



Morris Goding
Access Consulting

Sophie Harris
Associate
Alexander & Co
Studio 306, 53-59 great Buckingham Street
Redfern NSW 2016

27 April 2020

Dear Sophie

**RE: Harbord Hotel – Access Statement for DA
29 Moore Road freshwater**

This access statement is prepared by Morris Goding Access Consulting (MGAC) for Alexander & Co in support of the DA application for Harbord Hotel at Freshwater. The proposed development involves the internal fit out to the existing ground floor of the Hotel.

MGAC has reviewed and assessed the proposed DA drawings with relation to the deemed-to-satisfy provisions of the Building Code of Australia (BCA) and Disability (Access to Premises Standards – Buildings) Standards 2010. The DA documentation that was assessed is as attached in the Appendix.

We note the following general access issues as part of this development:

1. Principal pedestrian entry to be in accordance with the Premises Standards affected part for existing buildings.
2. Accessible paths, including doors and circulation requirements to be in accordance with AS 1428.1(2009).
3. Stair, ramps and walkway to be in accordance with AS 1428.1(2009).
4. Ambulant and accessible toilets to be in accordance with AS 1428.1(2009).
5. All other aspects to be in accordance with BCA Part D3, E3 and F2.

The DA drawings indicate that access requirements can be achieved with consideration to the recommendations noted in the marked plans being addressed in further design stages.

Yours faithfully

Lee-May Whong
Senior Access Consultant
Morris Goding Access Consulting

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Appendix

Marked Plans

PROJECT
0487 - Freshwater Hotel

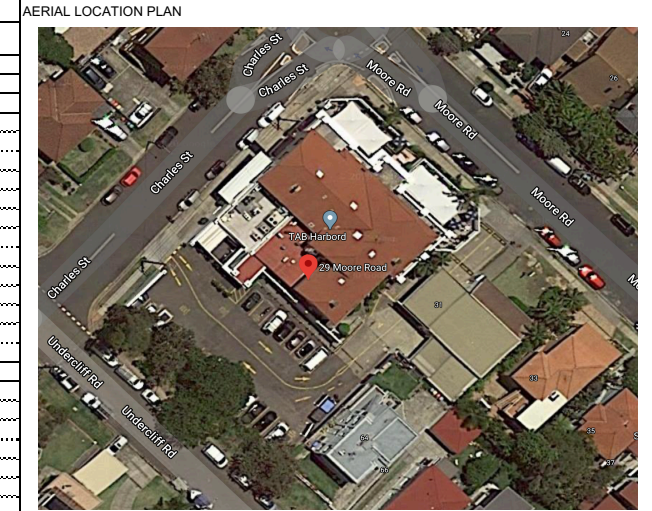
ADDRESS
29 Moore Road, Freshwater, NSW 2096

