



Vallabh Bailey Consulting

Accessibility

Performance Based Design Brief (PBDB)

Federal Hotel Mudgee Alterations & Additions

34-42 Inglis Street, Mudgee NSW 2850

Date

December 2, 2024

Prepared For

IMG Hotels c/o Qualis Consulting

Ref No

VBC240119_PBDB



ACCESSIBILITY
INVESTING IN PEOPLE



At Vallabh Bailey
Consulting, we believe in
access for **ALL**.

We work to make every
environment
ACCESSIBLE.



ACCESSIBILITY
INVESTING IN PEOPLE

Table of Contents

Authorisation.....	4
Revision History.....	4
1. Executive Summary	5
2. Introduction.....	9
3. Applicable Legislation.....	10
4. Legislative and Performance Requirements.....	10
5. Performance Solution Assessment Method.....	11
6. Project Description	12
7. Stakeholders	13
8. Performance Solution.....	14
9. Limitations of Report.....	24
10. Report Exclusions	24
11. Conclusion	25
12. Appendix A – Stakeholder Approval.....	26

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
01	Amended following comments	4/12/2024		

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
00	Brief for stakeholder approval	2/12/2024	Chris Bailey
01	Amended following comments	4/12/2024	Chris Bailey

1. Executive Summary

Vallabh Bailey Consulting Pty Ltd (VBC) has been appointed to provide a performance-based design brief (PBDB) for the proposed alterations and additions to the Federal Hotel, including re-construction of the bottle shop and construction of a new two (2) storey hotel/motel accommodation, located at 34-42 Inglis Street, Mudgee. This Performance Based Design Brief (PBDB) aims to outline the proposed strategy of the Performance Solution Report.

This Performance Based Design Brief has been prepared in accordance with the requirements of Clause A2G2(4) of the BCA, prior to the preparation of the Performance Solution Report.

The following report has been prepared by Chris Bailey ACA Associate #794 on the basis of a desktop review of the project documentation. This report has been checked and verified by Reeshika Vallabh ACA Accredited #408



Figure 01 – Location – 34-42 Inglis Street, Mudgee

This report is to demonstrate that the performance requirements of the National Construction Code – Building Code of Australia (NCC) Vol. 1 2022 have been satisfied by providing a performance-based solution. Therefore, this performance solution will consider the current Deemed-To-Satisfy provisions of the Building Code of Australia (BCA) 2022 referenced standards and the requirements of the Disability (Access to Premises –Buildings) Standards 2010. This BCA Performance Solution Report refers to the following compliance departure(s)-

Item No.	BCA Clause	Relevant Performance Requirements	Technical Requirement	Technical Departure
1.	D4D3(2)(a)	D1P1(a)(i)	<u>BCA D4D3</u> <i>(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</i> <i>(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance</i>	Two (2) of the six (6) pedestrian entrances (including the principal pedestrian entrance) will be accessible, resulting in less than 50% of all pedestrian entrance being accessible.
2	D4D2(5)	D1P1(a)(iii)	<u>BCA D4D2 – Class 3</u> <i>(5) For a Class 3 building, access requirements are as follows:</i> <i>(a) Common areas –</i> <i>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</i> <i>(ii) To and within not less than 1 of each type or room or space for use in common by the residents.</i> <i>(b) Sole-occupancy units – in accordance with</i> <i>i.e. 11 to 40 sole-occupancy units – 2 required to be accessible</i>	Omission of lift access to Level 1. The Level 1 staff accommodation is accessed via stairway only.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like. Refer to Figure 02 & 03 below for the location of the subject compliance departure.



