that extend beyond) the means of accessible entry will require a performance based solution, as a removable chair/sling style pool hoist (proposed) is not permitted under Part D3.10, as pool perimeter is greater than 70m. A performance based solution to meet

BCA performance requirements will be based on the managed use of a suitable pool hoist that is equitable and dignified for users, within this context.

There is limited detail on the proposed treatment rooms x 4, at least one will be required to be accessible to and within, compliant with AS1428.1:2009

Recommendations:

(i) Provide access to and within not less than one of each type of Hotel common-use facilities room/space, on each level in Education building, ie. at least one Spa Treatment Room to be compliant with AS1428.1:2009 (AS1428.1 doorway circulation, 1m clear path of travel around bed, turning space within room of 1540mm W x 2070mm L) in accordance with DDA Premises Standards.

(ii) Provide accessible means (platform lift) up to and around the pool deck/and yoga space, compliant with AS1428.1:2009 and BCA/DDA Access Code.

(iii) Provide accessible means of access to enter/exit pool (removable chair/sling style pool hoist), compliant with BCA/DDA Access Code Part D3.10.

(iv) A performance-based solution to satisfy BCA performance requirements is required to address the accessible means of access to enter/exit pool (removable chair/sling style pool hoist), as the proposed type is not permitted under Part D3.10, with pool perimeter is greater than 70m. It will be based on the unique design of the pool necessitating managed use of a suitable pool hoist that is equitable and dignified for users.

(v) Ensure step-free access to and within the external landscaped terrace areas on level 6, compliant with AS1428.1:2009.

8.3. Lands Building Gym & Spa

There is a common-use Gym and Spa facility in Lands building on east of levels 3 and 5.

A continuous path of travel to part of the facility (entry level 3) is achieved via eastern main lift (from Hotel guest levels) or via western main lifts (from Hotel Reception/common areas, external terrace), in accordance with DDA Premises Standards.

Level 3 has open plan gym area and spa treatment rooms (x2) and an open plan gym area on level 5. There is no continuous access to level 5 common areas. New stairs are proposed between the levels. Due to limited floor space area available (total approx. 65m2) lift installation is not practical or feasible within spatial and heritage constraints. A performance-based solution to satisfy BCA performance requirements is required. This will be based on the provision of similar/duplicate accessible amenities and facilities in an alternative accessible location at level 3.

Access throughout the open plan gym area, can achieve paths of travel of 1000mm min. clear width with circulation spaces at corridor ends (1540mm W x 2070mm L) sufficient for wheelchair turning spaces compliant with AS1428.1:2009. However currently there is no accessible path to Spa Treatment rooms due to reduced corridor and door circulation area.

Review is required to provide access to and within not less than one of each type of Hotel common-use facilities room/space, on each level in Lands building, ie. at least one Spa Treatment Room needs to be compliant with AS1428.1:2009 in accordance with DDA Premises Standards.

Recommendations:

(i) Ensure new stairs to level 5 are designed with handrails on both sides and access features compliant with AS1428.1.2009.

(ii) Provide a performance-based solution to satisfy BCA performance requirements, to address the stair only access to level 5 common area gym facilities. This will be based on the provision of similar/duplicate accessible amenities in an alternative accessible location at level 3.

(iii) Provide access to and within not less than one of each type of Hotel common-use facilities room/space, on each level in Lands building and Education building, ie. at least one Spa Treatment Room in each building to be compliant with AS1428.1:2009 in accordance with DDA Premises Standards. It is not supportable to provide the only accessible Spa Treatment room in Education building due to the travel distance between the buildings and equity and dignity issues with the only accessible path of travel currently available, being the BOH pedestrian tunnel linkage and BOH lifts.

8.4. Lands Building Meeting Room

There is a common use Meeting room proposed in Lands building on west of level 5. There is stair only access to the facility from near Reception/Check In at level 3. The spatial and heritage constraints of this area are similar to those of the Gym/Spa facility described above, as the structures are mirrored and the installation of a lift is not practical or feasible within the spatial and heritage constraints.

A performance-based solution to satisfy BCA performance requirements is required. This will be based on the provision of similar/duplicate accessible amenities and facilities in an alternative accessible location within the Hotel.

Review is required to provide access to and within not less than one of each type of Hotel common-use facilities room/space, on each level in Lands building, ie. Meeting Room compliant with AS1428.1:2009 in accordance with DDA Premises Standards Table D3.1.

Recommendations:

(i) Ensure new stairs are designed with handrails on both sides and access features compliant with AS1428.1.2009.