DATE
20.04.20

ISSUE
FOR DA APPLICATION

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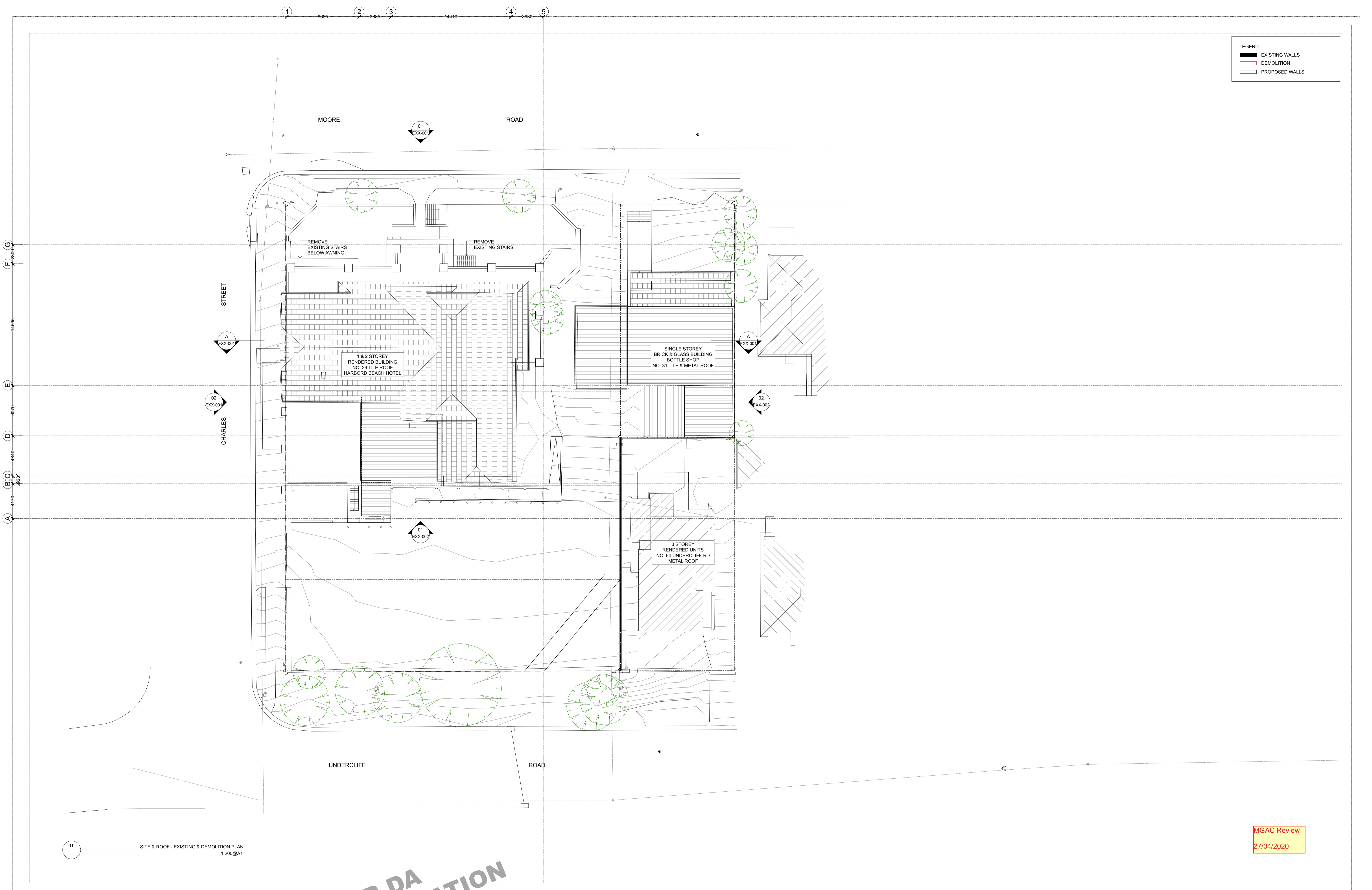
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					YEAR	20
DOCUMENT TRANSMITTAL	DA- A00-000	DOCUMENT TRANSMITTAL	n/a	n/a		YES
A (BASE BUILD)	DA- AXX-001	SITE & ROOF - EXISTING & DEMOLITION PLAN	1:200	1:400		A
	DA- A00-001	GROUND FLOOR - EXISTING & DEMOLITION PLAN	1:100	1:200		A
	DA- A01-001	FIRST FLOOR - EXISTING PLAN	1:100	1:200		A
D (PLANS)	DA- D00-011	GROUND FLOOR - GENERAL ARRANGEMENT PLAN	1:100	1:200		A
E (ELEVATIONS)	DA- EXX-001	OVERALL BUILDING - EXTERNAL ELEVATIONS 01	1:100	1:200		A
	DA- EXX-002	OVERALL BUILDING - EXTERNAL ELEVATIONS 02	1:100	1:200		A
F (SECTIONS)	DA- FXX-001	OVERALL BUILDING - SECTION AA	1:50	1:100		A
REASON	METHOD	DISTRIBUTION				
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FOR CC APPROVAL	CC MAIL	ML PROJECT MANAGER				
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FOR INFORMATION	IN ELECTRONIC CAD	EC TOWN PLANNER				
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FOR CONSTRUCTION	FC					
AS BUILT	AB					