Figure 02 – General Arrangement Plan – Ground Floor Pub/Hotel

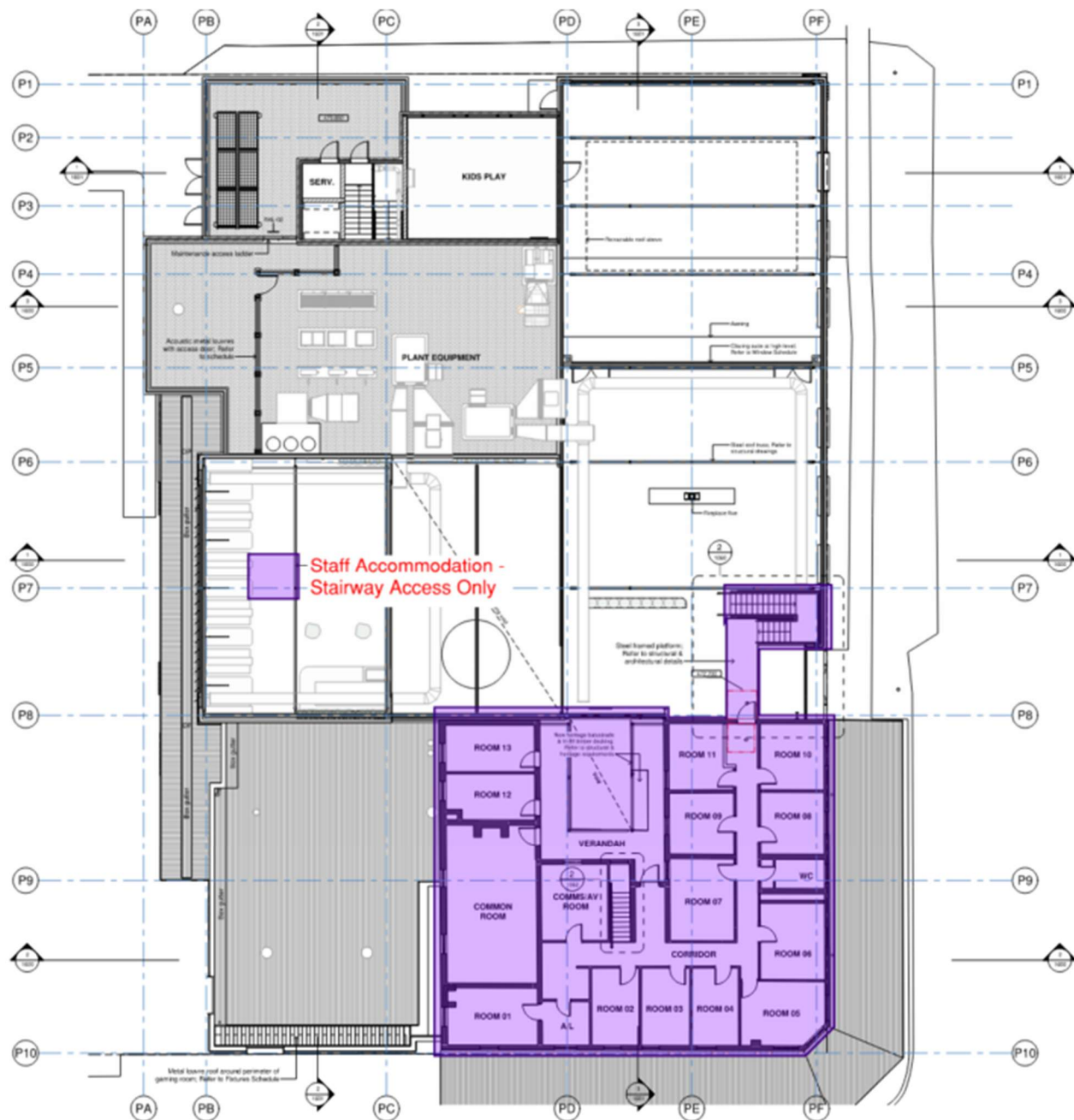


Figure 03 – General Arrangement Plan – First Floor Staff Accommodation

As part of the performance solution approval, Vallabh Bailey Consulting Pty Ltd (VBC) is providing this performance-based design brief (PBDB) for the proposed development. This Performance Based Design Brief (PBDB) shall be accepted/approved by all stakeholders. For reference refer to appendix A.

2. Introduction

The proposed development comprises the alterations and additions to the existing Federal Hotel, located at 34-42 Inglis Street, Mudgee. The project also encompasses the construction of a new bottle shop and the construction of a new two-storey hotel/motel accommodation building. (Note: the bottle shop and new hotel accommodation is not assessed within this performance solution report). Compliance departures have generally occurred as a result of the Federal Hotel being a heritage-listed building, which inherently limits certain modifications necessary for compliance with current accessibility standards.

Two out of six pedestrian entrances, including the principal pedestrian entrance (PPE), are designed to be accessible. This results in less than 50% of all pedestrian entrances meeting accessibility requirements. It is critical to note that modifications to the existing entrances off Inglis Street have been deemed unfeasible due to heritage considerations. The principal pedestrian entrance will be equipped with compliant access pathways connecting the allotment boundary to the PPE, as well as from designated accessible parking bays, an additional accessible entry from Lewis Street has been included to enhance access.

Lift access to Level 1 will be omitted, as this level is strictly designated for staff accommodation. The existing heritage restrictions have also hindered the possibility of widening doorways of sole-occupancy units to the required 850mm opening width. Additionally, the circulation spaces within internal corridors are constrained due to the original building configuration and heritage implications.