(ii) A performance-based solution to satisfy BCA performance requirements is required to address stair only access to Lands building, level 5 common area Meeting facilities. This will be based on the limited spatial area available at level 5 and provision of an alternate Meeting Room location in Lands building that provides similar amenity and facilities being provided in an accessible location.

8.5. Unique Heritage Elements - Common Facilities

Guest Lounges

Common Guest Lounges are located within the Lands building central ‘Vault’ atrium in Lands building across ground, level 1 and level 2. Entry access to and within these common area is achievable on each level via the vertical circulation lobby areas (that contain lifts and main heritage stairs) and through existing doors within very thick heritage walls that will be managed by staff to be permanently fixed/held open to ensure a clear access-way. The path of travel requires traversing the top landing of the main heritage stairs which needs to be considered for access/safety.

Within these spaces there will be heritage features stairs and original elements to be retained for visual interpretation, however it is understood that access will not be permitted for any users.

Observatory

The design proposes to provide Hotel guest access to unique heritage building elements that previously have been inaccessible to the public.

The intent is for this to be equitable with accessibility provisions maximised as far as possible within the constraints of existing structure and heritage requirements. The Lands building Observatory, which faces Sydney Harbour will house a Gallery space, level 5 and viewing platform, level 6. It will be partially accessible via inclusion of a feature lift within a new feature circular stair structure. The lift has been addressed in Section 6.4.

Circulation space is very limited due to the existing structure and this will limit manoeuvrability for all guests. Wheelchair access with minimal turning spaces is achievable.

Clock Tower

The Lands building Heritage Clock Tower forms an important part of the entry sequence for all Hotel guest when they arrive, as the Arrival Shuttle lift l from Hotel main entrance, ground floor to level 3 Reception, is located within the Clock tower main heritage stair structure.

The lift access extends to level 4, where a small viewing platform is available internally. Circulation space is very limited (appears to be 1m width only) due to the existing structure and this will limit manoeuvrability for all guests. Wheelchair access is possible, however turning spaces are not achievable internally. There are however, proposed doors that lead to an external terrace which will be reviewed during design development stage to ensure continuous and equitable access to meet AS1428.1:2009. From level 4 to level 8, there will be stair access only available within the Clock Tower, due to the building constraints. Further information is required on the internal stairways to understand appropriate access.

Recommendations:

(i) Further information required on design intent and general design strategy for proposed Clock Tower lift and internal stairways to maximise potential access and safety for users, within the significant heritage and structural constraints. Equitable access to the external terrace at level 4 will be required to meet AS1428.1.2009.

(ii) A performance-based solution to satisfy BCA performance requirements may be required for the Clock Tower where continuous lift access to all levels is not be achievable. This is supportable based on the partial access provided by the proposal that seeks to maximise access within the site constraints.

(iii) Consider access/safety features where path of travel to common-use Guest Lounges in ‘Vault’ requires guests to traverse the top landing of the main heritage stairs as they moves through lobby space of vertical circulation areas (that contain lifts and main heritage stairs) (advisory)

9. BUILDING COMMON USE SANITARY FACILITIES

9.1. Sanitary Facilities

Common use sanitary facilities are proposed in the building in following areas:

Lands Building:

- lower ground level: base build retail toilets near Food and Beverage
- ground level: single toilet (unclear if FOH or BOH) near Luggage Store
- level 03: unisex change rooms in Spa treatment rooms

Education Building:

- level 5: male and female change rooms (WC and Shower) near Gym/Pool
- ground level: male, female and accessible WC near Function rooms
- lower ground level: male, female and accessible WC near Function rooms
- basement 01 level: sanitary facilities near Ballrooms

At this early stage there is limited detail provided on layouts.

All accessible facilities can achieve continuous paths of travel via the passenger lift facilities and access-ways within the building that can achieve compliance with AS1428.1:2009.

At this stage there is no accessible change room identified on level 5, adjacent the male and female pool change facilities, however there appears sufficient space within the adjacent area near Spa treatment rooms to easily achieve this requirement.

Recommendations:

(i) Provide at least one unisex accessible toilet facility adjacent to male and female toilets on each storey where sanitary facilities provided in accordance with DDA Premises Standards part F2.4.

(ii) Provide at least one unisex accessible toilet/shower change facility adjacent to male and female toilets/shower change facility in accordance with DDA Premises Standards part F2.4. This applies to Education building Pool area, Lands building Gym area, Spa and Treatment Rooms (Lands building and Education building).

