

DA Access Report

Final

*Joe Maguires Hotel
148 Peel Street,
Tamworth NSW 2340*

Prepared for
Watering Hole Hotels

STA-004

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Revision History –

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1	Draft issued for comment	21.02.2025
2	Final issued to stakeholders	21.02.2025



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1.0 INTRODUCTION

1.1. General

This report has been prepared at the request of Watering Hole Hotels and relates to the proposed alterations and additions to the existing heritage hotel located at 148 Peel Street, Tamworth.

1.2. Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the accessibility provisions of the NCC, as are principally contained within Part D4, and clauses E3D7, E3D8, F4D5, F4D6 and F4D7.

This report is based upon, and limited to the information depicted in the documentation provided for assessment and does not make any assumptions regarding 'design intention' or the like.

1.3. Basis of Report

This accessibility assessment was based upon the architectural documentation prepared by Studio Two Architecture, namely –

Drawing No.	Revision	Description	Date
J2334, SD101	N	SITE PLAN	20.02.2025
J2334, SD102	N	GROUND FLOOR PLAN	20.02.2025
J2334, SD103	N	FIRST FLOOR PLAN	20.02.2025

1.4. Limitations of Report

The content of this report relates only to the accessibility provisions of the building in general.

The study will be undertaken based upon the information made available by the design team. No liability is accepted for the accuracy of the information provided.

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken –

- (i) Any parts of the BCA, or any standards other than those directly referenced in this report;
- (ii) Occupational Health & Safety Act and Regulations;
- (iii) WorkCover Authority requirements; and
- (iv) Structural and Services Design Documentation.

2.0 DEVELOPMENT DESCRIPTION

For the purposes of BCA, the subject development may be described as contained below.

2.1. General

The existing building is a two-storey hotel constructed in the 1910s. Alterations and additions are proposed to the ground and first floors.

2.2. Building Characteristics

In the context of this report and the BCA, the building can be described as follows –

<u>Building classification</u>	Hotel	Class 6
<u>Rise in storeys</u>	Two (2)	

2.3. Interpretation Notes

To provide the reader with additional context, the following information regarding assessment methodology used in this assessment is provided below –

- (i) Moveable furniture such as tables and chairs are considered as indicative only. Such furnishings fall outside the scope of the base building and are the ongoing responsibility of the owners and / or tenants who should maintain appropriate circulation spaces between and around furnishings.

3.0 BUILDING DESIGN ASSESSMENT SUMMARY

3.1. General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions and capability for compliance with the NCC, Parts D4, E3D7, E3D8, F4D5, F4D6 and F4D7.

The review of the architectural documentation provides either 'Complies', 'Does not Comply' or 'Design Detail' status.

Where the following clause has been provided with a 'Does not Comply' or 'Design Detail' status, further detailed analysis and commentary is provided in Part 4.0 of this report.

3.2. Part D3 – Access for people with disabilities

NCC Clause	Complies	Does not Comply	Design Detail
D4D2 General building access requirements	✓		
D4D3 Access to buildings			✓
D4D4 Parts of buildings to be accessible			✓
D4D5 Exemptions		N/A	
D4D6 Accessible carparking			✓
D4D7 Signage			✓
D4D8 Hearing augmentation			✓
D4D9 Tactile Indicators			✓
D4D10 Wheelchair seating spaces in Class 9b assembly buildings		N/A	
D4D11 Swimming pools		N/A	
D4D12 Ramps		N/A	
D4D13 Glazing on an accessway			✓

3.1. Part E3 – Lift installations

NCC Clause	Complies	Does not Comply	Design Detail
E3D7 Passenger lift types and their limitations			✓
E3D8 Accessible features required for passenger lifts			✓

3.2. Part F4 – Sanitary and other facilities

NCC Clause	Complies	Does not Comply	Design Detail
F4D5 Accessible sanitary facilities			✓
F4D6 Accessible unisex sanitary compartments			✓
F4D7 Accessible unisex showers		N/A	

4.0 DETAILED DESIGN ASSESSMENT

3.1. General

The following detailed analysis and commentary is provided to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions of the NCC.

3.2. Part D3 – Access for people with disabilities

D4D2 General building access requirements

All new building works are required to comply with the NCC. Within the subject proposal, internal parts are to be demolished with a proposed extension to the ground floor and alterations to existing.

Under the Disability (Access to Premises – Buildings) Standards 2010 is not applicable, the affected part requirement stipulates that access from the site boundary to all new parts are required. This has been achieved from the Main Entry to all areas via the new lift.

Access to and within the building in accordance with the NCC is achieved.

D4D3 Access to building

There are two Main Entry areas to the building, however the principal pedestrian entrance into the building and Entry/Arrival area is located from the car park. Given the location in Tamworth, it is anticipated that a majority of patrons will arrive via the car park area. There is suitable access from the accessible car bay to the automatic sliding door via a 1:20 walkway compliant with AS1428.1-2009. There are suitable clearances and circulation to allow wheelchair turning and passing areas in accordance with AS1428.1-2009.