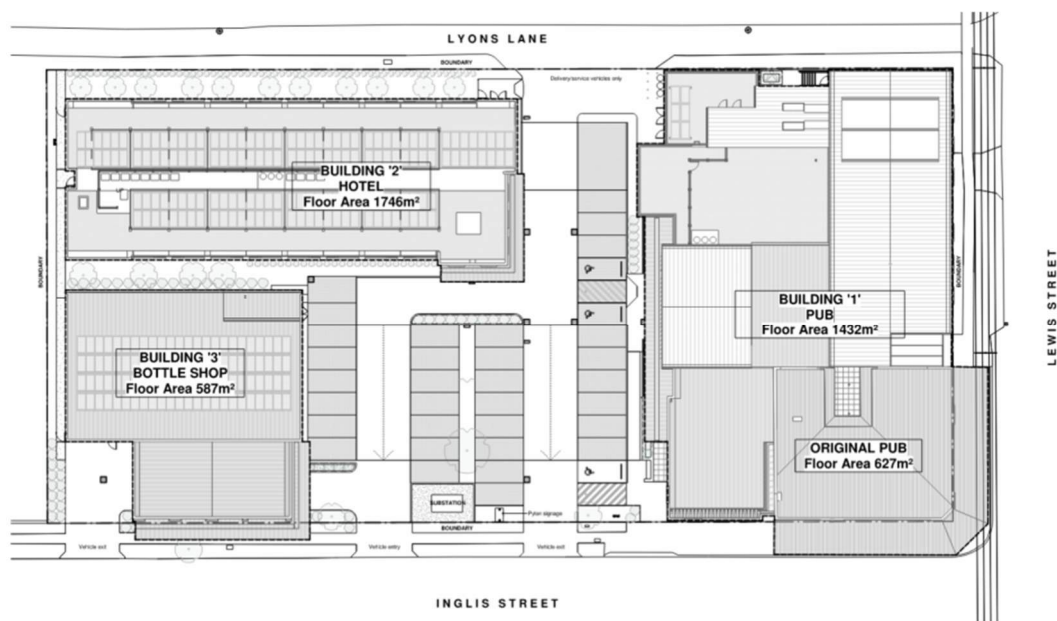


Figure 04 – Site Plan – 34-42 Inglis Street, Mudgee

3. Applicable Legislation

This report references the following documents-

- Disability Discrimination Act 1992 (DDA)¹;
- Disability (Access to Premises – Buildings) Standards 2010;
- The Building Code of Australia (BCA), Volume 1, Edition 2022;
- Australian Standard 1428.1(2009); Design for access and mobility and general requirements for access – New building work;
- Architectural drawings prepared by Bergstrom Architects namely-

Drawing Number	Description	Date
WD-002[B]	Site Plan	08.11.2024
WD-020[A]	Demolition Plan – GF	08.11.2024
WD-021[A]	Demolition Plan – Level 1	08.11.2024
WD-1031[E]	GA Plan – GF	08.11.2024
WD-1032[E]	GA Plan – L1	08.11.2024
WD-1500[D]	Elevations – Sheet 01	08.11.2024
WD-1501[D]	Elevations – Sheet 02	08.11.2024

4. Legislative and Performance Requirements

The NSW Environmental Planning and Assessment Regulation 2021 requires new building work to comply with the BCA. Under the BCA, compliance with the Performance Requirements is mandatory and can be achieved via the formation of a Performance Solution, Deemed-to-Satisfy provision or combination of both.

Clause A2G1 of the BCA states:

The Performance Requirements are satisfied by one of the following:

¹ It is important to note that this report does not ensure compliance with the provisions of the Disability Discrimination Act (DDA). Therefore, it would be prudent for the relevant authorities to carefully consider their responsibilities under the Act. Additionally, while meeting the requirements of the Building Code of Australia (BCA) and Australian Standards is essential, it may not fully address the objectives set forth by the DDA

- (1) A Performance Solution.
- (2) A Deemed-to-Satisfy Solution.
- (3) A combination of (1) and (2).

5. Performance Solution Assessment Method

The evaluation of a proposed Performance Solution can be undertaken using a variety of methods. These are defined in Clause A2G2(2) of the BCA. One or more, or a combination of these methods may be adopted to determine whether the proposed Performance Solution complies with the applicable Performance Requirements of the BCA. The relevant Performance Requirements are determined in accordance with Clause A2G2(3) of the BCA. Compliance with Performance Requirements are undertaken in accordance with A2G2(1) of the BCA.

The below graphs explain the assessment method in a snapshot.

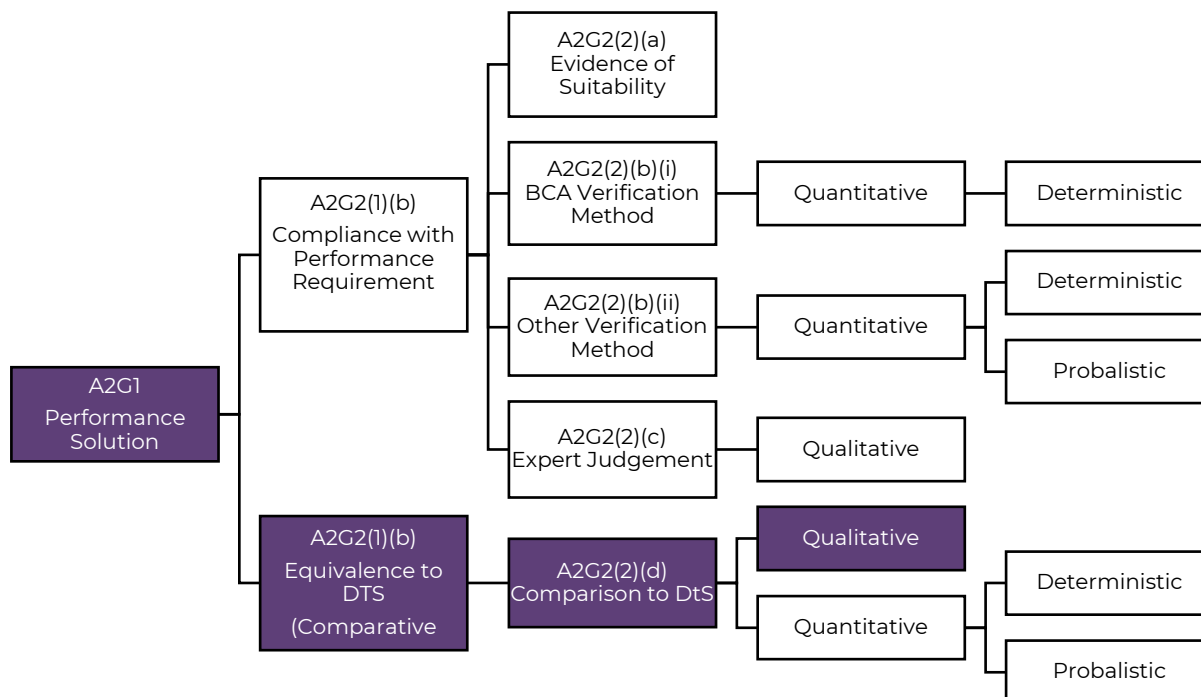
The goal of safety assessment is to demonstrate that the risk associated with the construction, operation or decommissioning of any facility is at an acceptable level.

