



## **DDA Compliance – Accessibility Report Town Planning V1**

**Project:** 28-32 Albert Rd Sth Melbourne  
**Location:** 28 Albert Rd, South Melbourne

**Client:** MP 28 Albert St Pty Ltd  
**C/-** Neoscape

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**Date:** 10<sup>th</sup> April 2025

**JOB No:** 325-23

## PROJECT DESCRIPTION

The 28 Albert Rd South Melbourne VIC project is a new Mixed-Use residential plus Hotel development, comprising: -

- Basement 3 – provides car lifts 01 & 02 vehicle access to 23 car spaces including tandem car spaces & car lifts, workshop/storage (engineering room), resi store, & residents' lifts 01 & 02 & BoH lift.
- Basement 2 – provides car lifts 01 & 02 vehicle access to 23 car spaces including tandem car spaces, Building Comms room (Hotel Comms room), resi store, car lifts, residents' lifts 01 & 02 and a BoH lift.
- Basement 1 – provides car lifts 01 & 02 vehicle access to 23 car spaces including tandem car spaces, Staff work area and Team Dining Room, resi store, car lifts residents' lifts 01 & 02 and a BoH lift.
- Lower Ground – provides a rear car entry to car lift 01 to basements, and adjacent loading dock with turntable, both accessed via 1:14 driveways. Adjacent to the loading dock is the entrance via ramps And walkways connecting through to street front.
- The Lower Ground from the loading dock provides connecting corridor to stores, hotel linen, waste room, F+B Lift, laundry, stores, female and male change rooms staff bicycle racks, Housekeeping executive office and substations, engineers workshop, cool room, wc pump room, , residential lobby and bike store and rear staff entry and security office.
- Ground – Car lift 02 is accessed from the front Albert Street driveway adjacent to a café and the entry arcade. The hotel lobby is located at the entry of the arcade which connects on to the restaurant opposite, a residential private lobby with lifts 01 & 02, stair core, bin chute room. Hotel lobby provides a reception desk, central lounge bench spiral stairs, luggage store and both hotel lifts 01 & 02. Restaurant provides a dining area, spiral stairs and amenities including accessible and M & F toilets and kitchen.
- Level 01 – provides all Hotel and Residents' lifts 01 & 02 , bin chute room, BoH lift and connecting corridor to fitness centre with rear steppes terrace, associated M & F changing rooms, a specialty restaurant, bar, and spiral stairs at Lifts and within restaurant and Swimming pool indicated.
- Levels 02 – 09 provides all Hotel and Residents' lifts 01 & 02 , bin chute room, BoH lift and connecting corridor to hotel rooms.
- Levels 10 – 23 provide Residential Lift 01, with central connecting corridor to access residential apartments. Lift 02 provides direct access into private apartment.
- Level 24 -25, provide penthouse with Lift 01 and 02.
- L26 rooftop - No access

## SUMMARY

- In consultation with stakeholders the following assumptions, clarifications and issues are identified:
- National Construction Code/ Building code of Australia (NCCBCA) 2019 Volume 1 amendment 1
  - Class 2 residential, 3 Hotel, 7a Carparking, 6 Restaurant,
- Before Compliance Brief and report has reviewed access provisions of City of Port Phillip Planning application, NCCBCA requirements, Disability (Access to Premises – Buildings) Standards(DAPS 2010) and other referenced standards for TP drawing set revision V - VCAT Application .
- *Access is provided to the ground level principal entry on Albert Rd and to the Lower Ground Entry and the two entries are connected via an internal pedestrian Arcade with AS1428.1 2009 compliant 1:10 step ramps and walkways linking to the GL restaurant, café Hotel Lobby & BOH areas. The Hotel has a separate ground level Principal Entrance.*
- Access is required to the front entry door of each SOU and to and within accessible hotel rooms and to and within spaces for use common, except where a D3.4 exemption applies.
- DDA access to be provided to all workplace facilities goods and services.
- Better Apartments Design Standards (BADS) where applied to Class 2 apply either Design Options A or B as per BADS (D17) to 50% of apartment types.
- For 97 Hotel Suites 5 are to be accessible and representative of the types available such as one with an adjoining room and accessible and/or ambulant accessible configurations Provide Accessible bathrooms of right and left side transfer.
- On street parking is indicated in the council master planning inclusive if accessible parking within close proximity and drop off zone immediately in front of the premises. 79 Car parking spaces provided for residential occupants only - Parking allocated for class 2 does not require accessible parking.

