

ACCESS REPORT

PROJECT: The Maltings (Building M3 + M4)
PROJECT NO: GDL230009 (previous GDL200097)
PREPARED FOR: Halcyon Hotels Pty. Ltd.
REVISION: 04
DATE: 28/02/2024

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REVISION HISTORY


Revision	Date	Details	Authorised	
			Name/Position	Signature
01	25.10.2019	Review of Concept Plan Design Freeze, dated 18.10.2019	Prepared: Elisa Moechtar Manager, Access Consultancy ACAA No. 198	--
02	19.02.2020	Review updated SD Plans dated 03.02.2020 – further update	Prepared: Elisa Moechtar Manager, Access Consultancy ACAA No. 198	--
03	27.04.2020	DA Submission Review	Prepared: Elisa Moechtar Manager, Access Consultancy ACAA No. 198	--
04	28.02.2024	For DA Submission	Prepared: Elisa Moechtar, Manager, Access Consultancy (ACAA No. 198)	

Table 1 – Revision History

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

This Access Report has been prepared for the proposed new works for The Maltings, **Buildings M3 + M4**, the site of which is located at 2 Colo Street, Mittagong NSW.

The report provides an accessibility compliance assessment of the supplied design documentation against the Federal Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards'), the access provisions of Volume 1 of the Building Code of Australia 2022 ('BCA') and Australian Standards (AS) adopted by reference, with consideration of the objectives of the Federal Disability Discrimination Act 1992 (DDA) to eliminate discrimination on the ground of disability.

1.2 Assessment

Upon review, it is the opinion of Group DLA Access that, with ongoing detailing of the access provisions, design requirements, and recommendations outlined within Chapter 4.0 Accessibility Assessment of this access report, the proposed design is capable of compliance with the accessibility requirements outlined above.

Further development and refinement of detailed design requirements, such as details of landscape, pedestrian access linkages, internal fit-out design, circulation stairs, walkways, ramps, lifts, sanitary facilities, stairs, accessible SOU accommodation and other access facilities and features, will be included within future construction documentation and assessed prior to Construction Certificate stage.

The items in the table below have been noted as items of relevance at this stage of the review. The items that have been considered non-compliant require further review against the detailed design, or where noted may be able to be justified as an Access Performance Solution:

However, it is important to note that the items identified will NOT have an impact on the DA / S4.55 Modification planning submission approval and therefore these noted items can be resolved at the Detailed Design Stage, prior to the issuance of the Construction Certificate.

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
1.	Access to buildings – M3 + M4	No continuous accessible path of travel to M3 + M4 buildings from the Visitor and Guest entrance at site boundary	<p>Option 1: Design review to provide a designated pedestrian accessway adjacent to internal roadway, compliant with AS1428.1.</p> <p>Option 2: a performance solution would be required. This could be justified with provision of a dedicated accessible drop-off area and at least one (1) x additional accessible car-parking space over BCA minimum requirements, compliant with AS2890.6:2009.</p> <p>Note: the proposed design resolution adopted by M1 + M2 +</p>	D4D3 (D3.2)	D1P1 D1P8 (DP1, DP8)

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
			Malster's House (subject to S4.55 submission) will affect the design resolution for this item that will be addressed at DD stage.		
2.	Access to buildings – M3 + M4	No continuous accessible path of travel to buildings from external accessible car-parking via a designated and hard stand walkway.	Design review for compliance with AS1428.1 required at DD stage.	D4D3 (D3.2)	D1P8 (DP8)
3.	Building Entrances – M3 + M4	Numerous external large sliding doors and/or hinged doors proposed at building entrances will not meet AS1428.1 door circulation and/or door force requirements for manual operation	Doors will require automation for compliance with AS1428.1 OR if proposed to be permanently fixed open during operational hours, a documented staff management plan with a potential performance solution .	D4D3 (D3.2)	D1P1 (DP1)
4.	Various Doorways M3 + M4	Doors located within deep walls may result in some door hardware not being accessible to wheelchair users or compliant with AS1428.1 for manual operation.	Ensure no more than 300mm max. depth between wall and door face to meet AS1428.1 (manual operation) or power operation of doors with accessible controls or may be required for compliance.	D4D2, D4D3, D4D4 (D3.1, D3.3)	D1P1 (DP1)
5.	Consecutive Doors/Airlocks	Some Airlock doors - do not appear to provide adequate 1450mm min. length clearance between the open-door swing and opposite wall. Eg, M4 Basement airlock to gym, M3 Ground level	Design review for compliance with AS1428.1 required at DD stage.	DDA Premises Standards Clause 2.1 D4D3 (D3.2)	D1P1 (DP1)

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
		airlock doors from Northern Gallery.			
6.	Access within Buildings – Circulation – M3 Platform	Viewing platform appears elevated from Foyer/Gallery space	Design review for compliant ramp OR continuous access required.	D4D2, D4D4 (D3.1, D3.3)	D1P1 (DP1)
7.	Turning Spaces	Level 1 corridor outside Amenities – there is no turning bay provided within 2M of corridor end.	Design review is required for compliance at DD stage.	D4D2, D4D4 (D3.1, D3.3)	D1P1 (DP1)
8.	Access Within Buildings & Circulation – M3 + M4	<p>There is no direct accessible path of travel between Level 3 Exhibition room and Level 4 Lounge/ Bar (feature stair access only).</p> <p>Note: Level 04 area is accessible by an alternate route via Level 3 lift core, however, has increased travel distance and reliant on access being available through other level 03 function spaces.</p>	<p>The following would be required based on current design:</p> <ul style="list-style-type: none"> Directional signage to identify alternate accessible route from feature stairs via lift core and connecting Bridge walkway; and Written confirmation from Building Operator that all areas between the Lift and feature stairs on Level 3 Function space will always be available for use, when feature stairs are available for use. <p>NOTE: This item may require a performance solution subject to advice/input from Project Certifier at CC Stage.</p>	D4D2, D4D4 (D3.1, D3.3)	D1P1 (DP1)
9.	Stairs – Various	Various internal communication and egress stairs between levels do not include off-set treads at base of each flight. This would result in inconsistent height non-compliant handrail provision.	Design review required for AS1428.1 compliance at DD stage.	D4D2, D4D4 (D3.1, D3.3)	D1P1, D1P2 (DP1, DP2)

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
10.	Ground level external entry - fixed tier/bleacher seating	If intended for use as entrance stair/steps, review of stair geometry in order to satisfy general BCA tread/riser requirements (2R + G) would be required as well as stair access features to meet AS1428	Design review required for AS1428.1 compliance at DD stage.	D4D2, D4D4 (D3.1, D3.3)	D1P1, D1P2 (DP1, DP2)
11.	Accessible Sanitary Facilities	Ground and level 2 amenities – At least 1 x unisex accessible toilet required on each storey with sanitary facilities, however existing room size appears too small (1800mm width x 4000mm length) to achieve compliance	<ul style="list-style-type: none"> Design review for compliance, or. Potential performance solution, based on confirmation of use/availability of alternate accessible WC in another area available on same terms with directional signage, or Potential D4D5 exempt area if facility is for Cleaner/maintenance/service staff only - written confirmation required from Client at next design stage, or Other option proposed by design team for further review and discussion. 	F4D5, F4D6 (F2.4)	F4P1 (FP2.1)
12.	Accessible Sanitary Facilities – Level 3 and 4	The unisex accessible toilet/shower facilities current size and layout does not comply with AS1428.1 circulation	Design review for compliance required at DD stage.	F4D5, F4D6 (F2.4)	F4P1 (FP2.1)
13.	Ambulant Sanitary Facilities – Level 3 and 4	At least 1 x Male ambulant toilet and 1 x Female ambulant toilet are required at the toilet banks – currently only 1 x Ambulant facility illustrated	Design review for compliance required. NOTE: There does not appear to be designated gendered sanitary facilities – further advice should be sought from BCA Consultant regarding general BCA F4 requirements (Refer to Group DLA BCA Report)	F4D5 (F2.4)	F4P1 (FP2.1)

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
14.	Residential Accommodation – Accessible SOUs	M3 & M4 Required Class 3 accessible SOUs are not currently nominated	Provide at least 3 x accessible SOUs (for 42 or 43 total SOUs shown on plan) to meet Table D3.1, ensuring: <ul style="list-style-type: none"> SOUs are representative of range of room types available (ie. type, price, location and amenity) The Accessible SOU Design is to comply with AS1428.1 circulation requirements with equitable mix of LH and RH accessible WC pan bathroom layouts 	D4D2 (D3.1)	D1P1 (DP1)
15.	Swimming pool Access	Accessible means of entry access is required around and into pool	The pool ledge design to be developed to ensure functionality for pool hoist/lift in compliance with Specification D3.10 and safety for all users.	D4D11 Specification 16	D1P1 (DP1)

Table 1.2.1 – Key queries and recommendations

Note:

- The above non-compliances is not a full list of all access non-compliances for the building. Rather, the access report as a whole and the associated Drawing Markups need to be reviewed by the design team to obtain an understanding of all accessibility issues.

1.3 Further information for future design development

In order to confirm the design complies with the accessibility provisions of the Premises Standards and the BCA, the following items listed in Table 1.3.1 below are required to be clarified, submitted, illustrated, etc, **during design development stage:**

No.	Item	Comment	Premises Standards / BCA Reference
A	Landscape Design, including External Pedestrian Site Linkages	<p>Additional information for assessment is required to identify the pedestrian linkages to access the buildings and pedestrian linkages throughout the landscape zones in general.</p> <p>In particular for required accessible paths of travel leading to and between the building entrances and:</p> <ul style="list-style-type: none"> Site boundary main pedestrian entry points Adjacent building entrances/areas Accessible car-parking provisions External facilities / open terrace areas <p>The additional details are to include gradients, crossfalls and a coloured key/legend to clarify and illustrate the different</p>	<p>D4D2, D4D3 (D3.1, D3.2)</p> <p>DDA</p>

No.	Item	Comment	Premises Standards / BCA Reference
		floor surface finishes proposed for required accessible pathway areas.	
B	Walkway, Ramp & Stair Details	<p>1:20 or 1:50 details of proposed walkways, ramps & stairs are required for further assessment.</p> <p>The details are to include compliant dimensioning of all relevant components, i.e. gradients, lengths, unobstructed widths between handrails, landings (1200mm minimum if no turning), wheelchair turning bays (1540 x 2070 minimum), handrails (diameter of min 30-50 mm clearances, etc.) kerb-rails/edge protection, steps (riser and goings, etc), TGSIs.</p> <p>In particular:</p> <ul style="list-style-type: none"> M3 + M4 – Ground level 1:20 entry walkway to be developed in accordance with general BCA and AS1428.1 access requirements. M3 + M4 – all communication and non-fire-isolated stairs (even if intended solely for egress) will require access features, compliant with AS1428.1. 	<p>D4D4 D4D9 D4D12</p> <p>AS1428.1, AS1428.4.1 (D3.3, D3.8, D3.11)</p>
C	Accessible Entry Door Strategy and Door Details	<p>All doorway openings to be identified on architectural plans with design details required for assessment for internal and external doorways, including door schedules, door hardware and control locations, luminance contrast strategy etc.</p> <p>Further information any proposed operational management strategy for various doorways as the design progresses. In particular for large sliding gates/ doors proposed in M3 + M4</p> <p>All door thresholds (external and internal) to be confirmed with dimensioned details for new entry /exit points for the building/s to confirm level and/or suitable accessible provisions</p>	<p>D4D2, D4D4, D4D13 and AS1428.1</p> <p>(D3.1, D3.2)</p>
D	Passenger Lift Details	<p>Detailed lift plans, elevations, lift type & specification for the proposed passenger lifts will be required for assessment as the design progresses.</p> <p>The details are to include compliant dimensioning of lift car circulation area requirements, inclusion & set outs of access features, handrail, lift call/controls etc.</p>	<p>D4D4, E3D7, E3D8, and AS1735.12</p> <p>(D3.3, E3.6)</p>

No.	Item	Comment	Premises Standards / BCA Reference
E	Sanitary Facilities Wet Area Details & Sanitary Fixtures FFE Schedules	<p>Proposed locations and gender of sanitary facilities within the building for required unisex accessible and male and female ambulant toilets are required (following project BCA Consultant occupant/numbers review and input)</p> <p>Updated plans to confirm the intended users of proposed common area amenities and amended accessible WC/shower layouts to confirm compliant circulation between fixtures to AS1428.1 and an equal mix of LH and RH transfer pans within building.</p> <p>For Hotel accessible SOUs, accessible bathroom details that demonstrate accessible WC/shower layouts, (including increased depth SOU basin) and compliant circulation between fixtures to AS1428.1 with an equal mix of LH and RH transfer pans for required accessible SOUs.</p> <p>During future design development, 1:20 or 1:50 dimensioned plans, elevations/details of the proposed and required sanitary facilities (accessible WC/shower & ambulant toilets) and FF & E sanitary schedule will be required for further assessment.</p> <p>The details are to include compliant dimensioning of all circulation area requirements and set outs of sanitary fixtures etc to comply with AS1428.1:2009.</p>	F4D5 F4D6 F4D7, and AS1428.1 (F2.4)
F	M3 – Level 5 Guest Suite use	Confirmation of the use of M3 level 5 guest suite to confirm if will be Class 2 or Class 3, in conjunction with ongoing assessment/input from project BCA Consultant as this will affect access compliance requirements.	D4D2
G	Trafficable vs. Non- trafficable pedestrian areas – Silos space/s	Confirmation on the Central Silos area behind the ground level Entry Foyer as non-trafficable or trafficable space, as this will affect access compliance requirements. Where surfaces are within trafficable spaces, access is required to and within all areas normally used by the occupants	D4D2, D4D4
H	M3 - Level 3 and Function and Level 4 Lounge/Bar spaces	<p>Written confirmation on booking/use restrictions for M3 Level 3 and 4 areas in relation to the access required to passenger lift as an alternate accessible path of travel to the direct feature stairs.</p> <p>The access to the lift would always be required to be available for use, when the feature stairs are available for use between level 3 and 4 for equitable access for people with mobility impairment.</p>	D4D2, D4D4