Qualitative Risk Analysis is subjective. It focuses on identifying risks to measure both the likelihood of a specific risk event occurring during the project life cycle and the impact it will have on the overall schedule should it hit.

Quantitative Risk Analysis uses verifiable data to analyse the effects of risk in terms of cost overruns, scope creep, resource consumption and schedule delays. It therefore assigns a numerical value to extant risks.

- Deterministic Analysis, which aims to demonstrate that a facility is tolerant to identified faults/hazards that are within the 'design basis', thereby defining the limits of safe operation.
- Probabilistic Analysis, which aims to provide a realistic estimate of the risk presented by the facility. This can also be used to confirm the validity of the deterministic safety assessment.

Graph 1



To this end, this report has been prepared to identify and analyse the proposed Performance Solution and demonstrate that the proposal satisfies the applicable Performance Requirements of the BCA.

6. Project Description

The building can be described as follows:

- Two (2) Storey Pub/Hotel, including first floor staff accommodation.
- Two (2) Storey Hotel Accommodation (not subject to this performance solution).
- Single Storey Retail Premises / Bottle Shop (not subject to this performance solution).



Figure 05 – Perspective View – 34-42 Inglis Street, Mudgee

7. Stakeholders

Consultation and active engagement with relevant stakeholders are an important consideration in the process of developing this performance solution report.

The relevant stakeholders to the preparation and implementation of this report are:

Role	Representative	Organisation
Client	Matt Milledge	IMG Hotels c/o Qualis Consulting
Project Manager	Matt Milledge	Qualis Consulting
Certifying Authority	Greg Evans	360 Certification
Architect	Elliot Oxley	Bergstrom Architects
Access Consultant	Reeshika Vallabh	Vallabh Bailey Consulting

For stakeholder acceptance, refer to appendix A.

We request that all stakeholders provide their acceptance by one of the following methods.

1. Signature on the table in appendix A
2. Meeting minutes recording all the names of the stakeholder providing approval and acceptance of the below methodology and acceptance criteria.
3. Individual stakeholder e-mail correspondence providing acceptance of the below methodology and acceptance criteria.

8. Performance Solution

The assessment undertaken herein relates directly to the proposed alterations and additions to an existing building located at 34-42 Inglis Street, Mudgee specifically the prescriptive non-compliances identified in Section 1 above.

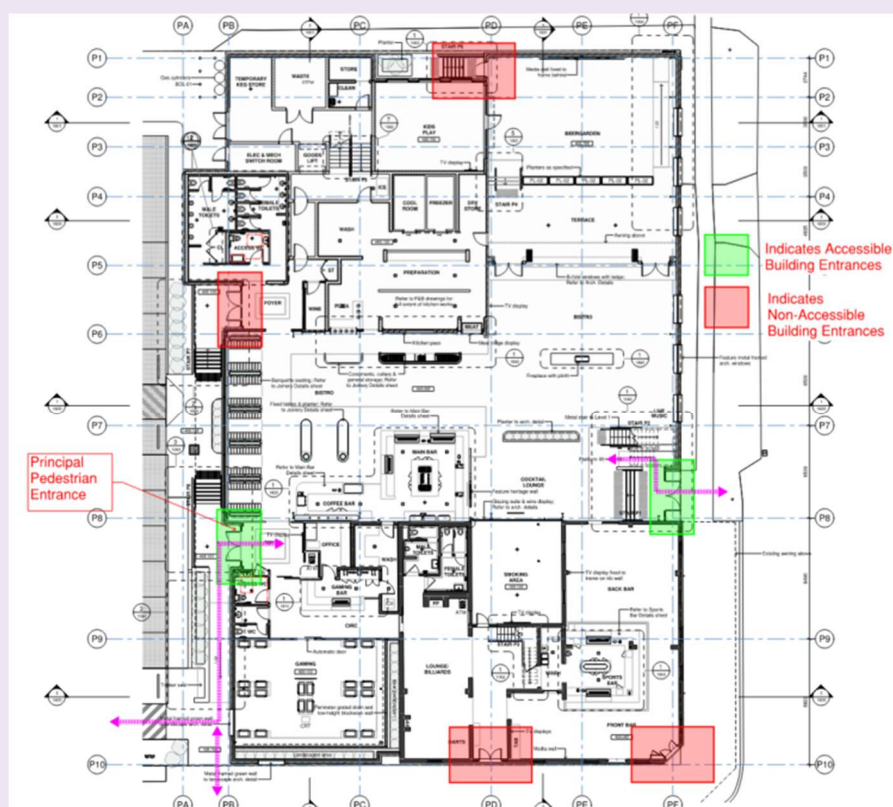
8.1. Performance Solution No.1 – Access to Building