Notwithstanding, there is an additional entry from the pedestrian footpath near Peel Street, accessed via automatic sliding doors to the Foyer with stairway access into the building. The stairway has suitable clearances to allow compliant handrails, TGSIs and nosings in accordance with AS1428.1-2009.

D4D4 Parts of building to be accessible

The building has a number of large open areas allowing for suitable wheelchair circulation in accordance with the Disability (Access to Premises – Buildings) Standards 2010. Level access between areas is achievable and may required further review due to the existing nature of the building. There are additional stairways to the ground floor Dining Area and to the outdoor landscaped areas (including a 1:20 walkway to the Stage Area). Stairways are suitably offset to allow for handrail extensions clear of traverse pathways and appropriate clearances at the top and bottom of the walkway for access in accordance with AS1428.1-2009.

Corridors have no less than 1000mm clear width with appropriate 1540mm clearances at the end of corridors for turning. There is an exception located on level 1 near Dining Room 2 outside of the ambulant cubicles which is limited by the existing nature of the building, however a BCA Performance Solution may be provided.

D4D4 Parts of building to be accessible

Generally, doorways are automated or with suitable clearances and circulation to allow compliance with AS1428.1-2009.

The passenger lift provides access between the two floors, with a central internal stairway provided at the Foyer. The internal stairway is offset to allow the provision of handrails on both sides of with suitable handrail extensions, as well as Tactile Ground Surface Indicators (TGSIs) and nosings.

D4D5 Exemptions

The following rooms / areas have been afforded a concession under D3.4 and access for people for disabilities need not be provided –

- Service areas; and
- Plant and equipment rooms (and associated accessways).

D4D6 Accessible carparking

There is an outdoor car park provided with access via Brewery Lane. There are a total of 39 spaces proposed with 1 accessible car bay, suitable under the NCC. The car bay achieves appropriate 2.4m clear width adjacent to a 2.4m shared zone located adjacent to the building main walkway. The dimensions satisfies the requirements of AS2890.6-2009.

D4D7 Signage

Clear and legible Braille and tactile signage incorporating the international symbol of access is required to complying with Specification D3.6 of the NCC to identify every 'exit' door in the building required to be provided with an exit sign indicating the level number.

Compliance with D4D7 is achievable and will be further assessed in Design Development.

D4D8 Hearing augmentation

An inbuilt amplification will be provided and as such a hearing augmentation system is to be provided within the Hotel.

Compliance with D4D8 is achievable and will be further assessed in Design Development.

D4D9 Tactile indicators

For a building required to be accessible, tactile ground surface indicators (TGSIs) must be provided to warn people who are blind or have a vision impairment that they are approaching –

- A vehicular way within the car parking area, and
- A stairway (other than a fire isolated stairway).

D4D9 Tactile indicators

TGSIs must comply with sections 1 and 2 of AS/NZS1428.4.1.

Compliance with D4D9 is achievable and will be further assessed in Design Development.

D4D10 Wheelchair seating spaces in class 9b assembly buildings

Not required within this class of building.

D4D11 Swimming pools

No swimming pools are provided within this development.

D4D12 Ramps

No new ramps are proposed.

D4D13 Glazing on an accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.

Compliance with D4D13 is achievable and will be further assessed in Design Development.

3.3. Part E3 – Lift installations

E3D7 Passenger lift types and their limitations

A passenger lift is proposed to provide access between the two floors. An automatic lift is recommended can can be accommodated within the building.

Compliance with E3D7 is achievable and will be further assessed in Design Development.

E3D8 Accessible features required for passenger lifts

Compliance with E3D8 is achievable and will be further assessed in Design Development.

3.4. Part F2 – Sanitary and other facilities

F4D5 Accessible sanitary facilities

There are two banks of toilets provided on the ground floor with an unisex accessible sanitary compartment provided at the bank near the Foyer. The adjacent male and female sanitary facilities also includes ambulant accessible cubicles.

On the First Floor, there are also two banks of toilets with a unisex accessible and unisex ambulant accessible toilet provided.



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F4D5 Accessible sanitary facilities

The sanitary compartments have appropriate internal dimensions around the pan and basin as required in accordance with AS1428.1-2009.

Compliance with F4D5 is achievable and will be further assessed in Design Development.

F4D6 Accessible unisex sanitary compartments

One unisex sanitary compartment has been provided on each storey and no less than 50% of those banks in accordance with the NCC.

F4D7 Accessible unisex showers

This section is not applicable to the proposed works within the development.

5.0 CONCLUSION

Wall to Wall Design & Consulting has prepared the Access Report to provide advice and strategies to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions.

A design assessment has been undertaken of the proposed design and is shown to be capable of complying with the relevant performance requirements of the NCC.

The recommendations within this report are to be further developed at design development to ensure compliance with regulatory requirements.

Report By