No.	Item	Comment	Premises Standards / BCA Reference
I	Signage Strategy	<p>Signage Schedule to be provided during design development, compliant with BCA Part E3.6 and Specification D3.6.</p> <p>Signage information generally not required at the development application stage. Additional information will be required for assessment prior to Building Approval. Please refer to the section below for details.</p>	<p>D4D7 Specification 15</p> <p>(D3.6 Specification D3.6)</p>
J	BCA D3.4 Exempt Areas	<p>Formal advice & documentation on any areas seeking BCA D3.4 exemption (subject to Certifying Authority approval) is to be provided for assessment as the design progresses.</p> <p>Please refer to Appendix B – drawing markup for preliminary assessment requiring review and concurrence between Stakeholders</p>	<p>D4D5 (D3.4)</p>
K	Hearing Augmentation System/s	<p>Details of any areas where inbuilt amplification is proposed (not solely for emergency warning) – within new works/building areas will be required for assessment as the design progresses.</p>	<p>D4D8 and AS1428.5 (D3.7)</p>
L	Ground/Floor Surfaces & Slip resistance	<p>Details to be provided of design intent for the external and internal floor and ground surfaces proposed.</p> <p>During future design development stages, all required accessible areas will require slip resistance rating of all ground surfaces using a Wet Pendulum Method compliant with AS4586 and Standards Australia Handbooks HB197 & 198.</p>	<p>D4D2, D4D4, and AS1428.1 (D3.1, D3.2)</p>
M	Access Performance Solutions	<p>Input and advice from the design/management team will be required in relation to any potential Access Performance Solutions that are proposed in future stages.</p> <p>The Access Report assessment sections nominate at a high-level where there are potential and/or justifiable Performance Solutions based on our experience, however comments, agreement/concurrence with Stakeholders including Client/building end user will be necessary before these are confirmed as part of the final access compliance strategy.</p>	<p>Various</p>
N	Accessible egress strategy	<p>Due to the unique constraints/risks of the site, an Emergency Access/Egress Management Plan is anticipated to be developed for flood and bush fire incidents.</p> <p>Further information on proposed/potential strategies for equitable egress for the project and/or potential accessible refuge locations for people with disability is recommended to be reviewed by Access Consultant.</p>	<p>DDA / Advisory</p>

Table 1.3.1 – Detailed information to be supplied in future detail design stages

2.0 INTRODUCTION

2.1 Report Purpose

This Access Report has been prepared for the proposed new works for The Maltings, Buildings M3 + M4, the site of which is located at 2 Colo Street, Mittagong NSW.

The Access Report has been prepared to document the access provisions and requirements of the proposed new works and the compliance strategy to ensure that the design is capable of compliance with the access requirements of the Federal Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards'), the access provisions of Volume 1 of the Building Code of Australia 2022 ('BCA') and referenced Australian Standards (AS), with consideration of the objectives of the Federal Disability Discrimination Act 1992 (DDA).

The Report is based on assessment of the documentation listed in **Appendix A – Documentation Assessed** to this report, and the information provided by the client, and is intended for their use only.

It is to be noted that the design assessment has been made of the new works to the extent necessary for submission of a **Development Application** under the requirements of the Environmental Planning and Assessment Act 1979 (NSW).

Further assessment of detailed architectural documentation will be required following design development and detailing to ensure access compliance is included in construction documentation for assessment at Construction Certificate stage.

2.2 Reporting Team

The information contained within this Report was prepared by Elisa Moechar, ACAA Accredited Access Consultant (No. 198) from Group DLA Access.

2.3 Legislative and Project Brief Requirements

This development submission is subject to the Environmental Planning and Assessment Act 1979 (NSW).

This present access report has considered the following legislation and referenced access standards:

- Federal Disability Discrimination Act 1992 (DDA);
- Federal Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards);
- Building Code of Australia 2022 (BCA); and
- Australian Standards: AS1428.1:2009, AS1428.4.1:2009, AS1735.12:1999, AS2890.6:2009

The following table summarises the key statutory issues relating to the BCA access provisions and the DDA Premises Standards in relation the assessment and certification of new buildings.

Issue	Legislative Reference	Comment
New Work	BCA (EPAR 145)	All new works must comply
Access to Premises	Federal Disability (Access to Premises – Buildings) Standards 2010	Upgrade of the 'Affected Part' of existing building/s to provide access for people with disabilities - triggered by new work requiring Building Approval and Crown development.

Issue	Legislative Reference	Comment
Potential DDA Complaints	Federal Disability Discrimination Act (DDA)	Regardless of any new works, the development is subject to the Federal Disability Discrimination Act 1992 (DDA) which applies nationally.

Table 2.3.1 – Access Regulatory Framework Summary

A summary outline of these key reference documents is included below:

- The **DDA** objectives focus on the provision of equitable, independent, and dignified access to services, facilities and premises for people with mobility, sensory and cognitive disability. The DDA makes it is unlawful to discriminate against people on the grounds of disability.

“Premises” is broadly defined under the DDA, Section 23 to include not only buildings but many other aspects of the built environment, including streetscapes and open space areas as well as non-building elements like furniture, fixtures and fittings. The DDA covers existing buildings, including heritage buildings, those under construction and future premises. The DDA applies nationally and is a complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

- The **Premises Standards** is a statutory instrument made under the DDA to outline how DDA obligations can be met for new building work. Its purpose is to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities, and services within buildings, is provided for people with disability and to give certainty to the people responsible for compliance that if the Standards are met, that they cannot be subject to a successful complaint under the DDA in relation to the matters covered by the Standards.
- The Premises Standards includes an **Access Code** for Buildings that is mirrored in the access provisions of the **Building Code of Australia (BCA)** in Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7, and F4D12. Under the Premises Standards, new building work and the “Affected Part” of existing buildings must comply in the same manner as it is required to comply with the BCA, by meeting Deemed to Satisfy (DtS) provisions or by adopting a performance solution that achieves the relevant performance requirements. The DtS provisions reference Standards, including parts of the AS1428 suite to outline technical criteria and minimum requirements to achieve reasonable access provisions for people with disability.
- It is important to note that compliance with the Premises Standards and the Access Code will ensure that DDA non-discrimination requirements are met for all matters/areas covered by the Standards. However, for any matters/areas that are not covered by the Premises Standards, the over-arching DDA legislation will still apply and it cannot be guaranteed that a successful complaint cannot be lodged.
- An “**Affected Part**” upgrade is applicable to a building owner or a sole lessee of an existing building who is the applicant for a building approval permit. It is triggered by application for a Construction or Complying Development Certificate, or where new works are constructed for and on behalf of the Crown. For example, a new building, alterations and additions to an existing building or an application for a change in building use where building works are proposed or required to meet fire safety standards.

When new building works are being undertaken by the building owner within an existing building of specified Classes that requires a building approval (CC, CDC or Crown), the requirement to upgrade access applies to the area of new work and the affected part.

Note:

- If the lessee of a part of a building (which includes more than one lessee) submits the application for approval of the building work the upgrading of the affected part will not be applicable.

The affected part is defined below:

- 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.

The affected part is illustrated in diagrammatic form in Figure 1 below.

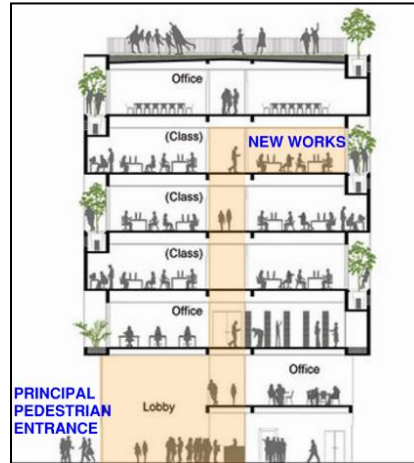


Figure 2.3.1 – Sample Schematic of “Affected Part”

- **AS1428 Suite – Design for Access and Mobility** provides technical criteria and minimum requirements related to accessible design for the independent use of people with disability. It focuses on the provision of continuous accessible paths of travel, circulation spaces, facilities and access features for people using wheelchairs, with ambulant disabilities and with sensory (vision and hearing) disabilities.
 - **Part 1: AS1428.1-2009** is referenced by the BCA and includes mandatory access requirements for the provision of access for people with disability for new developments. The 2009 revision of AS 1428.1 adopted the increased circulation requirements of AS 1428.2-1992 that were developed to satisfy the needs of 90% of people with disability between the ages of 18 to 60.
 - **Part 4: AS1428.4.1-2009** is referenced by the BCA and contains mandatory access requirements for Tactile Ground Surface Indicators (TGSIs) to assist the orientation of people with vision impairment.
- **AS2890.6-2009** is referenced by the BCA and contains mandatory access requirements for accessible car parking (off-street) for people with disability.
- **AS1735.12-1999** is referenced by the BCA and contains mandatory access requirements for passenger lifts, escalators and moving walks to assist people with disability.

2.4 Building Code of Australia 2022 (BCA – 2022)

The applicable legislation governing the BCA version for buildings is the Environmental Planning and Assessment Act 1979.

The provisions of this Act require that all new building works are carried out in accordance with the Building Code of Australia (BCA). The applicable version of the BCA to be adopted will be the BCA version in force when the Construction Certificate is applied for on the NSW e-Planning Portal.

The BCA is now updated every three (3) years, the next updated will be BCA 2025 which is anticipated to come into force on the 1st May 2025.

Table 2 below provides a summary of the BCA 2022 relevant parts to meet the DtS access provisions for people with disability to satisfy the relevant BCA performance requirements D1P1, D12, D1P8, D1P9, E3P4, F4P1.

BCA 2022 – Summary of Access Provisions – Clause by Clause		
BCA Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7, F4D12		
BCA 2022 Clause	Access Requirement	Status for Project
D4D2	General building access requirements	Applicable
D4D3	Access to buildings	Applicable
D4D4	Parts of buildings to be accessible	Applicable
D4D5	Exemptions	Applicable
D4D6	Accessible carparking	Applicable
D4D7 Specification 15	Signage Braille and tactile signs	Applicable
D4D8	Hearing Augmentation	Applicable
D4D9	Tactile Indicators	Applicable
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	Applicable - TBC
D4D11 Specification 16	Swimming pools Accessible water entry/exit from swimming pools	Applicable
D4D12	Ramps	Applicable
D4D13	Glazing on an accessway	Applicable
E3D7, E3D8	Passenger lift types and their limitations	Applicable
F4D5, F4D6	Accessible sanitary facilities Accessible unisex sanitary compartments	Applicable
F4D7	Accessible unisex showers	Applicable
F4D12 Specification F27	Accessible adult change facilities	Not Applicable

Table 2.4.1 – BCA 2022 Summary of Access Provisions applicable to this project

2.5 Additional Design Guidelines

The Report also considers other relevant access design guidelines and/or advisory Standards (that do not form part of a formal Premises Standards/BCA assessment) to promote equity and dignity in line with the primary objectives of the DDA and a Universal Design approach, including:

- Centre for Excellence in Universal Design - Universal and Inclusive Design Principles
- Australian Human Rights Commission (AHRC) Advisory Note on Streetscape, Public Outdoor Areas, Fixtures, Fittings and Furniture – 8 February 2013

Note:

- This document provides information on parts of the built environment not covered by the DDA Access to Premises Standards that continue to be subject to potential DDA discrimination complaints by people with disability if they experience an access barrier.

A summary outline of key design planning considerations from the above guidelines is included below:

- The seven Universal Design Principles for consideration in the ongoing design of the development include:
 - Principle 1: Equitable Use
 - Principle 2: Flexibility in Use
 - Principle 3: Simple and Intuitive Use
 - Principle 4: Perceptible Information
 - Principle 5: Tolerance for Error
 - Principle 6: Low Physical Effort
 - Principle 7: Size and Space for Approach and Use

Universal Design provides numerous benefits for associated businesses, individual users and society in general. An inclusive environment that can be accessed, understood and used by as many people as possible makes good business sense, is more sustainable for the environment and is socially progressive.

2.6 Limitations

- This Report assesses the access provisions of the proposed development in general and does not include nor imply any assessment for design outside the minimum access provisions of the Federal Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), and accessibility provisions of the BCA.
- This Report does not provide comment on detailed design issues and cannot be considered sufficient for construction approval stage. Further assessment of the developing design and detailed architectural documentation would be required to verify access compliance for the purposes of construction approval.
- This assessment is limited to a desktop review of the documentation provided at the date of this report and as referenced within **Appendix A – Documentation Assessed** to the Report.
- The Report represents the opinions of Group DLA Access based on the facts and matters known at the time of preparation of this document. Opinions, judgments, and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be interpreted as legal opinion.

3.0 PROJECT PARTICULARS

3.1 Background

On 13 May 2022, development consent (DA20/1400) was granted by the NSW Land and Environment Court for a staged development application (DA) relating to 2 Colo Street, Mittagong, commonly known as “The Maltings” (the site).