Performance Solution No.1 – Access to Building

Building Characteristics

The subject development will comprise the alterations and additions to the existing Federal Hotel, Mudgee.
The proposed use of the building being Pub/Hotel.
All new work is required to comply with the BCA and specifically with Part D4 Access *for people with a disability*.

Location/Space in Building



Deemed-to-satisfy Non-Compliance/ Description of Departure

Two (2) of the six (6) pedestrian entrances (including the principal pedestrian entrance) will be accessible, resulting in less than 50% of all pedestrian entrance being accessible.

Performance Solution No.1 – Access to Building	
Building/Part of Building Classification	<i>Class 9b — an assembly building including a trade workshop or laboratory in a primary or secondary school.</i>
Occupant Characteristics/ User Group	<p>User Group / Demographic – All members of the public, staff (including chef, barista, cleaners)</p> <p>The building occupants assessed within are characterised upon their number and degree of familiarity of the building and can be broadly classified into two (2) main groups-</p> <p>Occupant Group 1 – employees/ staff.</p> <p>Occupant Group 2 – customers/ visitors.</p> <p>All building occupants and customers are expected to have varying levels of mobility as well as varying levels of familiarity within the building.</p> <p>Employees working in the Hotel will be familiar with the fitout and will be present during the operating business hours.</p> <p>It is also understood that employees of the Hotel are required to have a suitable level of physical mobility and dexterity to undertake their duties.</p> <p>Any visitors would not be considered to be familiar with the facility and will be reliant on staff or the employers for assistance and building signage.</p> <p>Visitors can access the building during operational hours. Those persons from the public would not be familiar with the facility and will be reliant on employee assistance and / or building signage.</p>
Building Code of Australia (BCA)	Building Code of Australia (BCA) 2022
DTS Provision	<p><u>BCA D4D3</u></p> <p><i>(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</i></p> <p><i>(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance</i></p>
Objectives and Performance Requirement	<p>As contained within Section 1 and Section 2 of this report, new works to the building are required to comply with the BCA 2022 and therefore require a Performance Solution to justify any DtS non-compliance.</p> <p>The stakeholders nominated within Appendix A have been advised of the following DtS non-compliance for which a Performance Solution is proposed:</p>

Performance Solution No.1 – Access to Building	
	<p>D1P1 Access must be provided, to the degree necessary, to enable-</p> <ul style="list-style-type: none"> a) people to - <ul style="list-style-type: none"> i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and ii) approach the building from any accessible associated building; and iii) access work and public spaces, accommodation and facilities for personal hygiene; and b) identification of accessways at appropriate locations which are easy to find. <p>Limitation: D1P1 Does not apply to a Class 4 part of a building.</p>
Assessment Method	<p>A2G2 (2) The performance solution will comply with the relevant performance requirement through the following assessment method.</p> <ul style="list-style-type: none"> (c) Expert Judgement (d) comparison with the Deemed-to-satisfy Provisions
Referenced Standard/s	AS1428.1 2009 Design for access and mobility. General requirements for access – New building work
Acceptance Criteria	<p>The acceptance criteria consider the functional issues to the DTS requirements and how the performance requirements are met in the proposed design.</p> <p>The DTS requirement for the provision of access through at least 50% of all pedestrian entrances is to ensure access is readily available to the building and so that people do not have to travel an unreasonable distance between entrances.</p> <p>It shall be demonstrated access is provided to the 'degree necessary' to approach the building from the road boundary and from any accessible carparking space associated with the building.</p>
Assessment Overview	<p>In evaluating the access provisions for the proposed alterations and additions to the Federal Hotel, it is essential to acknowledge the building's status as a heritage-listed site. This heritage designation imposes constraints that influence compliance with BCA Clause D4D3, which stipulates that at least 50% of all pedestrian entrances, including the principal pedestrian entrance (PPE), must be accessible.</p>

Performance Solution No.1 – Access to Building

Compliance departures have generally occurred as a result of the heritage implications of the existing building. The current entrances off Inglis Street are designed with original architectural features, including sandstone steps and doorways, which cannot be modified without compromising the historical integrity of the building. VBC has been advised that any modifications to these entrances are not permissible due to the heritage significance of the building.