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LEGEND

- EXISTING WALLS
- DEMOLITION
- PROPOSED WALLS



01 SITE & ROOF - EXISTING & DEMOLITION PLAN
1:200@A1

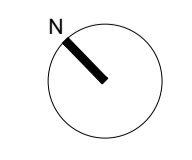
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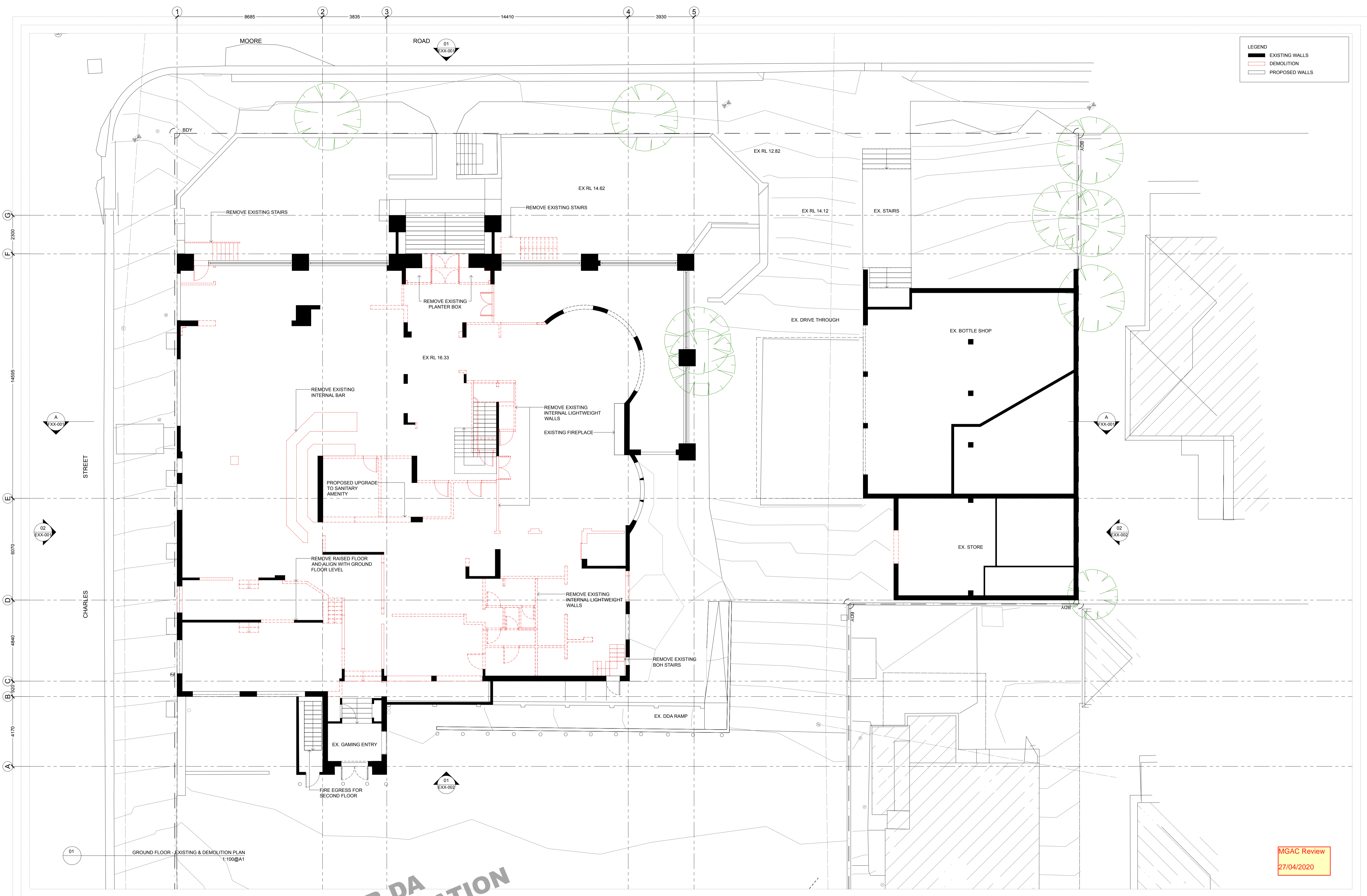
ALEXANDER JCO.
15-00 Great South Bay Rd
Meridan NSW 2558
CLIENT: GLENN PIPER
MERIDAN AUSTRALIA