The approved proposal consists of a development concept for adaptive re-use of the site, and a detailed design for alterations and additions to the former malthouses (M1, M2, Southern Sheds and M3), redevelopment of Maltster’s Cottage and construction of a new Northern Shed to accommodate a range of uses in multi-purpose spaces for art, exhibitions, functions, recreation activities and performances, as well as construction of a new hotel with ancillary uses (M4). The detailed design scheme encompasses site works, including rehabilitation of the riparian corridor along Nattai River. The approved proposal also includes a development concept for potential residential and/or visitor accommodation (M5/M6).

Current proposals

The proponent is seeking to amend the existing development consent (DA20/1400) for adaptive re-use of the site via two separate but related applications that are prepared concurrently:

- A DA to alter the design of the alterations, additions and adaptive re-use of Maltings M3, and amendment to the façades and interiors of the M4 hotel.
- A section 4.55 modification to revise the design of the alterations, additions and adaptive re-use of Maltings M1, M2 and the Southern Sheds; and the design of the new Northern Shed and the redevelopment of Maltster’s Cottage

3.2 New Works: Site

The site of the new works for M3 + M4 is located at 2 Colo Street, Mittagong NSW. The site comprises major malthouse buildings on the western side of Nattai River and fronting the main Southern Railway line. The site is dissected diagonally by the Nattai River and has established adjoining riparian zones.

The Maltings is a locally listed heritage site in the Mittagong LEP. It is recognised as a major and relatively intact turn-of-the-century industrial complex connected with the growth and centralisation of the NSW brewing trade. The site is also considered for a State Heritage Listing.

The works consist of material refurbishments and additions to the buildings known as M1, M2, M3, M4 & Maltsters House for the hotel, exhibitions, and private function use.

This report focuses on the Development Application for the Maltings, Buildings M3 + M4 only (depicted below in Orange).

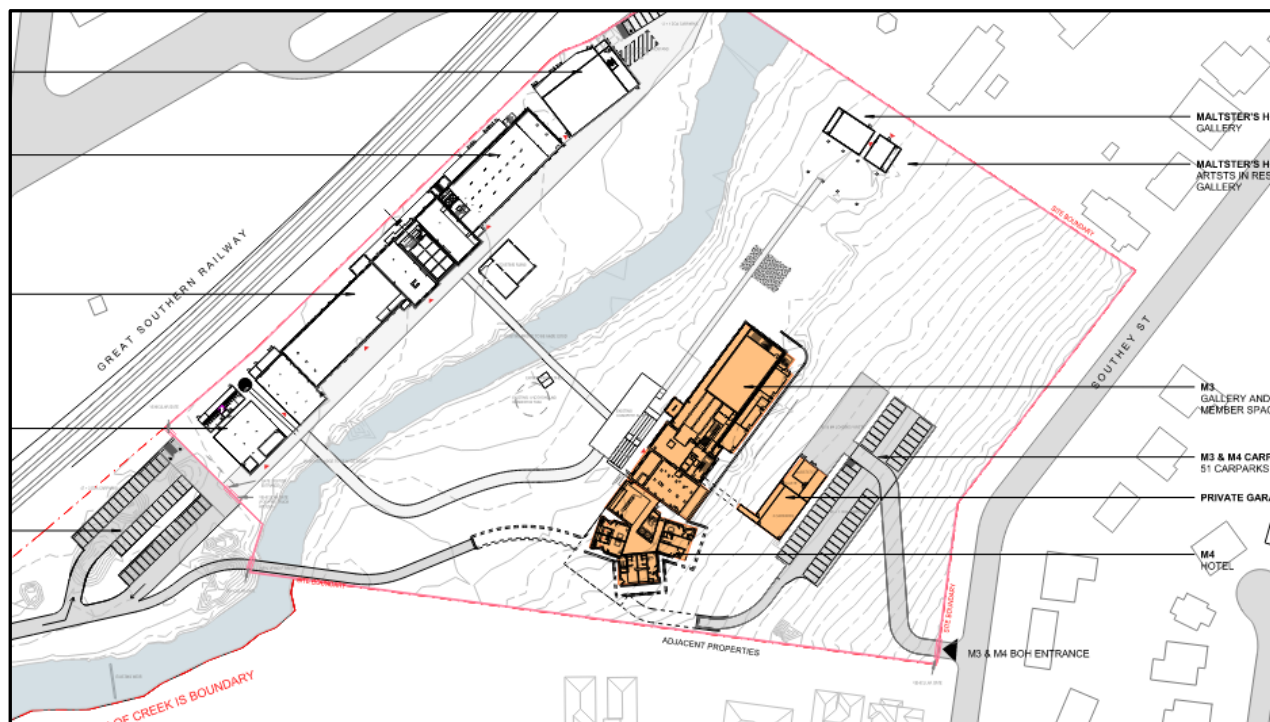


Figure 3.2.1 – Site plan of new works – M3 + M4 highlighted in orange

3.3 New Works: Building Classifications (M3 + M4)

The table below sets out the building classifications of the new building works (as confirmed by the project BCA Consultant).

Building (or part)	Usage – description	Building classification(s)
M3 + M4 Building		
Basement	Carpark	Class 7a
	Storage	Class 7b
	Gym	Class 9b
Ground	Hotel	Class 3
	Exhibition Hall / Art gallery	Class 9b – Assembly building
Level 1	Hotel	Class 3
Level 2	Hotel	Class 3
	Carpark	Class 7a
	Storage	Class 7b
	Substation	Class 8
Level 3	Hotel	Class 3
	Restaurant	Class 6
	Function Room	Class 9b – Assembly building

Building (or part)	Usage – description	Building classification(s)
Level 4	Hotel	Class 3
	Bar	Class 6
	Lounge / Gallery	Class 9b – Assembly building
Level 5	Owners Suite	Class 2
Level 5	Guest Suite*	Class 3 or Class 2 <i>*As noted in the Group DLA BCA Report, the use of the Guest Suite is required, as this may be considered Class 2 in lieu of Class 3.</i>

Table 3.3.1 – Building classifications

3.4 Areas Required to be Accessible under the Premises Standards / BCA

In accordance with the provisions of Part D4D2 of the BCA, the following areas of the building are required to be accessible:

Building (or part)	Use - description	Class	Accessibility Requirements – Description
M3 + M4 Building			
Basement	Carpark	Class 7a	To and within any level containing accessible car parking spaces.
Level 2			
Basement	Storage	Class 7b	To and within all areas normally used by the occupants.
Ground	Hotel	Class 3	<ul style="list-style-type: none"> From a required accessible entrance to at least one floor containing SOUs and to the entry doorway of each SOU on that level and; To and within at least 3 x accessible SOUs based on a total of 42 or 43 SOUs indicated on current plans (as between 41-60 total Class 3 SOUs) and; As more than 2 x accessible SOUs required, they must be representative of the range of rooms available and not more than 2 x accessible SOUs may be located adjacent to one another; Not less than 1 of each type of common use area for use of residents or guests within the building and; To the entrance doorway of all SOUs, and to and within all common use rooms or spaces on a floor to which access by way of an AS1428.1 compliant ramp or passenger lift is provided.
Level 1			
Level 2			
Level 3			
Level 4			

Building (or part)	Use - description	Class	Accessibility Requirements – Description
Basement	Gym	Class 9b	To and within all areas normally used by the occupants
Ground	Exhibition Hall / Art gallery	Class 9b – Assembly building	To and within all areas normally used by the occupants, including to wheelchair seating spaces required under BCA D3.9, except access is not required to tiers or platforms that do not contain wheelchair seating spaces within the assembly building.
Level 3	Function Room		
Level 4	Lounge / Gallery		
		Class 9b – Assembly building	To and into swimming pools with a total perimeter greater than 40m associated with a required accessible building (except when exclusively for use of occupants of Class 1b building or a SOU in a Class 2 or 3 building).
Level 3	Restaurant	Class 6	To and within all areas normally used by the occupants
Level 2	Storage	Class 7b	
	Substation	Class 8	
Level 5 Level 5	Owners Suite	Class 2	<ul style="list-style-type: none"> From a required accessible entrance to at least one floor containing SOUs and to the entry doorway of each SOU on that level and; To the entrance doorway of all SOUs and; To and within all common use rooms or spaces on a floor to which access by way of an AS1428.1 compliant ramp or passenger lift is provided.
	Guest Suite*	Class 2; Or	
		Class 3	
	<i>*As noted in the Group DLA BCA Report, the use of the Guest Suite is required, as this may be considered Class 2 in lieu of Class 3.</i>		<ul style="list-style-type: none"> From a required accessible entrance to at least one floor containing SOUs and to the entry doorway of each SOU on that level and; To and within at least 3 x accessible SOUs based on a total of 42 or 43 SOUs indicated on current plans (as between 41-60 total Class 3 SOUs) and; As more than 2 x accessible SOUs required, they must be representative of the range of rooms available and not more than 2 x accessible SOUs may be located adjacent to one another; Not less than 1 of each type of common use area for use of residents or guests within the building and; To the entrance doorway of all SOUs, and to and within all common use rooms or spaces on a floor to which access by way of an AS1428.1 compliant ramp or passenger lift is provided.

Table 3.4.1 – Areas required to be accessible under Premises Standards / BCA

4.0 ACCESSIBILITY ASSESSMENT

4.1 Access to Buildings from Property Boundary

References – Premises Standards 2010 / BCA Parts D4D2, D4D3, D4D4, and AS1428.1

Requirements:

To meet the Premises Standards 2010 / BCA, an accessway (i.e., a continuous accessible path of travel, compliant with AS1428.1) for people with a disability is required to the building from:

- The main points of a pedestrian entry at the allotment boundary; and
- Another accessible building connected by a pedestrian link; and
- Any required accessible carparking space on the allotment.

In addition, any common-use stairs, ramps, and walkways providing pedestrian access to the building are to be compliant with Premises Standards 2010 / BCA Part D4D4 and AS1428.1.

Comment:

The current plans indicate a hard surface raised terrace (RL626) outside M3 + M4 and a new ascending ramp/walkway that connects to an existing concrete slab (RL625) below. There are assumed tiered/bleacher seating (not stairs) below the external entry terrace and providing suitable barrier and edge protection to meet BCA and access requirements will be required during design development.

At this stage, there is limited information on the proposed pathway, as the landscape design will be developed at the next design stage and will need to illustrate gradients, crossfall and surface details to meet the above access requirements.

Additional information is necessary to confirm compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

- There is no continuous accessible path of travel to M3 + M4 buildings nor the M1 + M2 and MH buildings (subject to s4.55 application, from the Visitor and Guest entrance at site boundary. Suggested options include:
 - Option 1: Design review to provide a designated pedestrian accessway adjacent to internal roadway, compliant with AS1428.1.
 - Option 2: a **performance solution** would be required and could be justified with provision of a dedicated accessible drop-off area and at least one (1) x additional accessible car-parking space over the BCA minimum requirements, compliant with AS2890.6:2009.
- There is no continuous accessible path of travel to the M3 + M4 buildings from the external accessible car-parking via a designated and hard stand walkway. Design review for compliance required at DD stage.
- There is no continuous accessible path of travel to M3 + M4 buildings from other required accessible buildings M1, M2 and Maltster's House that are connected by a pedestrian linkage through the landscape. Design review for compliance required at DD stage.
- DDA recommendations for general access within the landscape (advisory) need ongoing coordination to achieve a good balance between design, heritage, and accessibility outcomes - refer to Section 4.21
- *Note: Exposed aggregate concrete and/or potentially stabilised compacted granitic sand (cement added) may be suitable surface (subject to sample testing and slip test certification) for required access pathways however loose gravel and/or similar soft landscape surfaces are not accessible for many people with disability or compliant*

with AS1428.1. Consideration of the impact on weather conditions and ongoing maintenance required to maintain surfaces to be fit for purpose and safe for all users.

This is achievable and will occur prior to Certification stage.

4.2 New Buildings – Entrances

References – Premises Standards 2010 / BCA Parts D4D2, D4D3, AS1428.1

Requirement:

To meet the Premises Standards / BCA requirements for accessible entry for people with disability into the building, access is required through the principal pedestrian entrance (or parts of a building when building has separate functions/use), and:

- Through not less than 50% of all pedestrian entrances (except those serving only areas exempted by BCA Part D4D5); and
- A non-accessible pedestrian entrance must not be located more than 50m from an accessible pedestrian entrance (building more than 500m² total floor area), except for pedestrian entrances serving only areas exempted by BCA Part D4D5.
- Each accessible entrance is to have clear circulation spaces on both sides of doorways that are level, with an 850mm minimum clear opening width for the active leaf, compliant with AS1428.1.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

M3 + M4

- New external large sliding gates/doors proposed at building entrances will not meet AS1428.1 door circulation and/or door force requirements for manual operation. They will require automation for compliance with AS1428.1 OR if proposed to be permanently fixed open during operational hours, a documented staff management plan with a potential **performance solution**.
- Doors located within deep walls may result in some door hardware not being accessible to wheelchair users or compliant with AS1428.1 for manual operation. Ensure no more than 300mm max. depth between wall and door face to meet AS1428.1 or power operation of doors with accessible controls or may be required for compliance.

This is achievable and will occur prior to Certification stage.