In addition to heritage constraints, structural and site limitations further influence the access strategy. The existing building layout and design limit the possibility of creating additional accessible entrances without significant structural alterations, which may conflict with heritage preservation efforts.

While the design incorporates only two accessible entrances, including a fully compliant PPE, it is noted that these entrances are strategically placed. An additional accessible entry from Lewis Street has been provided to enhance overall access. This design choice aims to maximize accessibility while respecting the building's heritage status.

All non-accessible entrances are located within 50 meters of accessible entries, in alignment with BCA Clause D4D3, which stipulates that pedestrian entrances not designed to be accessible must not be further than 50 meters from an accessible entrance in buildings with a total floor area greater than 500 m². The access pathways connecting these entrances have been planned to ensure that users can navigate effectively within this distance.

The assessment acknowledges that the principal pedestrian entrance will likely serve as the primary access point for the majority of users. The provision of compliant access pathways from designated accessible parking bays to the PPE reinforces the focus on facilitating access to the building in a manner that meets the needs of most visitors.

Directional signage will be implemented to guide users to the accessible entrance points, ensuring clarity and ease of access for all patrons visiting the Federal Hotel.

Assumptions

It is assumed that the Hotel staff members have the ability and knowledge to accommodate those with disabilities.

Performance Solution No.1 – Access to Building	
Exclusions & Limitations	The assessment is limited to the departure item only and does not include the assessment of the full fitout works.
Supporting Evidence	<p>Drawing Reference</p> <p>Architectural drawings prepared by Bergstrom Architects, numbered; WD-002[B], WD-020[A], WD-021[A], WD-1031[E], WD-1032[E], WD-1500[D], WD-1501[D], dated 08.11-2024.</p>
Conditions/ Implementation requirements	<p>The following requirements for implementation are derived through the assessment performed and are critical to ensure the effectiveness of the BCA Performance Solution. Failure to meet the following requirements will contravene the assessment undertaken.</p> <ol style="list-style-type: none"> 1. Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance.
Operational Management Plan (OMP) Requirements	To be developed by Operator – it is advised that the operator develops an operational management plan to ensure that a strategy is developed for all staff members to ensure the risk of discrimination is reduced.
Conclusion / Opinion	The Performance Solution provided above demonstrates compliance with the relevant BCA2022 Performance Requirement(s); being D1P1. The assessment undertaken demonstrates that the provision of having two (2) of the six (6) pedestrian entrances accessible provides suitable building access and the acceptance criteria nominated for this assessment has been satisfied, it does not affect members of the public and that access is provided to the degree necessary.

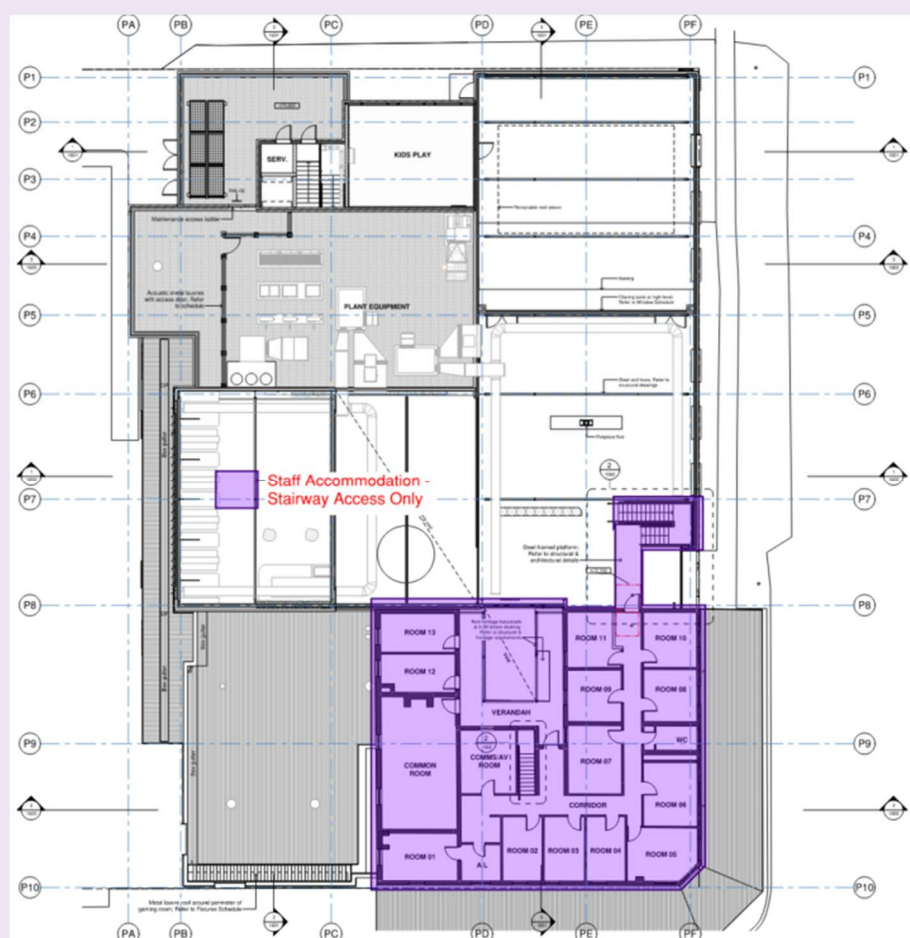
8.2. Performance Solution No.2 – Omission of Lift Access