PROJECT: FRESHWATER HOTEL



DRAWING: SITE & ROOF - EXISTING & DEMOLITION PLAN
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LEGEND
 ——— EXISTING WALLS
 - - - - DEMOLITION
 ——— PROPOSED WALLS

GROUND FLOOR - EXISTING & DEMOLITION PLAN
 1:100@A1

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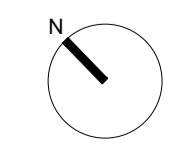
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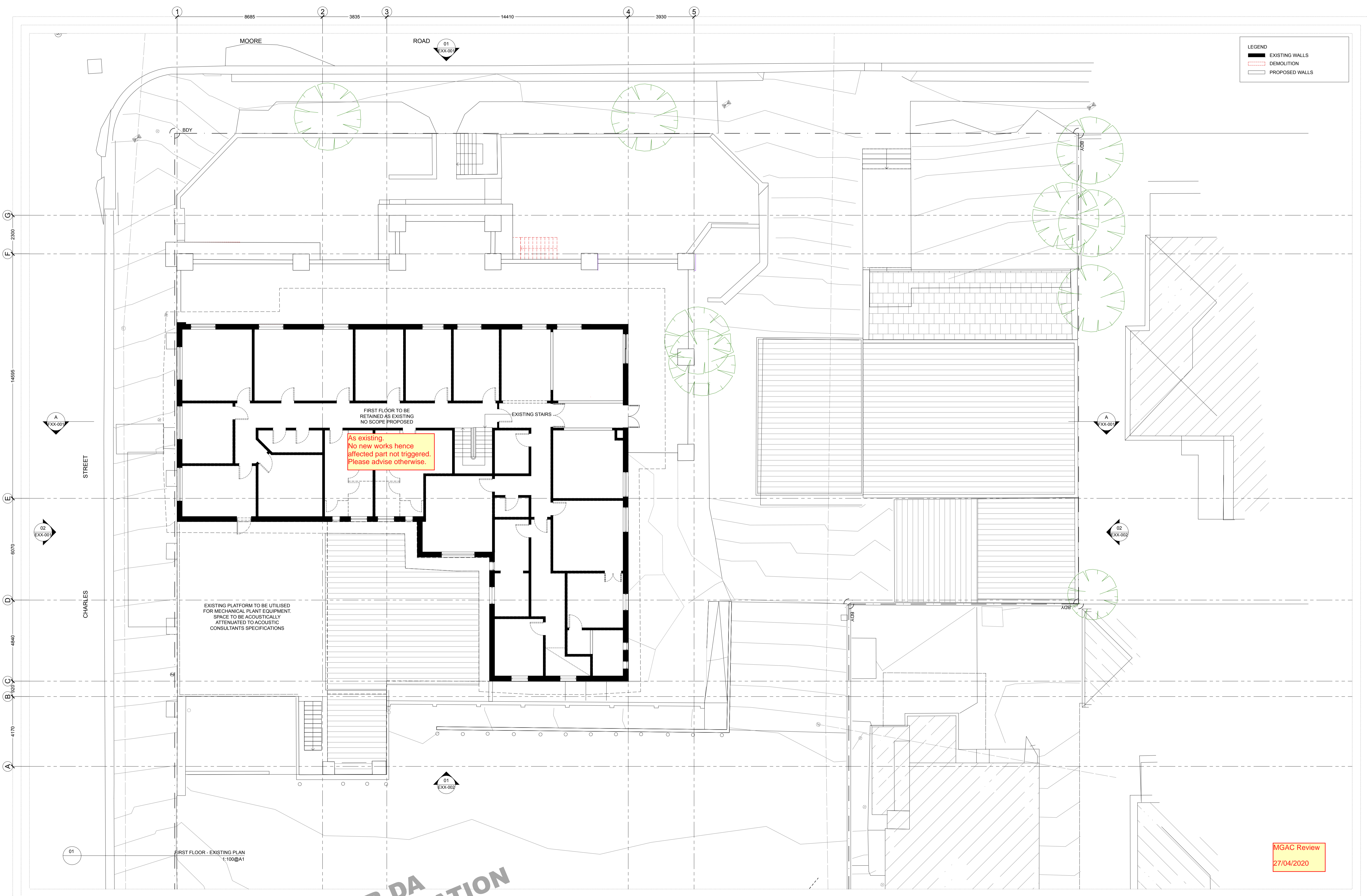
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PROJECT:
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DRAWING:
 GROUND FLOOR -
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 DWG NO. DA-A00-001 ISSUE A