4.3 Existing Building - Affected Part Provision

Reference – Premises Standards Clause D2.1 & AS1428.1

Requirement:

- When proposed development (new works) requires building approval (Crown, Construction or Complying Development Certificate) within existing buildings, the Affected Part upgrade provisions under the Premises Standards Part 2.1(1)(b) become pertinent and may trigger upgrade from the principal pedestrian entry and to/within the “Affected Part”.

- The “Affected Part” is defined as the principal pedestrian entrance to the existing building and the required continuous accessible path of travel from the principal pedestrian entry to the area of new works.
- If not already compliant, the Affected Part is required to comply with AS1428.1-2009 and AS1735.12 (if the Affected Part includes a passenger lift).

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements. As the proposed development includes new works upgrades to most building entrances and vertical circulation, inclusive of lifts in M3 and M4 connected buildings, the new works is already required to comply with the provisions of the BCA and referenced standards.

This is achievable and will occur prior to Certification stage.

4.4 Emergency Egress

References – BCA Parts D2D22, D4D4, and AS1428.1

Requirement:

To meet BCA Part D2D22, required fire-isolated stair/ramp exits that serve accessible areas are required to include specific accessibility features for people with disability (ie, ambulant and sensory) including:

- At least one continuous, consistent height handrail compliant with AS1428.1 clause 12 to meet BCA Part D2D22.
- To achieve a consistent height handrail (ie, without vertical or raked sections), an off-set tread at the base of each stair flight or an increased mid-landing length to allow a one-tread handrail extension clear of egress route is needed.
- All fire-isolated egress stairs to include luminance contrasting step nosing that is slip-resistant in compliance with AS1428.1 to satisfy BCA Part D4D4.

Comment:**M3 & M4**

- Various new fire-isolated stairs do not appear to include off-set treads at base of stair flights and do not have increased depth landings clear of the minimum egress path, which can result in inconsistent handrail height, non-compliant with AS1428.1 Cl 12 – design review required for compliance.

Please refer to Section 4.11 for common-use stairs and non-fire isolated egress stairs requirements that would require full compliance with AS1428.1.

DDA/Advisory Note:

There is a gap in current access legislation with regards to independent accessible egress for people with disability (particularly for people with mobility issues that are unable to use stairs) as there is no mandatory requirement within the BCA or Premises Standards for accessible egress for people with disability to be in accordance with AS1428.1. However, to meet DDA objectives, all users, including people with disability should be provided with a safe means of evacuation/egress from premises to a place of safety.

- *Due to the unique constraints/risks of the site, an Emergency Access/Egress Management Plan may be required to be developed for flood and bush fire incidents. This plan should also consider and incorporate accessible egress strategies for people with disability.*
- *This may incorporate a documented group emergency evacuation plan and fire wardens (as well as Personal Emergency Evacuation Plans – PEEPs for staff/employees) to assist people with disability.*
- *Consideration of additional management protocols and/or procedures to support and improve communication modes with visitors/guests who identify with disability is also recommended.*

4.5 Access Within Buildings – Paths of Travel & Circulation Requirements

References – Premises Standards 2010 / BCA Parts D4D2, D4D4, and AS1428.1

Requirement:

To meet the Premises Standards / BCA and provide access for people with disability to and within all common-use areas of the building required under BCA Part D4D2, accessways are to be provided throughout all parts of a building required to be accessible.

Accessways require the following minimum circulation areas to comply with AS1428.1:

- 1000mm minimum clear width path of travel (for linear direction), with increased clear width areas required for doorway circulation, turning, etc;
- All doors to common-use areas require 850mm minimum clear opening width (generally 920mm minimum door leaf) with provision of clear door circulation space on both sides and level threshold transitions, compliant with AS1428.1;
- Turning spaces (1500mm x 1500mm) compliant with AS1428.1 where users are required to turn through 90 degrees;
- Passing spaces (1800mm W x 2000mm L) compliant with AS1428.1 at 20m maximum intervals where a direct line of sight is not available; and
- Turning spaces (1540mm W x 2070mm L) compliant with AS1428.1 within 2m of the end of accessways (including corridors or the like) and at 20m maximum intervals along an accessway.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

M3 & M4

- Central Silos area behind the ground level Entry Foyer - confirmation is required if proposed as non-trafficable space OR will be trafficable, as this will affect access compliance requirements. Where surfaces are within trafficable spaces, access is required to and within all areas normally used by the occupants.
- M3 Ground level Viewing Platform over non-trafficable space appears elevated from Foyer/Gallery space and will require a compliant ramp OR continuous access, compliant with AS1428.1.
- Level 1 corridor outside Amenities – there is no turning bay provided within 2M of corridor end – design review is required at DD stage.
- There is no direct accessible path of travel between Level 3 Exhibition room and Level 4 Lounge/ Bar (feature stair access only), however a **performance-based** approach could be justified (if required) for use of the passenger lifts that are located within a reasonable distance in Lift lobby common area. This would be reliant on access being available through other Level 3 Function spaces. The following will be required for compliance:
 - Directional signage to identify alternate accessible route from feature stairs via lift core and connecting Bridge/walkway; and
 - Written confirmation from Building Operator that all areas between the feature stairs on Level 3 Function space will always be available for use, when feature stairs are available for use.
- Note: Access to and within the M3 + M4 private garage is not required to be accessible as it is for the sole use of the Level 5 owner suite (assumed Class 2) and does not form part of a common use area of the building

covered by the min. scope of the BCA/DDA Access Code. For this reason, it has been identified as an "Exempt" area on drawing markups.

This is achievable and will occur prior to Certification stage.

4.6 Paths of Travel – Accessible Floor Surface Requirements

References – Premises Standards 2010 / BCA Parts D4D2, D4D4, and AS1428.1

Requirement:

Accessways require suitable ground and floor surfaces that comply with AS1428.1 to be traversable by people with disability including:

- Level abutment between surfaces with a smooth transition (ie. 0mm with construction tolerance of 3mm vertical or 5mm with chamfered/rounded edge permitted)
- Carpet pile height to not exceed 11mm and carpet backing thickness not more than 4mm
- Grates with minimised opening size ie. circular openings 13mm maximum diameter, slotted openings 13mm maximum wide and oriented with long dimension transverse to dominant direction of travel (Heelguard grates 8mm maximum width recommended/preferred)
- All floor surfaces to be slip resistant, compliant with AS1428.1 with minimum slip ratings to BCA Table D3D15, AS4586 and Australian Standards Handbooks HB 197 & HB 198 (wet pendulum method) to suit context/location.
- The following table includes the minimum slip resistance classifications required for some common locations:

Building Element/Area	Surface Condition	
	Wet Pendulum Test - Dry	Wet Pendulum Test - Wet
Ramp steeper than 1:14	P4	P5
Ramps not steeper than 1:14	P3	P4
Wet Areas eg. Toilets	--	P3
Transitional Areas eg. Entry Lobby	P2	P3 (Preferred)
Dry Areas eg. Internal room	P1	--
Stair tread and landings	P3	P4
Stair nosing and landing edge strip	P3	P4

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage.

M3 + M4

- To be addressed during design development.

This is achievable and will occur prior to Certification stage.

4.7 Paths of Travel – Accessible Door Requirements

References – Premises Standards 2010 / BCA Parts D4D2, D4D4, and AS1428.1

Requirement:

To meet the Premises Standards 2010 / BCA and provide access for people with disability to and within all common-use areas of the building required under BCA Part D4D1, all doorways on accessways require the following to comply with AS1428.1:

- 850mm minimum clear opening width active leaf (generally 920mm minimum door leaf) with provision of clear door circulation space on both sides and level threshold transitions, compliant with AS1428.1 clause 13;
- For double leaf doors, at least one active leaf door is required to achieve 850mm minimum clear opening width.
- Provide 30% minimum luminance contrast between doorway openings and adjacent surfaces, compliant with AS1428.1 clause 13.3
- Door circulation space to be located on level landings no steeper than 1:40 gradient. The circulation space required will depend on the door type ie. swing or sliding and the angle of approach ie. frontal, side etc.
- All accessible entrance doors and associated door hardware and controls to comply with AS1428.1 clause 13.5
- Doors to have lightweight operational force (20N) or may need power-operation with accessible controls.
- All fully glazed doors, sidelights and or glazing where there is no chair rail, handrail or transom, capable of being mistaken for a doorway or open doorway is to include visual indicators to comply with AS1428.1 clause 6.6.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

M3 & M4

- There are numerous large internal sliding doors that will not meet AS1428.1 door circulation and door force requirements and will require automation for compliance with AS1428.1 OR if proposed to be permanently fixed open during operational hours, a documented staff management plan with a potential **performance solution**.
- Doors located within deep walls may result in some door hardware not being accessible to wheelchair users or compliant with AS1428.1 for manual operation. Ensure no more than 300mm max. depth between wall and door face to meet AS1428.1 or power operation of doors with accessible controls or may be required for compliance.
- Various doors at internal airlocks do not appear to provide adequate 1450mm min. length clearance between the open-door swing and opposite wall. Eg, M4 Basement airlock to gym, M3 Ground level airlock doors from Northern Gallery. Design review for compliance required at DD stage.

This is achievable and will occur prior to Certification stage.

4.8 Glazing on Accessways

References – Premises Standards 2010 / BCA Part D4D13, and AS1428.1

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of visual indicators on glazing on an accessway to ensure safe access for people with disability to ensure glazing cannot be mistaken for a doorway or opening.

Visual indicators are required on an accessway where there is no chair rail, handrail or transom, frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening.

All glazing is to comply with AS1428.1:2009, Clause 6.6 – Visual Indicators on Glazing.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. There do not appear to be any glazed doors or accessways proposed at this stage of the design based on the supplied documentation reviewed.

4.9 Walkways**References – Premises Standards 2010 / BCA Part D4D4, AS1428.1****Requirement:**

The Premises Standards 2010 / BCA have walkway requirements to ensure access for people with disability that include:

- All walkways to comply with AS 1428.1 clause 10.
- Walkways to have a 1:20 maximum gradient, landings at maximum 15m intervals with landing dimensions in compliance with AS1428.1.
- Walkways require regular level landing areas and edge protection on any exposed sides (ie, raised kerb, kerb and handrail, low wall) in compliance with AS1428.1

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

M3 + M4

- The external accessway to the building at ground level is assumed to be intended as a walkway no steeper than 1:20 gradient.
Note: If steeper than 1:20, it would be required to be developed as a ramp no steeper than 1:14 with required access features (handrails with extensions both sides /kerb rails both sides and TGSIs). To be addressed during design development.

This is achievable and will occur prior to Certification stage.

4.10 Ramps**References – Premises Standards 2010 / BCA Parts D4D4, D4D9, D4D12, and AS1428.1****Requirement:**

The Premises Standards 2010 / BCA have ramp requirements to ensure access for people with disability that include:

- All ramps (excluding leading solely to areas exempted under BCA Part D4D5) are to be compliant with AS1428.1 clause 10;
- A series of connected ramps must not have a combined vertical rise of more than 3.6m; and
- A landing for a step ramp must not overlap a landing for another step ramp or ramp.

To satisfy AS1428.1, all ramps require:

- 1:14 maximum gradient, landings at 9m maximum intervals and landing dimensions in compliance with AS1428.1
- Ramps are to be recessed from the site boundary (900mm) and from other paths of travel (400mm) to allow handrail extensions to not encroach over the traverse path of travel, compliant with AS1428.1; and
- Ramp width dimensions to allow for 1000mm minimum required access and/or egress path with suitably sized landings in addition to space for required handrails and kerb-rails on both sides, compliant with AS1428.1.
- Ramps (with gradients between 1:14-1:20) to include TGSi in compliance with AS1428.4.1 to satisfy BCA D4D9.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage.

There do not appear to be any ramps proposed at this stage of the design based on the supplied documentation reviewed, however if and where required they will be developed to meet the above access requirements.

4.11 Common-Use Stairways

References – Premises Standards 2010 / BCA Part D4D4, AS1428.1**Requirement:**

The Premises Standards 2010 / BCA has stair requirements to ensure access for people with disability (ambulant and sensory) that include:

- All non-fire-isolated stairways must comply with AS1428.1 clause 11.
- Stairs are to be recessed from the site boundary (900mm) and from other paths of travel (400mm at top and 650mm minimum at base) to allow for handrail extensions not to encroach over the traverse path of travel, compliant with AS1428.1.
- Stairs require provision of an off-set stair tread at base of stair flights to provide a continuous, consistent height handrail along the full stair flight, compliant with AS1428.1.
- Ensuring stair layout dimensions allow for minimum required access and/or egress path width requirements and suitably sized landings in addition to space for continuous handrails on both sides, compliant with AS1428.1.
- All steps require luminance contrasting step nosing that is slip-resistant for compliance with AS1428.1
- Stairways require TGSi in compliance with AS1428.4.1 to satisfy BCA Part D4D9.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

M3 + M4

- Various internal stairs between Ground and upper levels do not include off-set treads at base of each flight. This will result in inconsistent height non-compliant handrail provision, unless landing lengths can be increased to accommodate handrail extensions. Design review required for AS1428.1 compliance will be required.
- Basement – increased set-back base of stair at least 650mm from adjacent walls for required handrail extensions, clear of transverse path of travel, compliant with AS1428.1 will be required during DD stage.

- If Ground level external fixed tier/bleacher seating is intended for use as entrance stair/steps, review of stair geometry in order to satisfy general BCA tread/riser requirements (2R + G) would be required as well as provision of stair access features to meet AS1428.1
- All non-fire isolated egress only stairs require stair access features to meet AS1428.1.

This is achievable and will occur prior to Certification stage.