Performance Solution No.2 – Omission of Lift Access

Building Characteristics

The subject development will comprise the alterations and additions to the existing Federal Hotel, Mudgee.
The proposed use of the building being Pub/Hotel.
All new work is required to comply with the BCA and specifically with Part D4 Access *for people with a disability*.

Location/Space in Building



Deemed-to-satisfy Non-Compliance/Description of Departure

Omission of lift access to Level 1. The Level 1 staff accommodation is accessed via stairway only.

Building/Part of Building Classification

Class 9b — an assembly building including a trade workshop or laboratory in a primary or secondary school.

Performance Solution No.2 – Omission of Lift Access

Occupant Characteristics/ User Group	<p>User Group / Demographic – All members of the public, staff (including chef, barista, cleaners)</p> <p>The building occupants assessed within are characterised upon their number and degree of familiarity of the building and can be broadly classified into two (2) main groups- Occupant Group 1 – employees/ staff. Occupant Group 2 – customers/ visitors.</p> <p>All building occupants and customers are expected to have varying levels of mobility as well as varying levels of familiarity within the building.</p> <p>Employees working in the Hotel will be familiar with the fitout and will be present during the operating business hours.</p> <p>It is also understood that employees of the Hotel are required to have a suitable level of physical mobility and dexterity to undertake their duties.</p> <p>Any visitors would not be considered to be familiar with the facility and will be reliant on staff or the employers for assistance and building signage.</p> <p>Visitors can access the building during operational hours. Those persons from the public would not be familiar with the facility and will be reliant on employee assistance and / or building signage.</p>
Building Code of Australia (BCA)	Building Code of Australia (BCA) 2022
DTS Provision	<p><u>BCA D4D2 – Class 3</u></p> <p><i>(5) For a Class 3 building, access requirements are as follows:</i></p> <p><i>(a) Common areas –</i></p> <p><i>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</i></p> <p><i>(ii) To and within not less than 1 of each type or room or space for use in common by the residents.</i></p> <p><i>(b) Sole-occupancy units – in accordance with</i></p> <p><i>i.e. 11 to 40 sole-occupancy units – 2 required to be accessible</i></p>
Objectives and Performance Requirement	As contained within Section 1 and Section 2 of this report, new works to the building are required to comply with the BCA 2022 and therefore require a Performance Solution to justify any DtS non-compliance.

Performance Solution No.2 – Omission of Lift Access	
	<p>The stakeholders nominated within Appendix A have been advised of the following DtS non-compliance for which a Performance Solution is proposed:</p> <p>D1P1 Access must be provided, to the degree necessary, to enable-</p> <ul style="list-style-type: none"> a) people to - <ul style="list-style-type: none"> i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and ii) approach the building from any accessible associated building; and iii) access work and public spaces, accommodation and facilities for personal hygiene; and b) identification of accessways at appropriate locations which are easy to find. <p>Limitation: D1P1 Does not apply to a Class 4 part of a building.</p>
Assessment Method	<p>A2G2 (2) The performance solution will comply with the relevant performance requirement through the following assessment method.</p> <ul style="list-style-type: none"> (c) Expert Judgement (d) comparison with the Deemed-to-satisfy Provisions
Referenced Standard/s	AS1428.1 2009 Design for access and mobility. General requirements for access – New building work
Acceptance Criteria	<p>The acceptance criteria consider the functional issues to the DTS requirements and how the performance requirements are met in the proposed design.</p> <p>The DTS requirement for the provision of access to and within all areas is to ensure that no one is discriminated against.</p> <p>It shall be demonstrated access is provided to the 'degree necessary' for staff.</p>
Assessment Overview	<p>Level 1 of the Federal Hotel is designated exclusively for staff accommodation. It is proposed to omit lift access, relying on stairway access only.</p> <p>The Federal Hotel is a heritage-listed building, leading to limitations on modifications or alterations to its structure. The heritage constraints limit the feasibility of installing a lift to</p>

Performance Solution No.2 – Omission of Lift Access

provide access to Level 1. These restrictions are essential for preserving the historical and architectural integrity of the building, and as such, they necessitate a departure from the deemed-to-satisfy provisions outlined in BCA Clause D4D2.

Level 1 is reserved strictly for staff accommodation, meaning the accessibility requirements differ from those applicable to public areas of the hotel. The primary roles and responsibilities of the staff necessitate that the majority of personnel be able-bodied.

In situations where staff members require accessible accommodations, alternative arrangements can be made within the hotel/motel facility. This proactive measure guarantees that any accessibility needs are addressed, providing adequate provisions without compromising the heritage character of the building.