LEGEND

- EXISTING WALLS
- DEMOLITION
- PROPOSED WALLS

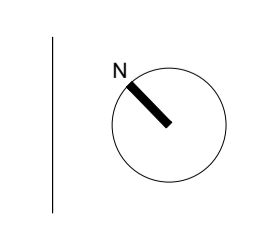
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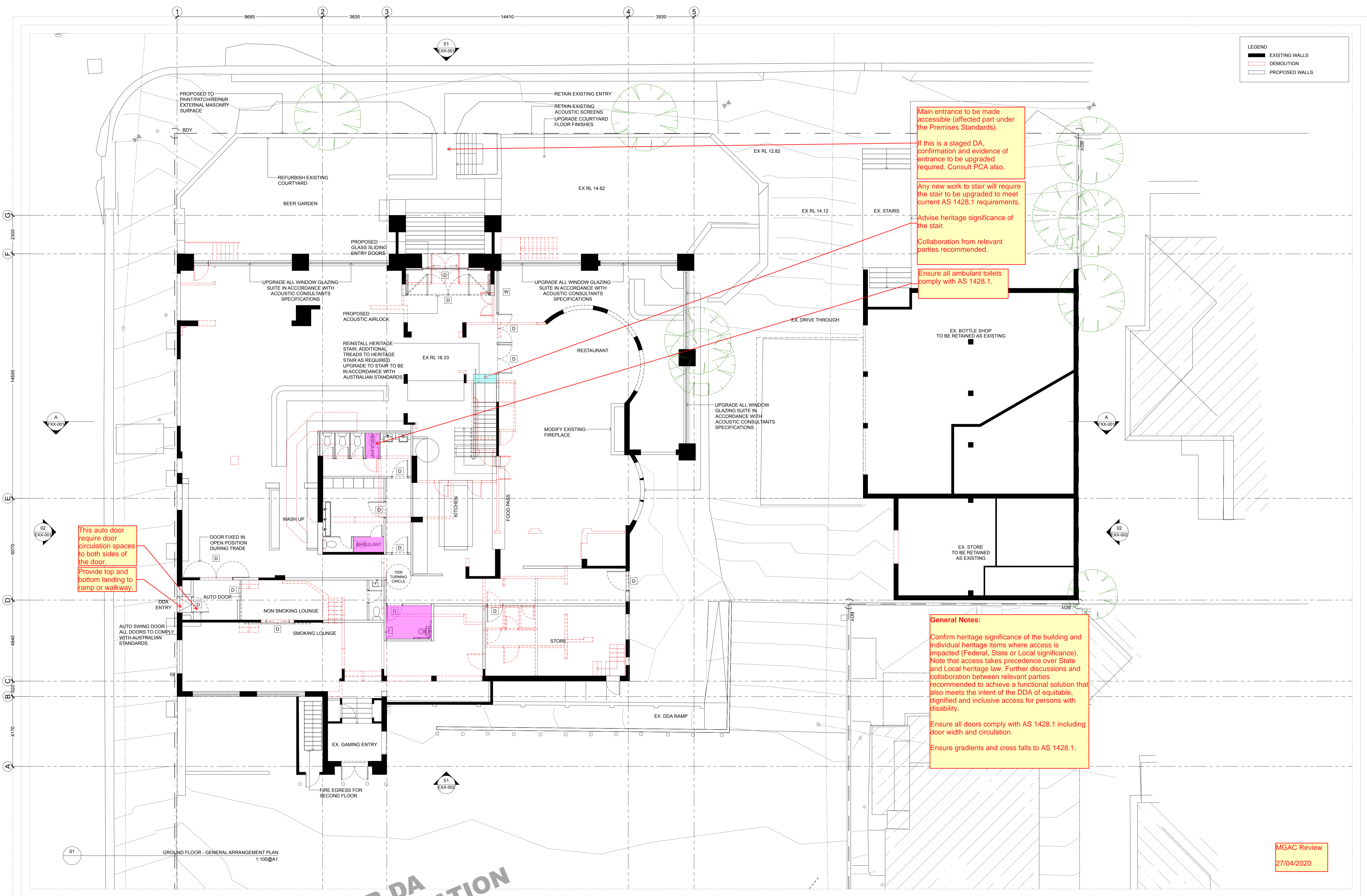
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PROJECT:
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DRAWING:
 FIRST FLOOR -
 EXISTING PLAN
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LEGEND
 — EXISTING WALLS
 - - - - - DEMOLITION
 = = = = = PROPOSED WALLS