4.12 Passenger Lifts

References – Premises Standards 2010 / BCA Parts D4D4, E3D7, E3D8, and AS1735.12

Requirement:

The Premises Standards / BCA has passenger lift requirements within accessible buildings to ensure access for people with disability that include:

- Every passenger lift is to meet BCA Part E3D7
- Every passenger lift is to include accessible features as per BCA Part E3D8 and AS1735.12
- Lift car dimensions to have 1100mm (W) x1400mm (L) minimum dimensions for less than 12m travel distance (and/or for existing buildings, based on the Premises Standards' lift concession).
- Lift car dimensions to have 1400mm (W) x1600mm (L) minimum dimensions for more than 12m travel distance.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage.

The new works will include the provision of two (2) lift cores, each with two (2) passenger lift access within M3 + M4 buildings.

There will be an accessible path of travel to the new lifts for compliance with the Premises Standards 2010 / BCA. The lift cars will have dimensions for compliance with the Premises Standards 2010 / BCA.

The lift themselves are to be detailed during design development phase to meet the Premises Standards 2010 / BCA and AS1735.12.

This is achievable and will occur prior to Certification stage.

4.13 Accessible Sanitary Facilities & Showers

References – Premises Standards 2010 / BCA Parts F4D5, F4D6, F4D7, and AS1428.1

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of accessible sanitary facilities and showers to ensure access for people with disability within areas of a building required to be accessible, including:

BCA Part F4D6 Accessible Unisex Sanitary Compartments

Class of Building	Minimum Accessible Unisex Sanitary Compartments to be provided
-------------------	--

Class 5, 6, 7, 8 or 9 – except for within a ward area of a Class 9a health care building	Where F4D5(a) requires closet pans – (a) 1 on every storey containing sanitary compartments; and (b) Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.
--	--

BCA Part F4D7 – Accessible Unisex Showers

Class of Building	Minimum Accessible Unisex Sanitary Compartments to be provided
Class 5, 6, 7, 8 or 9 – except for within a ward area of a Class 9a health care building	Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

- **For Class 9b buildings:** At least 1 accessible unisex toilet is required at each bank of toilets (where provided) on each storey, compliant with BCA Table F4D5 and AS1428.1 clause 15. If more than 1 toilet bank is provided on each level, an accessible toilet is required at a minimum of 50% of toilet banks, however when there are separate uses/functions provided, then at least 1 unisex accessible toilet is to be provided at each bank for each area.
- Generally, an accessible unisex toilet room requires minimum internal dimensions of either 2350mm (W) x 2350mm (L) or 2000mm (W) x 2750mm (L), based on AS1428.1 Figs 43 and 50 to ensure required 1900mm (W) x 2300mm (L) minimum circulation space around pan, with washbasin to sit outside this area.
- An accessible unisex sanitary facility and shower must be located so that it can be entered without crossing an area reserved for one sex only.
- An accessible unisex sanitary compartment or an accessible shower need not be provided on a storey or level not required by BCA Part D4D4(f) to be provided with a either passenger lift or a ramp complying with AS1428.1.

Note:

- Minimum room dimensions for unisex accessible toilets are between finished walls and do not include allowance for construction tolerance. Minimum room size is variable and dependent upon basin selection.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

There are various amenity/toilet banks proposed within common areas of the building, distributed as follows:

- Ground level: M3 – 1 x bank, including 1 x standard toilet (standalone facility) – guest or staff use -TBC
- Level 2: M3 – 1 x toilet bank, including 1 x standard toilet (standalone facility) – assumed guest use - TBC
- Level 3: M3 – 1 x toilet bank, including 1 x unisex accessible WC/shower and 5 x standard cubicles and 1 x ambulant cubicle – assumed guest use.
- Level 4: M3 – 1 x toilet bank, including 1 x unisex accessible WC/shower and 1 x standard cubicles and 1 x ambulant cubicle and 2 x standard cubicles with shower – guest use (change facilities associated with the L4 pool facility).

M3

- Ground and level 2 amenities – At least 1 x unisex accessible toilet is required on each storey with sanitary facilities, however existing room size appears too small (1800mm width x 4000mm length) to achieve compliance. Potential resolution options include:
 - Design review for compliance, or.
 - **Potential performance solution**, based on confirmation of use/availability of alternate accessible WC in another area available on same terms with directional signage, or.
 - PotentialD4D5 exempt area if facility is for Cleaner/maintenance/service staff only - written confirmation required from Client at next design stage, or
 - Other option proposed by design team for further review and discussion.

- Level 3: The unisex accessible toilet/shower facility has insufficient room size (approx. 2700mm W x 2200mm L) to accommodate the required circulation space with current layout and column within the sanitary compartment. No door illustrated on plan. Design review for compliance required.
- Level 4: The unisex accessible toilet/shower facility (2600mmW x 2400mm L) room size and internal layout does not comply with AS1428.1 circulation. Design review for compliance required.

This is achievable and will occur prior to Certification stage.

4.14 Ambulant Sanitary Facilities

References – Premises Standards 2010 / BCA Part F4D5, and AS1428.1

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of ambulant sanitary facilities to ensure access for people with disability within areas of a building required to be accessible as detailed below:

- At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 clause 16 must be provided for use by males and females.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

M3:

- Level 3 and 4: – At least 1 x Male ambulant toilet and 1 x Female ambulant toilet are required at the toilet banks, currently only 1 x Ambulant Facility shown.
NOTE: There does not appear to be designated gendered sanitary facilities – further advice should be sought from BCA Consultant regarding general BCA F4 requirements (Refer to Group DLA BCA Report).

This is achievable and will occur prior to Certification stage.

4.15 Residential Accommodation – Accessible Sole Occupancy Units (SOUs)

Reference - Premises Standards 2010 / BCA D4D2

Requirement:

The BCA/Access Code Table D4D2 requires provision for accessible sole occupancy units (SOUs) accommodation for people with disability within **Class 3** areas of the building including:

- Access to and within the min. required number of accessible SOUs in compliance with AS1428.1.
- The Accessible SOU Design is to include at a minimum:
 - SOU entry door with 850mm min. clear width opening (920 door leaf) with 530mm min. latch side door circulation on both sides, compliant with AS1428.1;

- An accessible bathroom, that includes at least 1 x accessible shower, WC and SOU increased depth basin. Generally, minimum dimensions of 2350mm W x 2850mm L based on AS1428.1 Fig 50 will satisfy the circulation area requirements;
 - Accessible SOU bathrooms require a balance of left and right-handed pans (across total accessible SOU provision) and need to include accessible fixtures and fittings in compliance with AS1428.1, CI 15;
 - The accessible bedroom area needs to achieve AS1428.1 circulation to and within area, generally 1 metre min. clear width either side of queen size bed and 1540 x 2070mm at the base of bed or similar;
 - All internal doors need to achieve 850mm clear opening width and compliant door circulation compliant with AS1428.1:2009;
 - Accessible door hardware, controls and switches to meet AS1428.1 reach range requirements;
 - Level access between internal and external balcony/terrace areas.
- NOTE: For Class 2 SOUS, access in compliance with AS1428.1 is only required to and within common-use areas of the building, not within private SOUs as not required by min. scope of the BCA/DDA Access Code.

Note:

- Minimum room dimensions for unisex accessible toilets/showers are between finished walls and do not include allowance for construction tolerance. Minimum room size is variable and dependent upon basin selection/size.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

M4 - Hotel

- There are 42 x total SOUs proposed in three (3) different room types within the Hotel: Standard; Studio and Suite:
 - Level 0 = total 9 SOUs (Standard x3; Studio x6)
 - Level 1 = total 9 SOUs (Standard x6; Studio x3)
 - Level 2 = total 9 SOUs (Standard x6; Studio x3)
 - Level 3 = total 9 SOUs (Standard x6; Studio x3)
 - Level 4 = total 6 SOUs (Standard x1; Studio x3; Suite x1)
- With either 42 x total SOUs (or 43*), at least 3 x accessible SOUs are required (as between 41-60 SOUs provided)
- As more than 2 x accessible SOU are required, they are to be representative of range of room types available (ie. type, price, location and amenity) for equity/choice with equitable mix of LH and RH accessible WC pan bathroom layouts. Note: Due to the limited size of Studios (approx. 30M2) it is our opinion that provision of 2 x Standards and 1 x Suite SOU is a reasonable approach and can be supported.

***Note:**

The confirmed use of M3 L5: guest suite as either Class 2 or Class 3; and confirmed operations/function will determine the accessibility requirements under BCA D4D2.

EG: If M3 Level 5 Guest Suite is confirmed as Class 3 (rather than Class 2) and operates separate to the Class 3 Hotel function, then it may be required to become an accessible SOU. If it is confirmed as Class 3 (rather than Class 2) and operates as part of the Class 3 Hotel function, then it may become an accessible SOU (instead of the other Hotel Suite) - TBC

This is achievable and will occur prior to Certification stage.

4.16 Wheelchair Seating Spaces

Reference – Premises Standards 2010 / BCA Table D4D10 & Table D4D10

Requirement:

In addition to providing access to and within all areas, normally used by the occupants compliant with BCA Table D4D10 the BCA/Access Code requires the provision of wheelchair seating/accessible spaces to ensure access for people with disability where fixed seating is provided in Class 9b assembly buildings compliant with Table D3.9, as follows:

Table D4D10 – Wheelchair seating spaces in Class 9b Assembly Buildings

Number of Fixed Seats in a Room or Space	Number of Wheelchair Seating Spaces	Grouping and Location
Up to 150	3 spaces	1 single space; and 1 group of 2 spaces.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

M3 & M4

- Clarification is required if the tiered/ fixed seating outside ground level entrance is proposed to be used as part of an outdoor amphitheatre or similar where the above access requirements may be required – to be confirmed.

This is achievable and will occur prior to Certification stage.

4.17 Adult Change Facilities

References – Premises Standards 2010 / BCA Part F4D12, Specification 27

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of adult change sanitary facilities, as detailed below:

- An adult change facility is required in a Class 6 building that has a design occupancy of 3,500 or greater containing two or more sole-occupancy units
- An adult change facility is required in a Class 9b sports venue that has a design occupancy of 35,000 spectators or greater, or which has a swimming pool with a perimeter 70m or greater
- An adult change facility is required in a museum, art gallery, or theatre that has a design occupancy of 1,500 patrons or greater
- Any adult change facility installed in accordance with the above is to comply with the requirements of BCA Specification 27

Comment:

Part F4D12 of the Premises Standards 2010 / BCA prescribes a limited set of circumstances in which the provision of an adult change facility would be required. The new works would not fall into any of those prescribed circumstances. No further action required for BCA min. compliance.

4.18 Accessible Car Parking

References – Premises Standards 2010 / BCA Parts D4D3, D4D6, and AS2890.6

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of accessible car parking for people with a disability, including:

Class of building to which the carpark or carparking area is associated	Number of accessible carparking spaces required
Class 3 (a) Boarding house, guest house, hostel, lodging house, backpacker's accommodation or the residential part of a hotel or motel.	To be calculated by multiplying the total number of carparking spaces by the percentage of – (i) Accessible sole-occupancy units to the total number of sole-occupancy units; or (ii) Accessible bedrooms to the total number of bedrooms; and The calculated number is to be taken to the next whole figure.
Class 7a	1 space for every 100 carparking spaces or part thereof.
Class 9b (b) Other assembly building – (i) Up to 1000 carparking spaces	1 space for every 50 carparking spaces or part thereof. 1 space.

- Each accessible car bay is to be designed in accordance with AS2890.6. In particular:
 - Minimum dimensions of 2400mm W x 5400mm L plus an adjacent shared area of 2400mm W x 5400mm L, compliant with AS2890.6;
 - Vertical clearance of 2500mm minimum height over accessible carparking space and shared area with 2200mm minimum height over vehicle aisle leading to accessible car space from FFL, compliant with AS2890.6; and
 - Accessible carparking spaces to be located on a firm and level hardstand surface AS2890.6 Cl 2.3.

Comment:

There is on-site visitor car parking proposed as follows:

- Basement: 3 x standard spaces and 1 x accessible – under cover
- Ground: 46 x standard and 1 x accessible – external parking at eastern side of M3 + M4 buildings

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

- An accessible path of travel is required from each accessible car bay to the associated building entrance. This is not currently illustrated on plans for the external accessible carparking space – refer to Section 4.1.
- The current provision of 2 x accessible car parking spaces satisfies the minimum BCA requirements, however if a **performance solution** for the absence of a designated pedestrian path of travel from the site boundary is required then at least one (1) x additional accessible car parking space and a dedicated drop off zone would be required to support the performance solution – Refer Section 4.1 and 4.18.

- Clarification required on the proposed function and use/restrictions/management of the 1 x accessible car-space in the M3 & M4 external parking area to ensure adequate provision of accessible car-parking for both public, guests and staff.

This is achievable and will occur prior to Certification stage.

DDA/Advisory Note:

- Consideration should be made to provide more than the BCA min. accessible car-parking requirements given the site constraints and travel distance to buildings from the site boundary and external transport linkages.
- Overhead shelter/weather protection is recommended over accessible car parking and shared area spaces. If shelter provided, consideration for an increased 2.3m or 2.4m minimum height clearance for higher vans/adapted vehicles is recommended as good practice and should be integrated if possible.

4.19 Accessible Drop-Off

References – AS2890.6, AS1428.1

Requirement:

Neither the Premises Standards 2010 nor the BCA have mandatory requirements for the provision of drop-off facilities that are people with a disability. A drop-off bay that is accessible and meets the set out requirements of AS2890.6:2009 would be recommended.