Access to Level 1 will be provided via a fully compliant stairway, which facilitates movement for individuals with ambulant disabilities. The stairway design is to comply with AS 1428.1-2009, ensuring that those who can utilize it are able to do so safely and effectively.

The existing heritage limitations have also impacted specific accessibility features, such as the inability to widen doorways of sole-occupancy units to meet the required 850mm opening width. Furthermore, the circulation spaces within internal corridors are constrained, again due to the original design and heritage implications. These factors highlight the complexities involved in enhancing accessibility while respecting heritage constraints.

A comparison can be made with BCA Clause D4D5, which outlines exemptions related to accessibility standards under certain conditions. Given that Level 1 is strictly for staff use, the access requirements may be adjusted accordingly, recognizing the operational needs associated with a staff-only area.

Staff members will be familiar with the layout and operations of the Hotel and associated facilities, which mitigates the potential for accessibility barriers. Their knowledge of the building significantly reduces any risks associated with navigating stairway access.

Performance Solution No.2 – Omission of Lift Access	
	The approach to omit lift access to Level 1 is justified by the heritage status of the Federal Hotel, the designated use of the level for staff only, and the provision of alternative accommodation arrangements where necessary.
Assumptions	<p>It is assumed that the Hotel staff members have the ability and knowledge to accommodate those with disabilities.</p> <p>Level 1 is designated for staff access only. Not access or accommodation is provided for customers/visitors.</p>
Exclusions & Limitations	The assessment is limited to the departure item only and does not include the assessment of the full fitout works.
Supporting Evidence	<p>Drawing Reference</p> <p>Architectural drawings prepared by Bergstrom Architects, numbered; WD-002[B], WD-020[A], WD-021[A], WD-1031[E], WD-1032[E], WD-1500[D], WD-1501[D], dated 08.11-2024.</p>
Conditions/ Implementation requirements	<p>The following requirements for implementation are derived through the assessment performed and are critical to ensure the effectiveness of the BCA Performance Solution. Failure to meet the following requirements will contravene the assessment undertaken.</p> <ol style="list-style-type: none"> 1. Staff to be trained/inducted to ensure they are familiar with the internal layout of the Federal Hotel. 2. The stairs leading to Level 1 shall comply with the requirements of AS1428.1(2009). 3. In the event that a staff member requires accessible accommodations, arrangements can be made to provide for them within the hotel/motel accommodation building.
Operational Management Plan (OMP) Requirements	To be developed by Operator – it is advised that the operator develops an operational management plan to ensure that a strategy is developed for all staff members to ensure the risk of discrimination is reduced.
Conclusion / Opinion	The Performance Solution provided above demonstrates compliance with the relevant BCA 2022 Performance Requirement(s); being D1P1, by utilizing a comparative assessment against the DtS provisions. The assessment undertaken demonstrates that alternative staff accommodation provisions within the hotel/motel accommodation building provides access to the degree necessary and complies with the relevant performance requirement(s) D1P1 and the acceptance criteria nominated for this assessment has been satisfied.

9. Limitations of Report

The content of this report relates only to the non-compliance and subject building identified. The performance solutions are limited to:

addressing Deemed-to-Satisfy departure requirements exclusively as they relate to people with a disability, as outlined in Schedule 1 of the Disability (Access to Premises — Buildings) Standards 2010.

New Works and Affected Part as defined in Disability (Access to Premises — Buildings) Standards 2010

This performance solution excludes any other part of the proposed new works.

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

Any change in the above information to suit future re-organisation or planning will require further assessment to confirm compliance with the intent of the design objectives.

10. Report Exclusions

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

- BCA, Australian Standards or other legislation, with exception of the direct assessment relating to the subject compliance departure
- Work Health and Safety Act and Regulations
- WorkCover Authority requirements.

11. Conclusion

The proposed Performance Solution described herein has been assessed by the use of A2G1 and Assessment Method A2G2 (2) (d) of the BCA, which has been satisfied. Furthermore, the solution satisfies the acceptance criteria nominated for this assessment.

It is the opinion of Vallabh Bailey Consulting Pty Ltd that the proposed Performance Solution satisfies Performance Requirement D1P1 of the BCA, subject to the implementation of the recommendation referred to above.

This determination has been made at the request of the applicant and does not absolve the applicant and owner of the requirements pursuant of the Disability Discrimination Act 1992 (*Cth*) (DDA).

12. Appendix A – Stakeholder Approval

Role	Representative	Organisation	Signature
Client	Matt Milledge	IMG Hotels c/o Qualis Consulting	
Project Manager	Matt Milledge	Qualis Consulting	
Certifying Authority	Greg Evans	360 Certification	
Architect	Elliot Oxley	Bergstrom Architects	
Access Consultant	Reeshika Vallabh	Vallabh Bailey Consulting	



ACCESSIBILITY

INVESTING IN PEOPLE

info@vb-c.com.au

Vallabh Bailey Consulting Pty Ltd
www.vb-c.com.au

ABN: 17 159 414 338