(iii) The accessible WC (and shower if relevant) to have overall room size to achieve required circulation areas between WC pan, washbasin, (shower if relevant) compliant with AS1428.1:2009.

(iv) Provide at least 1 ambulant cubicle in each male and female toilet (adjacent to accessible WC), compliant with AS1428.1:2009 in accordance with DDA Premises Standard Part F2.4.

(v) Ensure all accessible toilets are connected on an accessible path of travel, compliant with AS1428.1:2009. Review may be required of airlocks and connecting corridors for door circulation areas to meet AS1428.1:2009.

10. HOTEL BACK OF HOUSE STAFF AREAS

10.1. Service Tunnel Linkage

There is a subterranean service link tunnel that connects the basement level 03 of Lands and Education buildings. Currently this tunnel is for Back of House (BOH) staff use only, however this may be under design review and it could change to front of House (FOH) access for guests.

As well as connecting buildings required to be accessible, the tunnel provides access to BOH Staff Offices, Housekeeping & Laundry and Storage areas located on basement level 3. Continuous access to the tunnel is provided via the BOH passenger lifts (x 2) in Lands building and (x 4) in Education buildings, in accordance with the DDA Premises Standards.

The tunnel corridor has at least 1800mm min. clear width and is sufficient for wheelchair passing and turning spaces, compliant with AS1428.1:2009 in addition to the presumed use by service trolley/equipment expected of a BOH service area.

The double doorways to various BOH rooms can achieve suitable 850mm min. clear width with door circulation compliant with AS1428.1:2009 and DDA Premises Standards.

Recommendations:

(i) The service tunnel linkage to be designed in compliance with AS1428.1:2009.

(ii) Should the tunnel linkage between Lands and Education building become a FOH guest area it would considerably improve accessibility provisions and opportunities as the steep external footpaths between the buildings at street level pose challenges for many people with disability. This would however have design and planning implications as the tunnel is currently only accessed through BOH service areas.

10.2. Paths of Travel

When the Hotel staff main entrance/s to building is confirmed the design will be developed to ensure it is connected on an accessible path of travel to relevant BOH lifts and connecting service routes. This will ensure that continuous access to all BOH common areas required to be accessible within the building under the DDA Premises Standards eg. BOH Staff Offices, Staff Dining & Lounge, Staff sanitary facilities/change/locker areas etc. can be achieved.

In general, hotel service corridors have suitable circulation areas of at least 1800mm min. clear width for service equipment and this will also allow two wheelchair users to pass one another and turns at corridor ends, compliant with AS1428.1:2009.

Within the building, there will be some BOH staff areas that may not be required to be accessible under AS1428.1 due to potential use restrictions and/or health and safety risks for people with disability (eg. commercial kitchens/laundries, bulk store-rooms, switch-rooms, plantrooms).

Recommendations:

(i) Provide access to and within BOH common-use areas for general staff access compliant with AS1428.1:2009 (unless exempt or exemption sought under BCA Part D3.4 by Client/Operator).

(ii) All common-use BOH Staff doors to provide 850mm clear width active leaf with suitable door circulation areas and operation, compliant with AS1428.1:2009.

(iii) Clarify location of Staff common-use change facilities and ensure an accessible change facility to meet BCA/DDA Access Code Part F2.4.

10.3. Passenger Lifts

The main BOH passenger lifts (x2) within Lands building and (x4) within Education building provide continuous access between relevant building levels for staff members with in accordance with DDA Premises Standards.

The BOH lifts are centrally located on the eastern side of each building. Generally the BOH lift lobby is accessed via a single door from main FOH corridor that can achieve 850mm min. clear width and door circulation areas, compliant with AS1428.1:2009.

Within Lands building: all BOH lifts serve all levels from basement level 03 up to level 3 (Hotel). Within Education building: (x4) BOH lifts serve all levels from basement level 03 up to ground level, and (x2) BOH lifts serve all levels from level 1 up to level 9 (Hotel).

The BOH lifts passenger lifts can achieve min. internal dimensions of at least 1400mm W x 1600mm L in compliance with the DDA Premises Standards and AS1735.12 (for travel distance more than 12m).

The BOH lift lobbies have generous circulation spaces for service equipment manoeuvring that will also enable wheelchair passing and turning to enter/exit the passenger lift in an equitable and dignified manner, compliant with AS1428.1:2009.

Recommendation:

(i) All Lift car components (grabrail, call/control buttons, lighting, arrival indicators) to comply with AS1735.12.