Comment:

There are no code requirements for the provision of on-site drop-off facilities that are accessible for people with a disability. Even so, the provision of an accessible drop-off bay eg, for Shuttle buses, Private vehicles, Taxi, Uber, etc. would be recommended given the site constraints and travel distance to buildings from the site boundary and external transport linkages and for enhanced access under the DDA.

Any accessible vehicular pick up/drop off areas is recommended to be designed and developed to be accessible in compliance with AS2890.6 and AS1428.1.

This is achievable and if provided in the design, should be documented prior to Certification stage.

4.20 Hearing Augmentation

References – Premises Standards 2010 / BCA Part D4D8

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of hearing augmentation systems for specific rooms and areas within buildings (where an inbuilt amplification system, other than one used only for emergency warning) is installed to ensure access for people with disability, including:

- (i) In a room in a Class 9b building; or
 - (ii) In an auditorium, conference room, meeting room or room for judicatory purposes; or
 - (iii) At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.
- The hearing augmentation system type and minimum coverage area is to be in accordance with BCA Part D4D8.

- Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system (other than a public address system used for emergency warning purposes only).

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage.

Confirmation of the extent of any in-built amplification (not solely for emergency warning purposes) to be provided for the project with details of any associated required hearing augmentation systems will be developed as the design progresses in the next phases.

4.21 Swimming Pools

Reference – Premises Standards 2010 / BCA D4D11 & Specification 16

Requirement:

BCA D4D11 and Table D4D2 requires a swimming pool greater than 40m to have not less than one means of accessible water entry/exit when associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.

The means by which entry/exit must be provided is by the methods outlined below in (a) or (b):

When a swimming pool has a perimeter greater than 70m, at least one accessible water entry/exit is to be provided by means specified in (b)(i), (ii) or (iii) as outlined below:

- (a) Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.
- (b) An accessible entry/exit must be by means of—
 - (i) A fixed or movable ramp and an aquatic wheelchair; or
 - (ii) A zero-depth entry and an aquatic wheelchair; or
 - (iii) A platform swimming pool lift and an aquatic wheelchair; or
 - (iv) A sling-style swimming pool lift.

Note:

- Specification 16 provides details on the methods by which access to a swimming pool can be provided.
- Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

M3 & M4

- Accessible means of entry/exit into the Level 4 swimming pool as the pool perimeter exceeds 40M. The surrounding pool ledge dimensions will need to consider the pool hoist/lift functionality and further review of this area will be required during design development stage to ensure compliance with Specification 16 and equity, dignity and safety for users.

- Entry door hardware/control location near the pool and potential conflicts with BCA pool barrier requirements. Additional building management/operational procedures to ensure equity, dignity and safety for users may need to be developed.
- Pool stairs –If provided, stair handrails into pool are recommended to meet AS1428.1 Cl 12 profile and height (DDA/Advisory)

This is achievable and will occur prior to Certification stage.

4.22 Signage

References – Premises Standards 2010 / BCA Part D4D7, Specification 15

Requirement:

The Premises Standards / BCA have requirements for the provision of accessible signage for specific facilities, features and services within carparks and buildings to ensure access for people with disability including:

- Braille and tactile signage complying with BCA Specification 15 and incorporating the International Symbol of Access, or Deafness as appropriate, to identify:
 - Sanitary facilities including accessible unisex sanitary facilities, accessible showers, ambulant toilets and Accessible Adult Change Facilities; and
 - Rooms and space with a hearing augmentation system; and
 - Door required by Part E4D4 to be provided with an exit sign and state 'Exit' and 'Level' and either:
 - (aa) The floor level number; or
 - (bb) A floor level descriptor; or
 - (cc) A combination of (aa) and (bb).
- Accessible carparking compliant with BCA Part D4D6 and AS2890.6.
- There are additional detailed Premises Standards 2010 / BCA signage requirements that outline how to identify and differentiate between specific accessible features and/or types of facilities as well as directional signage requirements to alternate entrances, sanitary facilities, lifts, etc, if/when not accessible.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage. The statutory signage strategy (for any required identification and directional/way-finding signage) will be developed as the design progresses in the next phases.

4.23 Exemptions – Areas not Required to be Accessible

References – Premises Standards 2010 / BCA Part D4D5

Requirement:

The Premises Standards / BCA makes allowance for specific areas to be exempt from access for people with disability in compliance with AS1428.1 where:

- Access is deemed inappropriate due to the purpose for which the area is used
- The area may pose a health and safety risk for people with disability.
- This also applies to paths of travel leading solely to the above exempt areas.

Comment:

At this stage, the plans indicate that the design is capable of achieving compliance with the above access requirements with further design detail and review in the ongoing design development stage.

Confirmation of the extent of any PartD4D5 exemption areas is required. Please refer to Appendix B – Drawing Markup for GDLA Access preliminary markup of potential areas where exemptions are considered warranted for review and comment from Stakeholders during next design stage.

Note:

- As the design progresses, any areas seeking BCA D4D5 exemptions will need to be documented with confirmation/concurrence from stakeholders (subject to Certifier approval) to meet the performance requirements of the BCA.

This is achievable and will occur prior to Certification stage.

4.24 External Landscaping

References – DDA, AS1428.1 and AS1428.2

Requirement:

The Premises Standards 2010 and the BCA require paths of travel that lead to buildings and connect buildings to be accessible. These areas have been covered elsewhere within this report.

The Premises Standards 2010 and BCA do not otherwise make definitive prescriptions for accessible landscape design outside of those areas. This is because there is no BCA classification or access legislation that provides specific requirements for landscape and outdoor spaces (outside of the over-arching DDA legislation).

The adoption of designs in accordance with AS1428.1 and AS1428.2 would be recommended, in line with building legislation principles for BCA Class 9b buildings to promote equitable, dignified and independent access for people with disability through the general landscape areas and with consideration of Universal Design Principles.

Under the BCA, Class 9b buildings require access for people with disability to and within all areas normally used by the occupants and to wheelchair seating spaces provided in accordance with Part D3.9, however access need not be provided to every tier or platform within an auditorium.

A similar approach can be applied to ensure reasonable for people with disability and/or access needs to outdoor landscape areas within the constraints of the natural and heritage environment of the site:

- Access should be provided to and within all areas normally used by the occupants via an integrated pathway system to connect key zones, elements, and spaces for people to access and enjoy a range of experiences.
- The pathways should provide a continuous accessible path of travel, compliant with AS1428.1 as far as is possible within site and/or other constraints.
- Access provisions and features (eg. rest seating, shade provision) should be provided to assist all users including people with disability within landscape areas so that people can stop, rest and stay within the landscape in accordance with AS1428.1 and AS1428.2 design guidance.

Comment:

As the current DA submission does not include any landscape design documentation, the following comments are from the GDLA Access report submitted with the previous DA submission.

As outlined by the proposed Landscape Management Plan, the proposed landscape design balances the requirements of the identified constraints and the intended use and programming of the site. To ensure people with disability and/or access needs are included, ongoing consideration of the above access requirement

recommendations will be needed with further design detail and review in the ongoing design development stage. The following areas will require specific attention as the design progresses:

- Elements and Materiality – landscape materials and ground surface treatments are a major element of the landscape design that will affect the accessibility of the site for people with disability and/or access needs.
- Further information and review of the achievable gradients and cross-fall areas within key landscape areas is needed to maximise accessibility and safety for all.
- The provision of accessible viewing and seating areas, where physical access linkages between some landscape zones may not be readily achievable should be considered and integrated.

This is achievable and will occur prior to Certification stage.

5.0 APPENDIX A – DOCUMENTATION ASSESSED

This access report has been prepared with reference to the supplied documentation as listed in the table below.

SHEET LIST DA SERIES					
No.	Title	Current Revision	Sheet Sequence SNØ	Sheet Series SNØ	Current Revision Date
M3/4 000	Cover Sheet + Drawing Index	E	0000 - Preliminaries	Schedules	12.02.2024
M3/4 003	M3/4 GFA Schedules	E	0000 - Preliminaries	Schedules	12.02.2024
M3/4 0100	M3/4 Site Plan	E	0100 - Overview Precinct	1000	12.02.2024
M3/4 300	M3/4 Demolition Plan - Basement, Ground (L00)	E	0300 - Demolition	1-250	12.02.2024
M3/4 301	M3/4 Demolition Plan - L01, L02	E	0300 - Demolition	1-250	12.02.2024
M3/4 302	M3/4 Demolition Plan - L03, Roof	E	0300 - Demolition	1-250	12.02.2024
M3/4 1100	M3/4 Plan Basement	E	1100 - General Arrangement - Floor Plans	1-250	12.02.2024
M3/4 1101	M3/4 Plan L00 - L01	E	1100 - General Arrangement - Floor Plans	1-250	12.02.2024
M3/4 1102	M3/4 PLAN L02	E	1100 - General Arrangement - Floor Plans	1-250	12.02.2024
M3/4 1103	M3/4 Plan L03 - L04	E	1100 - General Arrangement - Floor Plans	1-250	12.02.2024
M3/4 1104	M3/4 Plan L05 - Roof	E	1100 - General Arrangement - Floor Plans	1-250	12.02.2024
M3/4 1801	M3/4 GFA Plans	E	1800 - Other Project Required Plans	1-250	12.02.2024
M3/4 2000	M3/4 Elevations - North, East, South, West	E	2000 - Elevations (Exterior)	1-250	12.02.2024
M3/4 3000	M3/4 Sections	E	3000 - Sections	1-250	12.02.2024
M3/4 6000	M3/4 Materials Schedule	E	6000 - Schedules & Diagrams	Schedules	12.02.2024

Table 5.1.1 – Documentation Assessed

6.0 APPENDIX B – MARKUPS

M3/4 Site/Structure Plan

DDA_00 - External / Landscape & General Access Requirements - NOTE

Please refer to Group DLA Access Report, Rev 04, dated 28.02.2024 for overall access strategy for external landscape areas to be developed further through design development/ detailing stage.

See excerpt from Section 4.21 below:

- Elements and Materiality – landscape materials and ground surface treatments are a major element of the landscape design that will affect the accessibility of the site for people with disability and/or access needs.
- Further information and review of the achievable gradients and cross-fall areas within key landscape areas is needed to maximise accessibility and safety for all.
- The provision of accessible viewing and seating areas, where physical access linkages between some landscape zones may not be readily achievable should be considered and integrated.

Ref: DDA and BCA D4D3

DDA_01
Provide a continuous accessible path of travel from the main entry point (for Visitor and Guest) at site boundary to the M3 + M4 building main entrances.

Option 1:
Design review to provide an AS1428.1 designated pedestrian pathway adjacent to internal roadway.

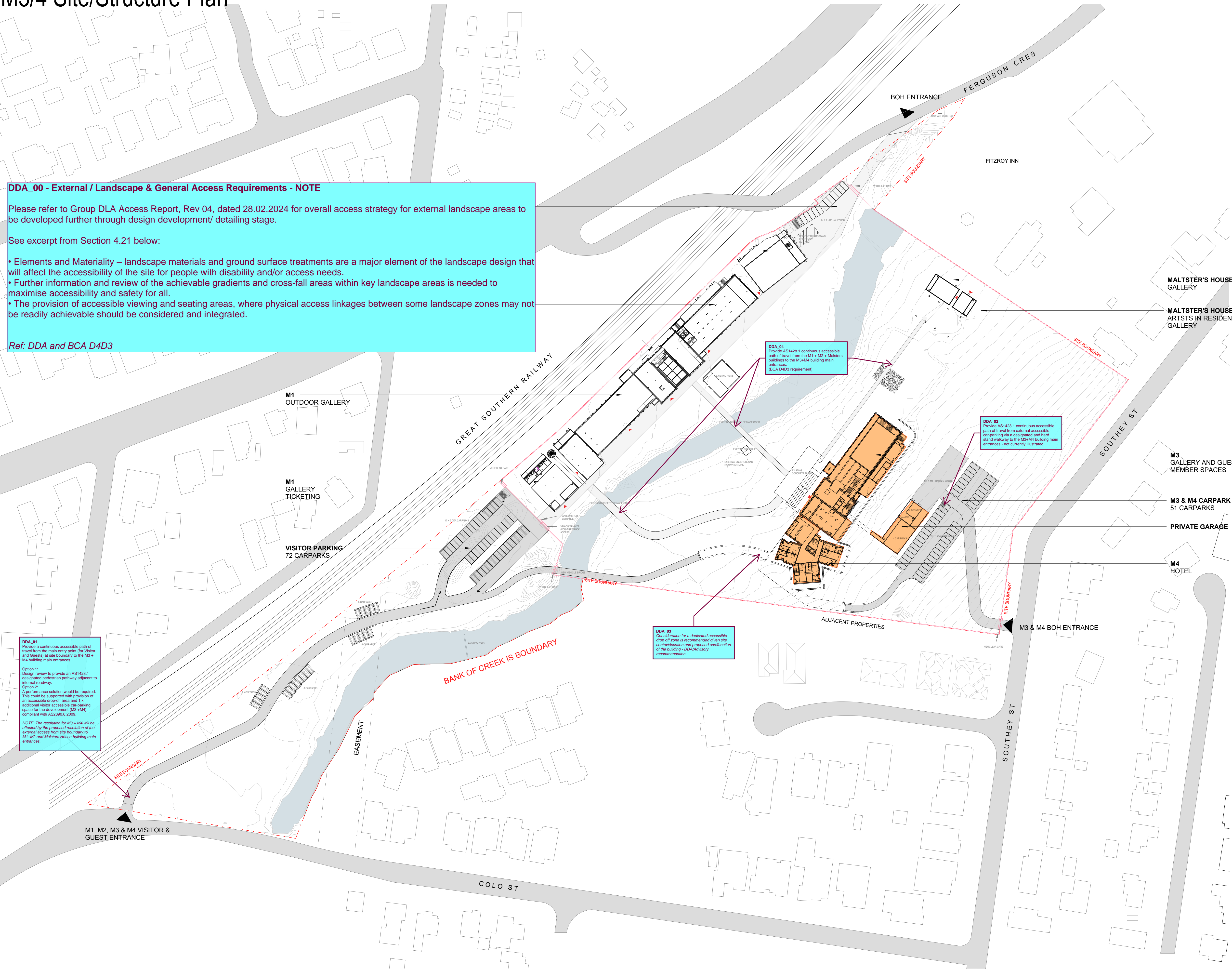
Option 2:
A performance solution would be required. This could be supported with provision of an accessible drop-off area and 1 x additional visitor accessible car parking space for the development (M3 +M4), compliant with AS2890.6:2009.