**City of Port Phillip - Planning Application no - 1051/2017/A - Disability Access Report**

Clause 23. Prior to the endorsement of Condition 1 plans, a Disability Access Report prepared by a Disability Access Consultant must be submitted to and approved by the Responsible Authority. When approved, the report will be endorsed and will form part of this permit. The Disability Access Report must demonstrate how the design of the development meets the needs of people with limited mobility with specific regard to:

- a) the functionality and accessibility to all common areas.
- b) recommendations to improve the layout and built form to improve the functionality and accessibility to all common areas.

All to the satisfaction of the Responsible Authority.

Clause 24. The provisions, recommendations and requirements of the endorsed Disability Access Report must be implemented and complied with to the satisfaction of the Responsible Authority.

**Common area Comments & Recommendations:**

**Basement 3** – Suitable access is provided to the Residential lift 01 & 02– BOH lift lobby and fire stair and Resi Bike Parking, and vehicles parking. Engineering Workshop & store may be provided with a D3.4 exemption. ***Will Comply- Indicated on Plans***

**Basement 2** – Suitable access is provided to the Residential lift 01 & 02– BOH lift lobby and fire stair and Resi Bike Parking, and vehicles parking. Building/Hotel comms & store may be provided with a D3.4 exemption. ***Will Comply- indicated on Plans***

**Basement 1** – Suitable access is provided to the Residential lift 01 & 02– BOH lift lobby and fire stair and Resi Bike Parking, and vehicles parking. Staff work/team dining & store may be provided with a D3.4 exemption. ***Will Comply – indicated on Plans***

**Lower Ground** – Bike storage – BOH and residential lift and stair access– ***Will Comply - indicated on Plans***

**Ground Level - Pedestrian Arcade** – provide autodoors where latch side circulation clearance is not provided at landing areas such as structural columns adjacent doorways (LG & GL) and provide access controls in an accessible location – Restaurant/Café, Hotel Lobby, Residential lobby. Provide Access signage indicating the location of accessible doorways at accessible and non-accessible doorways – *A Performance solution will be provided in next design phase for front approach to doors in lieu of side approach and reduced 900mm clearance to rear lane entry comparable to the minimum door opening requirements and in lieu of 1000mm - Will comply -to be detailed in next design phase.*

**Level 1 – Bar/Terrace doorways** – to provide stepless access – Swimming pool, performance solution will be provided in next design phase for methods of pool access ***Will comply- to be detailed in next design phase.***

**Level 2-9 Hotel - Corridors** – 1540x2070mm turning spaces to be provided within 2.0M of corridor ends. 1.5x1.5M turning spaces required at intersection of corridors for 90-degree wheelchair turn. ***Will comply – indicated on plans.***

- **Lobby to Dual Key Rooms** – Doors require 530mm latch side clearance 850mm clear opening and 110mm hinge side clearance. – ***Will comply – indicated on plans***
- **97 Hotel suites** require 5 accessible and/or ambulant accessible suites and bathrooms of right and left side transfer and suite one connected to a dual key lobby- ***Will Comply – Indicated on plans***

**Level 10-23** – SOU doorways to provide 510mm Latch side circulation clearance and 850mm clear opening doors – ***Will comply – indicated on plans.***

**Level 24-25** – ***No common areas***

**Level G-23 Refuse Chute Room** – provide accessible door with a 530mm latch side clearance or performance solution provided for a push pull door opening outwards with a minimum 1400x1600mm turning space within. ***Will comply- indicated on plans.***

**Stairways** – flights to be offset at landings – a performance solution is provided for modified handrails where flights cannot be offset or quarter landings provided and reduced clearance between handrails – ***Will comply – to be detailed in next design phase.***

**Accessways & Circulations from pedestrian entrances required to be accessible to and into all common areas and spaces and to comply to performance solution conditions and/or:**

- AS1428.1 2009 clause 6 Continuous accessible paths of travel, Clause 7 ground surfaces on continuous accessible paths of travel, clause 8 signage, clause 10 walkways ramps and landings, clause 11 stairways, 11.2 stairway handrails and 12 handrails, clause 13 doorways doors and circulation spaces at doorways, clause 14 Switches and general-purpose outlets (power points).
- AS12428.4.1 Tactile Ground Surface indicators.
- Common area accessible and male and females' amenities to comply to NCC/Access Code clause F2.4 Accessible sanitary facilities & to AS1428.1 2009 clause 15 sanitary facilities with equivalent number of left and right side transfer and clause 16 Sanitary compartments for people with ambulant disabilities