Main entrance to be made accessible (affected part under the Premises Standards).

If this is a staged DA, confirmation and evidence of entrance to be upgraded required. Consult PCA also.

Any new work to stair will require the stair to be upgraded to meet current AS 1428.1 requirements.

Advise heritage significance of the stair.
 Collaboration from relevant parties recommended.

Ensure all ambulant toilets comply with AS 1428.1.

This auto door require door circulation spaces to both sides of the door.
 Provide top and bottom landing to ramp or walkway.

General Notes:
 Confirm heritage significance of the building and individual heritage items where access is impacted (Federal, State or Local significance). Note that access takes precedence over State and Local heritage law. Further discussions and collaboration between relevant parties recommended to achieve a functional solution that also meets the intent of the DDA of equitable, dignified and inclusive access for persons with disability.
 Ensure all doors comply with AS 1428.1 including door width and circulation.
 Ensure gradients and cross falls to AS 1428.1.

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GROUND FLOOR - GENERAL ARRANGEMENT PLAN
 1:100@A1

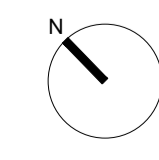
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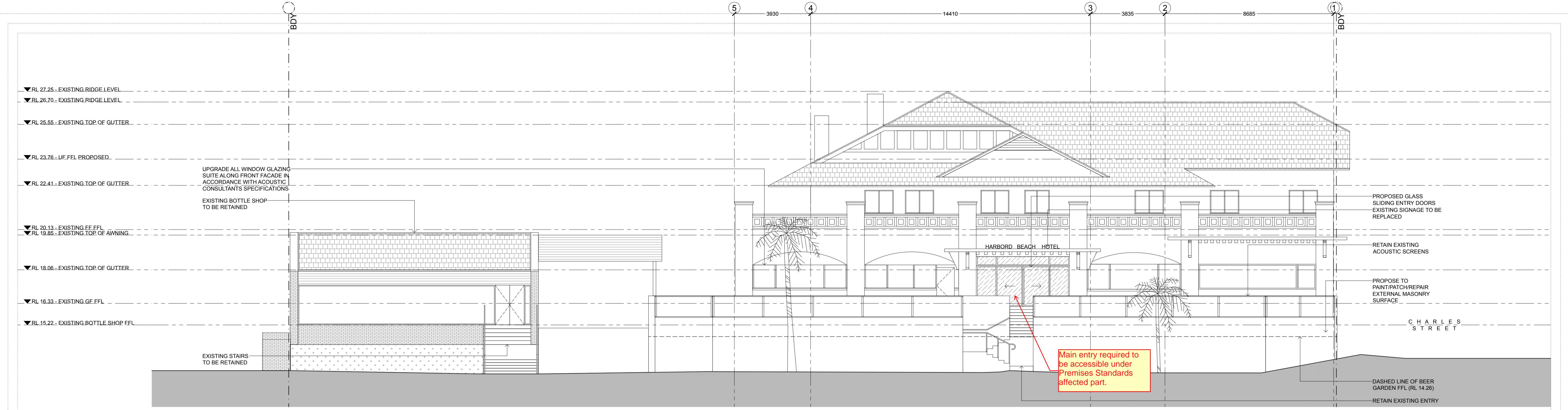
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PROJECT: FRESHWATER HOTEL