NOTE: The resolution for M3 + M4 will be affected by the proposed resolution of the external access from site boundary to M1+M2 and Malters House building main entrances.

DDA_03
Consideration for a dedicated accessible drop off zone is recommended given site context/location and proposed use/function of the building - DDA/Advisory recommendation

DDA_04
Provide AS1428.1 continuous accessible path of travel from the M1 + M2 + Malters buildings to the M3+M4 building main entrances - (BCA D4D3 requirement)

DDA_02
Provide AS1428.1 continuous accessible path of travel from external accessible car parking via a designated and hard stand walkway to the M3+M4 building main entrances - not currently illustrated.



Reference Map

North

0 10 20 50 100 m

Scale 1:1000

Notes

Figured dimensions take precedence to scaled readings. | All dimensions are in millimetres unless noted otherwise. | Dimensions are to be verified on Site prior to Project Commencement. | Any discrepancies are to be reported to Snøhetta in writing for decision before proceeding with work. | Drawing is to be read in conjunction with all relevant and associated material, Contracts, Specifications and Drawings. | This drawing is an uncontrolled copy, unless noted otherwise.

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Legend

- SITE BOUNDARY
- VEHICLE ENTRANCE
- PUBLIC ENTRANCE
- CREEK
- PATH
- VEHICLE ROAD
- NEW SECURITY FENCE

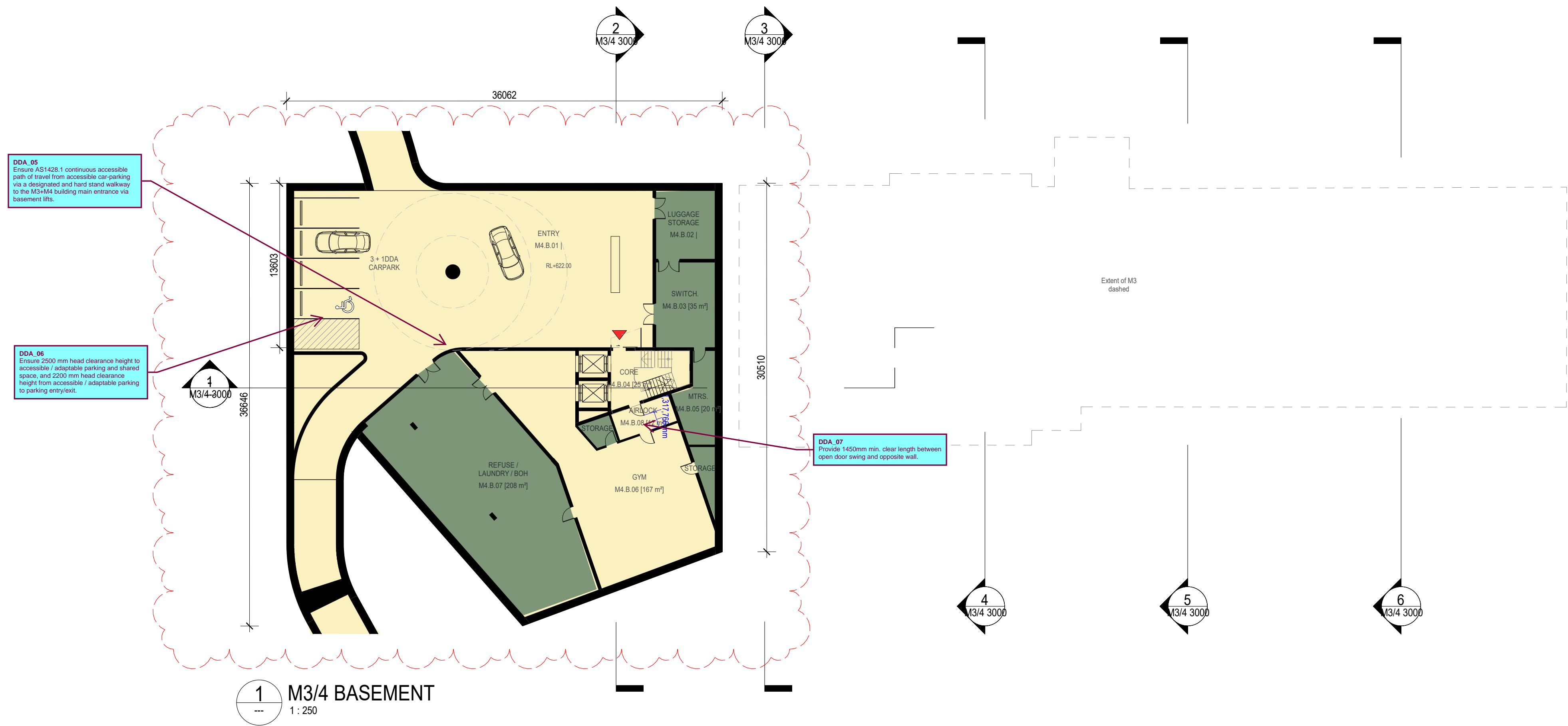
E	For Development Application	12.02.2023
D	Final Draft	20.12.2023
Revision	Description	Date
Consultant		
Consultant		
Consultant		
Project	The Maltings MITTAGONG NSW 2575	
Client	MEDICH FAMILY OFFICE	
Consultant	Snøhetta Snøhetta Australasia Pty Ltd ABN 74 612 295 735 178 Sturt Street, Adelaide SA 5000 Australia	
Status	For Development Application	
Title	0100 - Overview Precinct M3/4 Site/Structure Plan	
Scale @ A1	Drawn	Reviewed
1 : 1000	MC	SM
Project Number	Sheet Number	Approved
18-17	0100	KK
		Rev
		E

Original Sheet Format A1 | 841 x 594mm

13/02/2024 5:31:09 PM

BM 360/The Maltings/MLTGS_SNO_AR_MOD_SITE_0001.rvt

M3/4 Plan Basement



Reference Map

North

02.5512.525 m

Scale 1:250

Notes

Figured dimensions take precedence to scaled readings. All dimensions are in millimetres unless noted otherwise. Dimensions are to be verified on Site prior to Project Commencement. Any discrepancies are to be reported to Snøhetta in writing for decision before proceeding with work. Drawing is to be read in conjunction with all relevant and associated material, Contracts, Specifications and Drawings. This drawing is an uncontrolled copy, unless noted otherwise.

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BUILDING ENTRY

NEW BUILT - YELLOW HATCH

EXISTING - GREYWALL

NEW - BLACKWALL

SOFT LANDSCAPE

E	For Development Application	12.02.2024
D	Final draft	20.12.2023
C	For Coordination	08.12.2023
B	For Coordination	29.11.2023
A	For Coordination	03.11.2023

Revision

Description

Date

Consultant

Consultant

Consultant

Project

The Maltings
MITTAGONG NSW 2575

Client

MEDICH FAMILY OFFICE

Consultant

Snøhetta

Snøhetta Australasia Pty Ltd ABN 74 612 295 735
178 Sturt Street,
Adelaide SA 5000 Australia

Status

For Development Application

Title

1100 - General Arrangement - Floor Plans
M3/4 Plan Basement

Scale @ A1

As indicated

Drawn

SNO

Reviewed

SM

Approved

KK

Project Number

18-17

Sheet Number

M3/4 1100

Rev

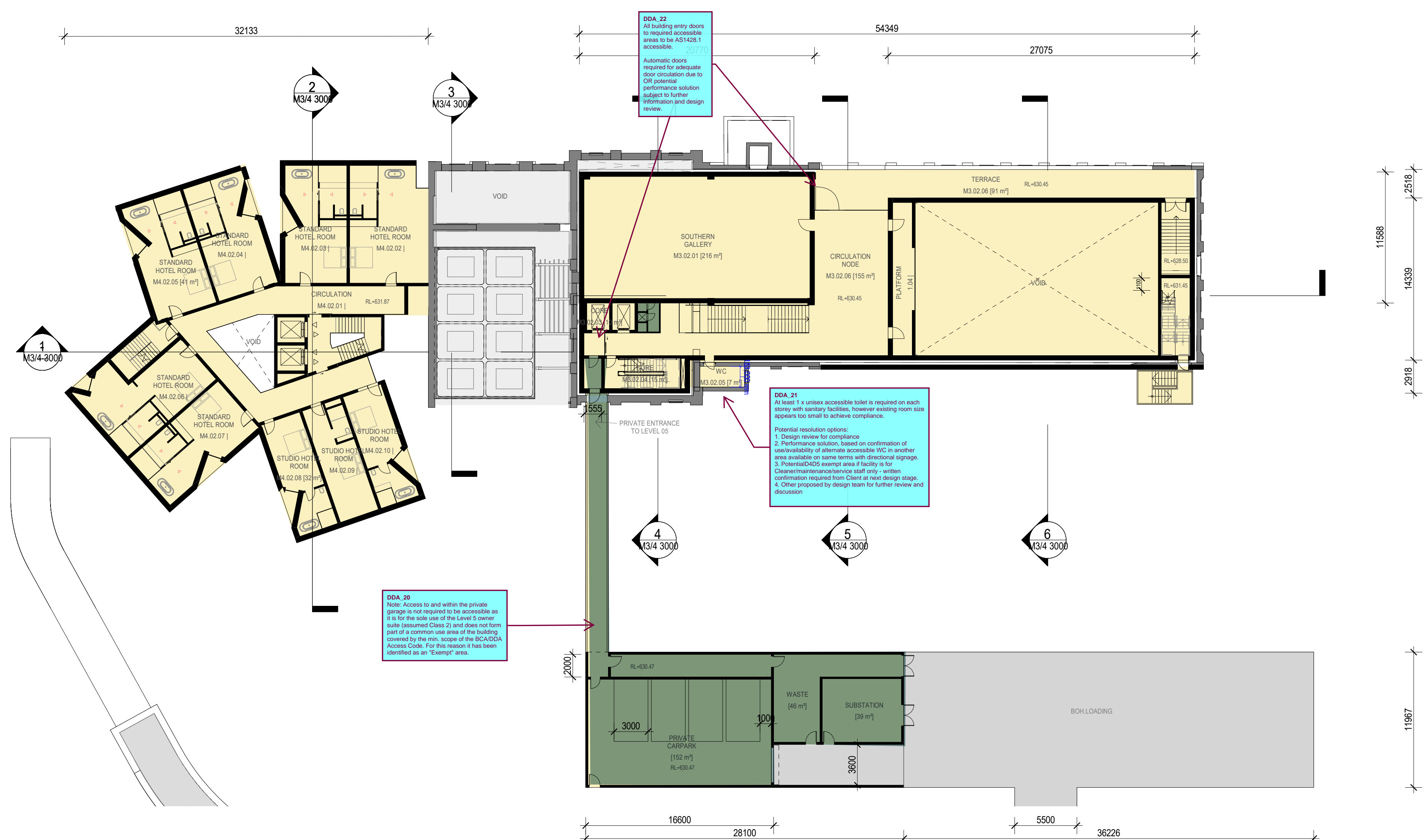
E

Original Sheet Format A1 | 841 x 594mm

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BMW 360/The Maltings/MLTGS_SNO_AR_M3_0001.rvt