## AUTHOR'S DETAILS AND CREDENTIALS

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### Peter Samon



***Access Consultant – Assisting Before Compliance – PTY LTD.  
Accredited Member 590 – Access Consultants Association Australia  
Accredited Specialist Disability Accommodation (SDA) Assessor Course (Access Institute) 2020  
Livable Housing Australia Design Guidelines Assessor Course (Access Instit)  
Performance Solutions for Access (Access Institute) 2018  
Certificate IV Access Consulting (Access Institute) 2018  
Bachelor of Architecture- (Deakin University) 1997***

## AUTHOR'S DETAILS AND CREDENTIALS

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***Accredited Access Consultant and Associate Members for the Association of Consultants in Access Australia***  
Before Compliance is qualified to provide expert opinions set out in this report on the basis of:-

Qualifications and members of the Association of Consultants in Access Australia

14 Years' Experience DDA and accessibility consulting on associated designs and built environments within Australia and Internationally.

### Bernie Clifford



#### ***Director***

***Accredited Access Consultant and Accredited Member of Association of Consultants in Access Australia (ACAA),  
BSc. (Nursing, Biology); B.A. Hons (Media Arts);  
Grad.Cert (Arts & Entertainment Management)  
Cert IV Workplace Training & Access Consultant***

## DECISION

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The Brief and final Performance Solutions provided above will meet the NCC 2019 Performance requirements and also will provide functional DDA compliance in the spirit and intent of the Disability Discrimination Act (DDA).

## ADDITIONAL REQUIREMENTS FOR MAINTENANCE

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N/A

Bernie Clifford Before Compliance – Director

Document	Revision	Title
P/A No 1051/2017/A	31/10/22	City of Port Phillip- Application to amend Planning Permit No. 1051/2017/A Address: 28-32 ALBERT ROAD SOUTH MELBOURNE VIC 3205
A0000	M	Location Plan & Drawing List
A0001	M	Site Plan
A0002	M	SITE SURVEY PLAN PROVIDED BY SMEC URBAN - 22/07/2014
A0003	M	TITLE PLAN
A0004	M	Site Plan Anzac Station Public Realm
A0097	V	General arrangement plan basement 3
A0098	V	General arrangement plan basement 2
A0099	V	General arrangement plan basement 1
A0100LG	V	General arrangement plan Lower Ground
A0100	V	General arrangement plan Lower Ground
A0100G	V	General arrangement plan Ground Floor
A0101	V	General arrangement plan Level 01
A0102	V	General arrangement plan Level 02
A0103	V	General arrangement plan Level 03-06
A0107	V	General arrangement plan Level 07
A0108	V	General arrangement plan Level 08-09
A0110	V	General arrangement plan Level 10
A0111	V	General arrangement plan Level 11
A0112	V	General arrangement plan Level 12-14
A0115	V	General arrangement plan Level 15-20
A0121	V	General arrangement plan Level 21-22
A0123	V	General arrangement plan Level 23
A0124	V	General arrangement plan Level 24
A0125	V	General arrangement plan Level 25
A0126	V	General arrangement plan Level ROOF
A0900	V	Elevation East
A0901	V	Elevation South
A0902	V	Elevation West
A0903	V	Elevation North
A0950	V	SECTION A-A
A0951	V	SECTION B-B
A0952	V	SECTION C-C
A0953	V	SECTION D-D
A2500	V	Apartment Design Guidelines for Victoria Sheet 1
A2501	V	Apartment Design Guidelines for Victoria Sheet2
A2502	V	Apartment Design Guidelines for Victoria Sheet3
A2503	V	Apartment Design Guidelines for Victoria Sheet4
A2504	V	Apartment Design Guidelines for Victoria Sheet5
A2505	V	Apartment Design Guidelines for Victoria Sheet6
A2506	V	Apartment Design Guidelines for Victoria Sheet7
A2507	V	Apartment Design Guidelines for Victoria Sheet8
A2508	V	Apartment Design Guidelines for Victoria Sheet9
A2509	V	Apartment Design Guidelines for Victoria Sheet10
A2510	V	Apartment Design Guidelines for Victoria Sheet11
A2511	V	Apartment Design Guidelines for Victoria Sheet 12

<b>A2512</b>	<b>V</b>	<b>Apartment Design Guidelines for Victoria Sheet13</b>
<b>A2513</b>	<b>V</b>	<b>Apartment Design Guidelines for Victoria Sheet14</b>