



27 March 2020

Bonmen Pty Ltd
17 Moore Street
Canberra City ACT 2600

Attention: James Davies
james@bonmen.com.au

Dear James

BRADDON MORT STREET COMMERCIAL ACCOMMODATION

1.0 INTRODUCTION

This report relates to the development of 406 commercial accommodation units on Blocks 5 and 6 Section 20 Braddon (44-46 Mort Street) and responds to the requirements of the ACTPLA Access & Mobility General Code (AMGC).

2.0 DRAWINGS

Nº	REVISION	DRAWING TITLE
DA000	01	Cover Page
DA001	01	Location Plan
DA002	01	Site Analysis
DA003	01	Site Plan
DA004	01	GFA Plans
DA005	01	GFA Plans
DA101	01	Basement Plan
DA102	01	Ground Floor Plan
DA103	01	Level 1 Plan
DA104	01	Level 2-5 Plan
DA105	01	Level 6 Plan
DA106	01	Roof Plan
DA502	01	Accessible Unit Layout
DA601	02	Accessible Unit Layout and Car Parking
DA602	02	Accessible Unit Locations

3.0 ACTPLA ACCESS & MOBILITY GENERAL CODE (AMGC)

3.1 Part A - General Development Controls

ELEMENT 1 PARKING	
1.1 Car Parking	
R1 C1	There is one level of basement car parking with 78 spaces and 4 designated for people with disabilities which meet AS2890.6.
R2 C2	The heights of access to the parking spaces and the parking spaces comply.
ELEMENT 2 EXTERNAL ACCESS TO ENTRANCES	
2.1 Continuous Accessible Path of Travel and Walkways	
R3 C3	<ul style="list-style-type: none"> i. Access is from Mort Street on grade and meets AS1428.1. ii. There are no ramps or common area stairs and no TGSi. iii. Slip resistance to be. iv. There are no facilities that advised by architect intrude into accessways. v. Full height glazing to ground floor tenancies and entry area will include decals to AS1428.1.
2.2 Lighting	
R4 C4 } R5 C5 }	Lighting details to be advised by electrical engineer.
2.3 Wayfinding	
R6 C6	There is one entry and each commercial tenancy will have their own entry from Mort St. No further wayfinding is considered necessary.
R7 C7	There are no illuminated signs are present but some may be planned later and will be subject to a separate DA.
ELEMENT 3 ENTRY AND DOORWAYS	
3.1 Doorways and Doors	
R8 C8	All doors will meet AS1428.1 and provide a minimum 850mm clear opening. Tenancy doors are yet to be finalized and will depend on the tenant.
R9 C9	There are no automatic doors although some may be included in the tenancies and will be detailed in their fitout DA/BA as required.
ELEMENT 4 CIRCULATION	
Each floor is at one level with lifts to AS1735.12 between floors. Doors will meet AS1428.1 to accessible units and all common areas. Corridor and common area doors all meet AS1428.1.	
ELEMENT 5 TOILETS	
The ground floor has accessible and ambulant (male and female) facilities to AS1428.1.	
ELEMENT 6 FACILITIES	
Facilities include study rooms and specific purpose rooms (eg music) all of which have access which	



complies. The waste chute room have sufficient space to turn around (2070mm x 1540mm).

Under NCC the required number of accessible rooms is 16 but from the take up in ANU SA 1-6 the demand is well below the NCC provision. On this basis a performance solution will be provided for BA. The 12 accessible rooms provided meet access requirements and will more than meet the demand.

4.0 DOCUMENTATION AND CONSTRUCTION

It is critical that the documentation phase carefully detail all the required elements and then they are built correctly to ensure the completed project will comply.

5.0 CONCLUSION

The proposed design will be accessible to the requirements of NCC 2019 Vol 1 BCA and the AMGC.

Yours faithfully



Eric Martin, AM
Director

Registered Architect
ACT376 VIC5150 NSW5991
WA1663 QLD3391

Cc: Kain Burrows kain.b@dezignteam.com.au