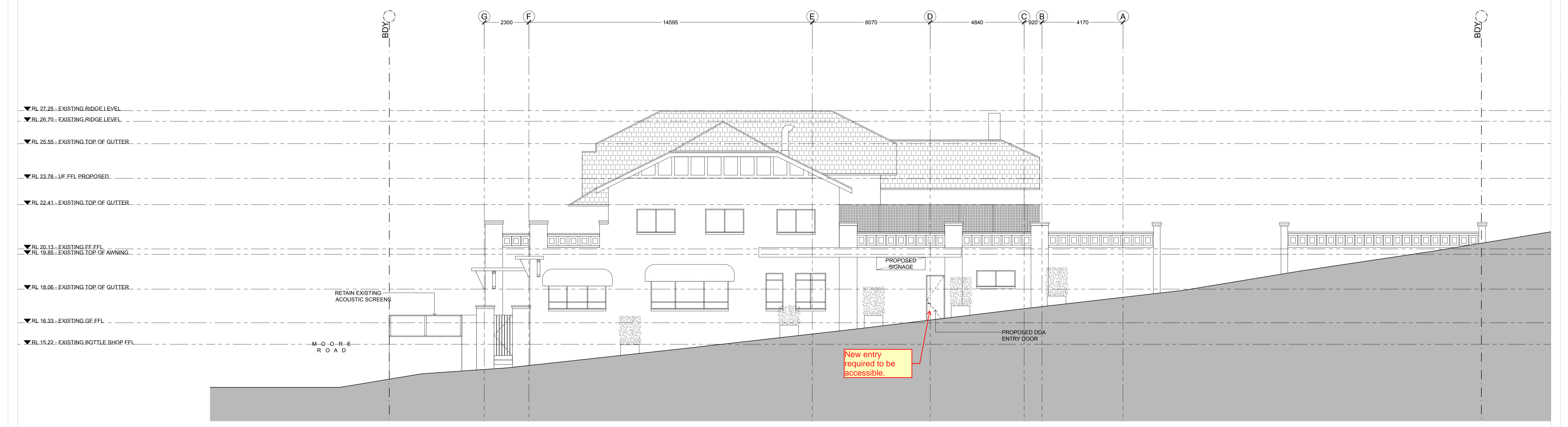


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01 ELEVATION 01
1:100@A1



02 ELEVATION 02
1:100@A1

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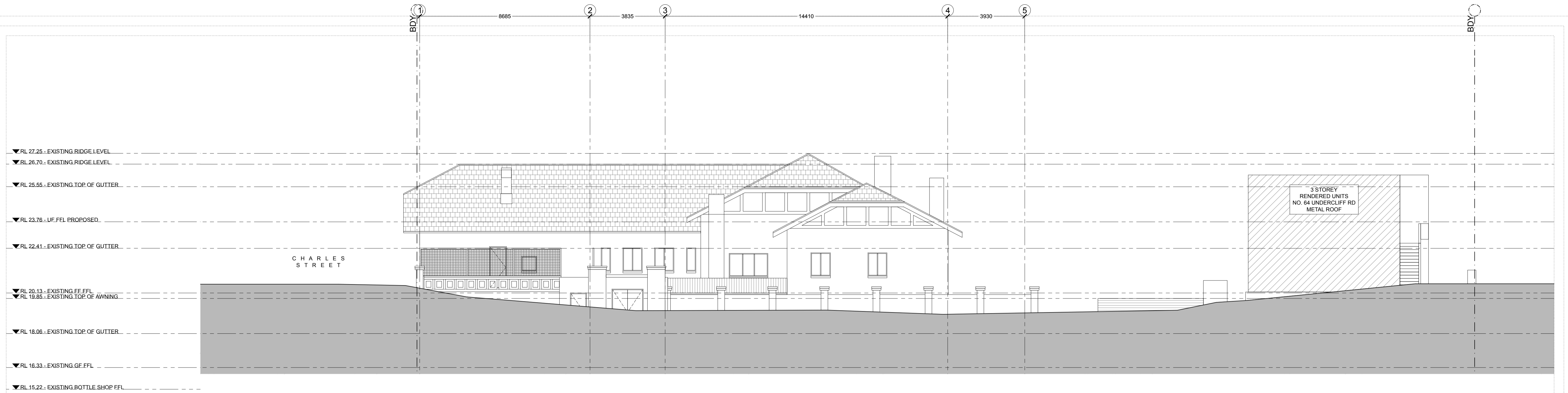
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Bentley WA 6107
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CLIENT:
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MERIDIAN AUSTRALIA