M3/4 PLAN L02



1 M3/4 - L02
1: 250

Hotel SOUs (Class 3)
Level 2
Standard x 6
Studio x 3

Reference Map

North

0 1 2 5 10 m

Scale 1:100

Notes

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BUILDING ENTRY

NEW BUILT - YELLOW HATCH

EXISTING - GREYWALL

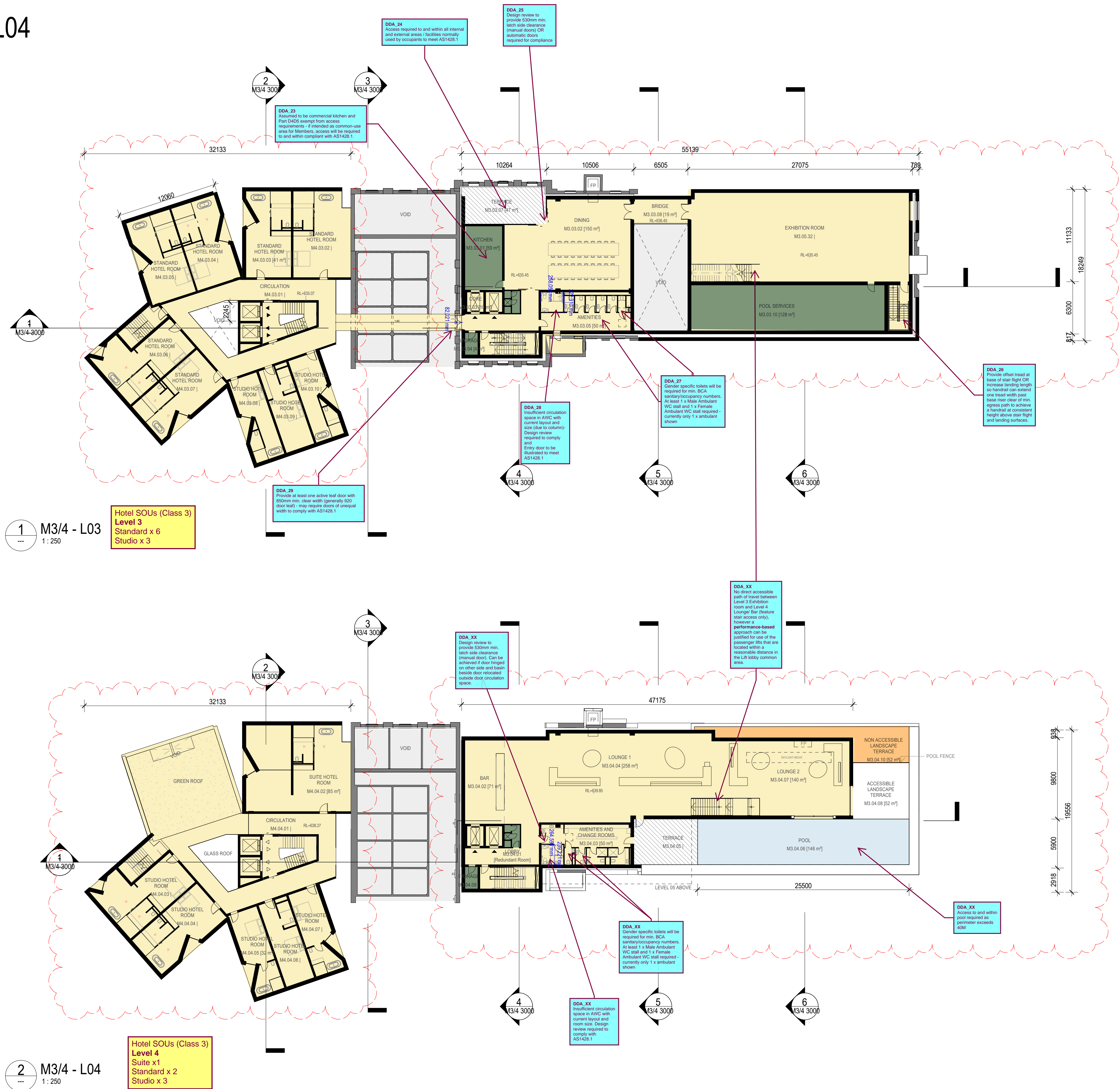
NEW - BLACKWALL

SOFT LANDSCAPE

E	For Development Application	12.02.2024	
Revision	Description	Date	
Consultant			
Consultant			
Consultant			
Project	The Maltings MITTAGONG NSW 2575		
Client	MEDICH FAMILY OFFICE		
Consultant	Snøhetta Snøhetta Australasia Pty Ltd ABN 74 612 295 735 178 Sturt Street, Adelaide SA 5000 Australia		
Status	For Development Application		
Title	1100 - General Arrangement - Floor Plans M3/4 PLAN L02		
Scale @ A1	Drawn	Reviewed	Approved
As indicated	SNO	SM	KK
Project Number	Sheet Number	Rev	
18-17	M3/4 1102	E	

Original Sheet Format A1 | 841 x 594mm

M3/4 Plan L03 - L04



Reference Map

North

02.5512.525 m

Scale 1:250

Notes

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BUILDING ENTRY

NEW BUILT - YELLOW HATCH

EXISTING - GREYWALL

NEW - BLACKWALL

SOFT LANDSCAPE

E	For Development Application	12.02.2024
D	Final draft	20.12.2023
C	For Coordination	08.12.2023
B	For Coordination	29.11.2023
A	For Coordination	03.11.2023

Revision

Description

Date

Consultant

Consultant

Consultant

Project

The Maltings
MITTAGONG NSW 2575

Client

MEDICH FAMILY OFFICE

Consultant

Snøhetta

Snøhetta Australasia Pty Ltd ABN 74 612 295 735
178 Sturt Street,
Adelaide SA 5000 Australia

Status

For Development Application

Title

1100 - General Arrangement - Floor Plans
M3/4 Plan L03 - L04

Scale @ A1

As indicated

Drawn

SNO

Reviewed

SM

Approved

KK

Project Number

18-17

Sheet Number

M3/4 1103

Rev

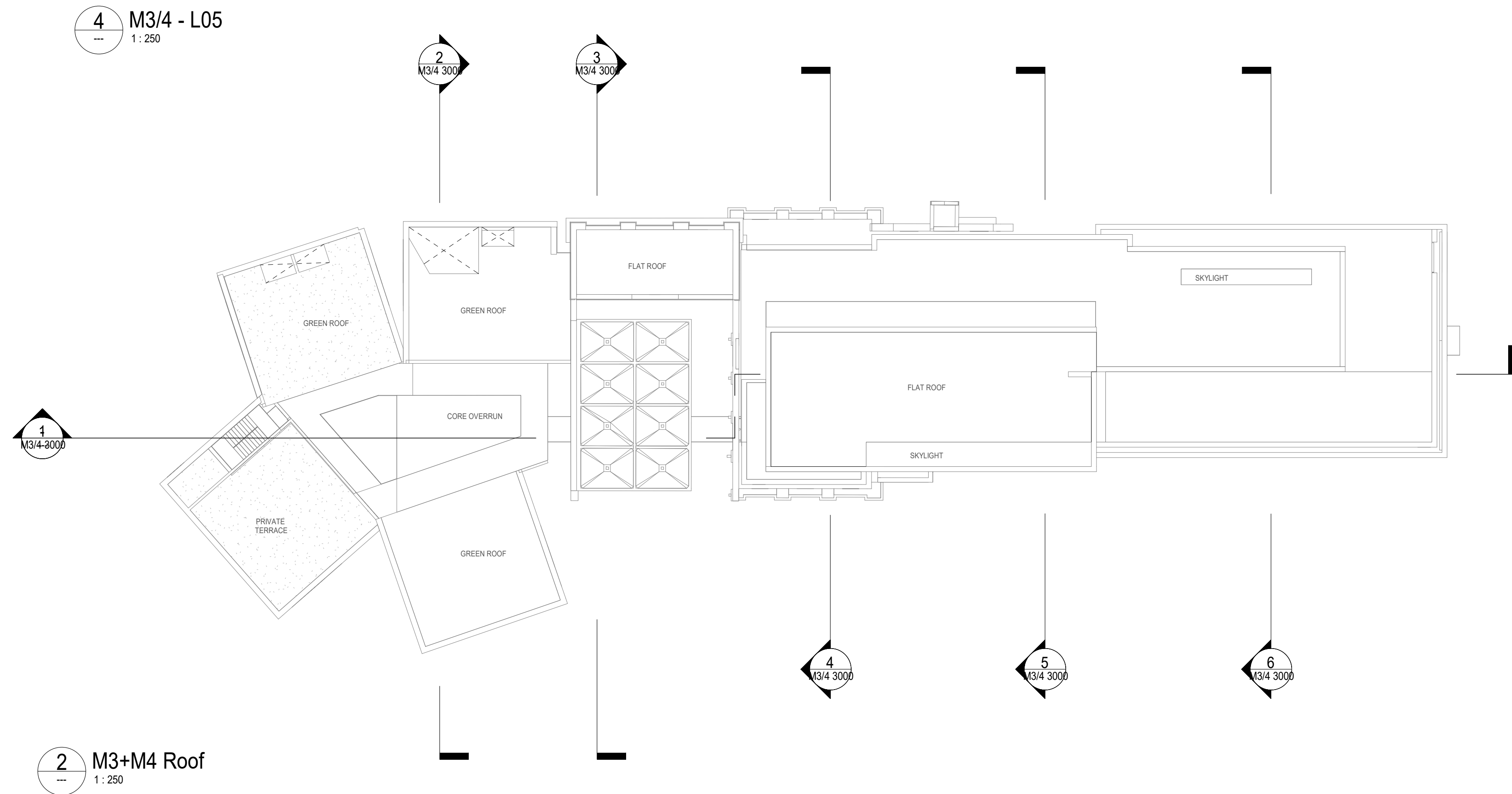
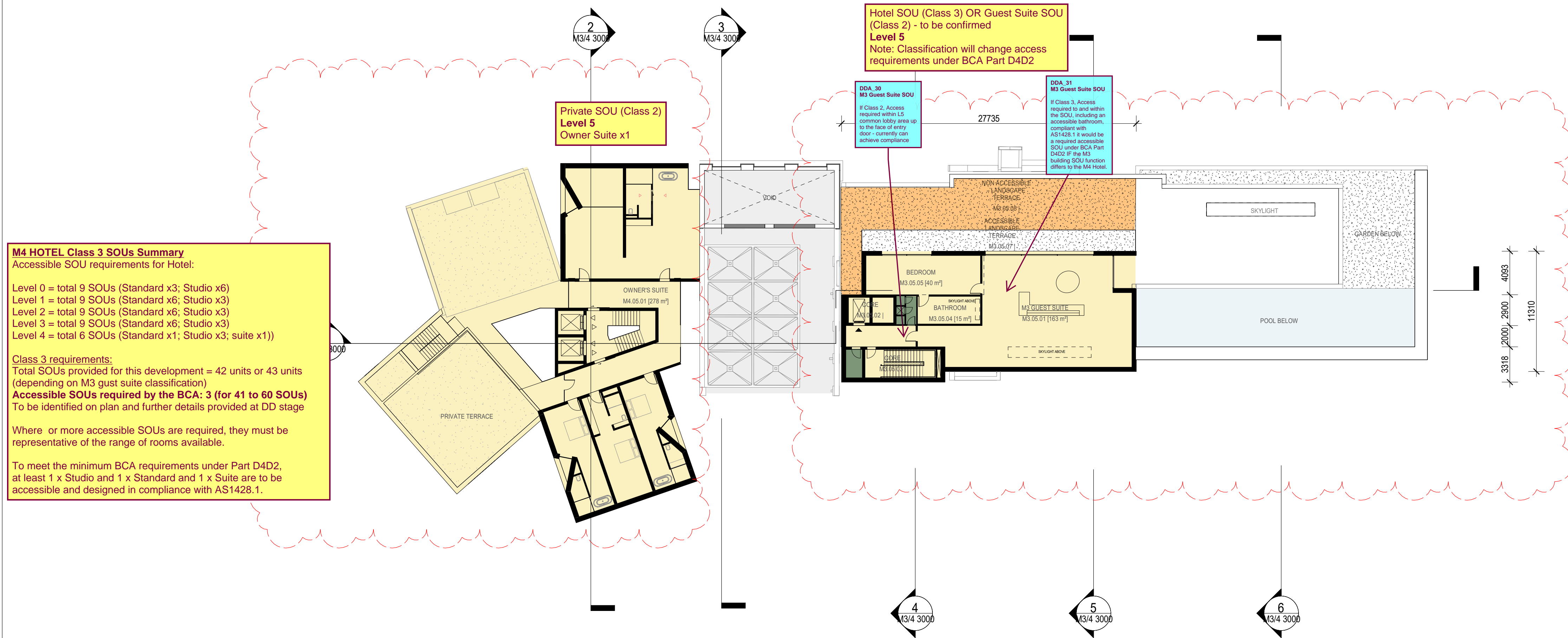
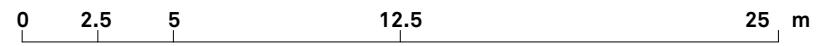
E

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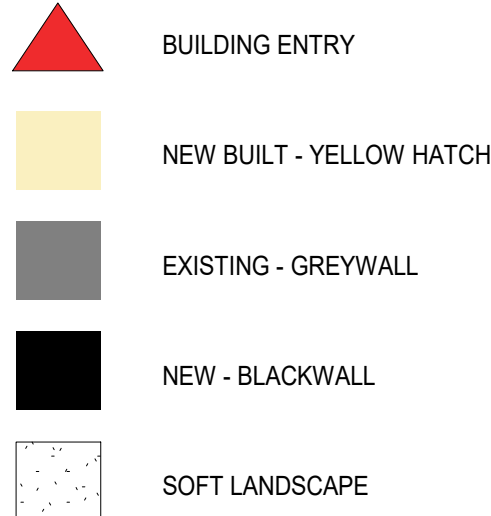
M3/4 Plan L05 - Roof

Reference Map North

Scale 1:250

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Consultant

Consultant

Consultant

Project

The Maltings
MITTAGONG NSW 2575

Client _____

MEDICH FAMILY OFFICE

Consultant

Snøhetta
 Snøhetta Australasia Pty Ltd ABN 74 612 295 735
 178 Sturt Street,
 Adelaide SA 5000 Australia



Status

For Development Application

Title
1100 - General Arrangement - Floor Plans
M3/4 Plan L05 - Roof

Scale @ A1	Drawn	Reviewed	Approved
As indicated	SNO	SM	KK
Project Number	Sheet Number	Rev	
18-17	M3/4 1104	E	