PROJECT:
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DRAWING:
OVERALL BUILDING
EXTERNAL ELEVATIONS 01
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01 ELEVATION 01
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02 ELEVATION 02
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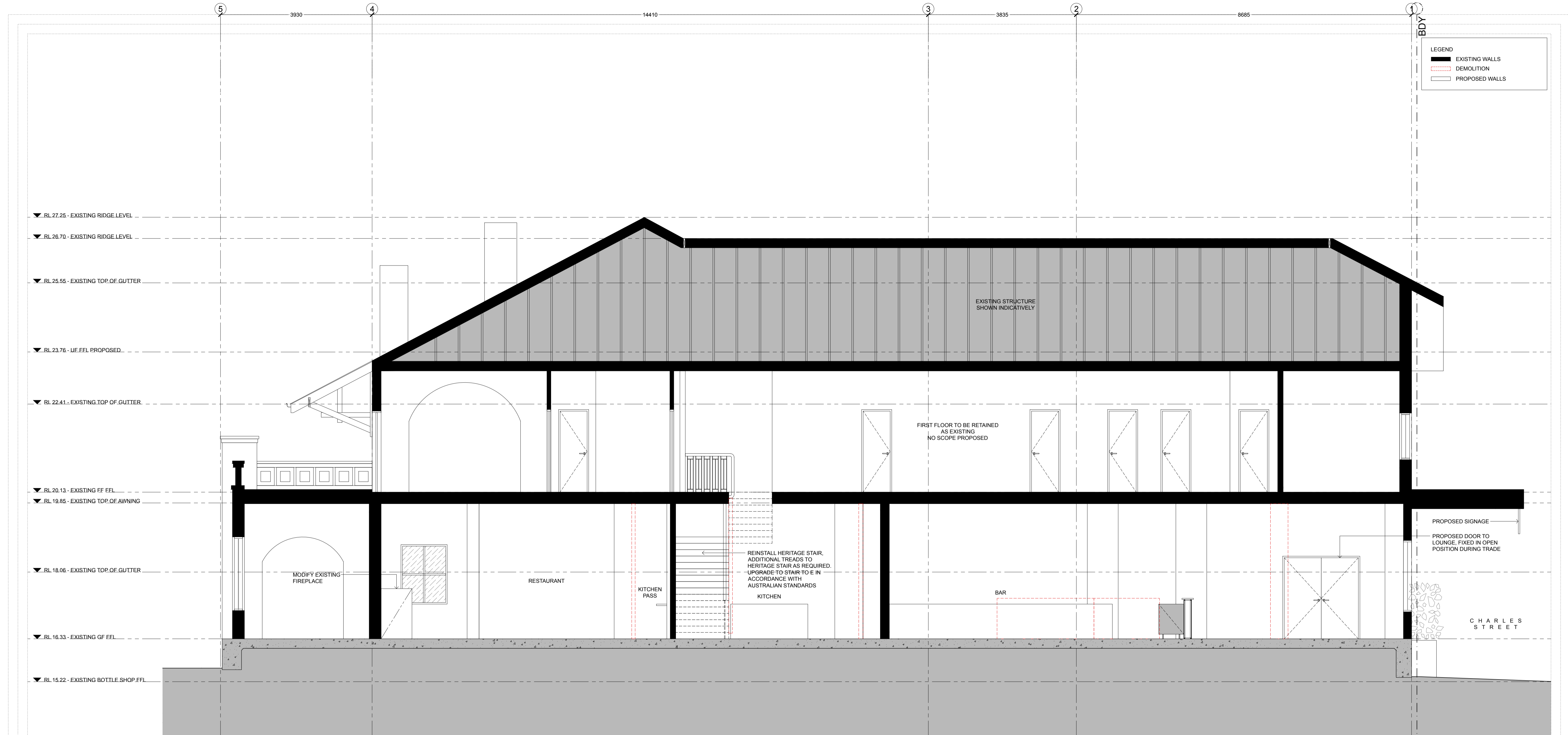
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PROJECT:
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DRAWING:
OVERALL BUILDING
EXTERNAL ELEVATIONS 02
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01 SECTION AA
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SECTION AA
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