



# Masterplan

## Great Cobar Heritage Centre

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Prepared for:  
Cobar Shire Council  
Issued:  
25 June 2019

Prepared by:  
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and  
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architects and Planners

DUNN  
& HILLAM  
ARCHITECTS



PETER FREEMAN PTY LTD  
CONSERVATION ARCHITECTS + PLANNERS

We acknowledge the Pilaarrkiyalu, Nhiilyikiyalu, Karulkiyalu and Galiyargiyatr as the original custodians of the lands and waters of Wangaaypuwan country on which Cobar was built. We respect their cultural and spiritual relationships with place and honour elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

#### Report register and quality assurance

Dunn & Hillam Architects operates under a quality management system which has been certified as complying with quality management systems ISO 9001:2008. This report has been reviewed and approved for issue in accordance with the Dunn & Hillam quality assurance policy and procedures.

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The following report register documents the development and issue of the report entitled Cobar Masterplan and remedial works, undertaken by Dunn & Hillam Architects in accordance with its quality management system.

Project Architect:	Rose Davies
Project Director:	Ashley Dunn
Signature	
Date:	25 June 2019

#### REPORT REGISTER

Issue	Description
01 DRAFT	Draft report for discussion
02 FINAL	Final Masterplan

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Front cover image: Great Cobar Heritage Centre 2019

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## Executive summary

Dunn & Hillam Architects and Peter Freeman Conservation Architect have been asked by Cobar Shire Council to work with them to upgrade and review the facilities and services provided by the Great Cobar Heritage Centre (GCHC) and to provide a guiding masterplan for future work.

This Masterplan Report is part of a wider scope being completed by Dunn & Hillam Architects (D&HA) and Peter Freeman Conservation Architects and Planners (PFCAP) that includes a Schedule of Repair and Maintenance works, a Project Plan and a Schematic Design for Stage 1 works.

A project Vision and set of guiding Principles has been generated from client consultation, site and context analysis and the close study of the building and museum collection. In response to these Principles the Masterplan for the Great Cobar Heritage Centre proposes solutions to access, improves functionality for staff, better utilises the accessible ground floor for public exhibits and integrates the landscape and external exhibition spaces into the museum experience. The focus is on making the stories of this place visible, from its indigenous history through to the legacy of the miners and pastoralists and the contemporary story of mine site remediation and Cobar today.

The Masterplan is also presented at three scales;

1. a proposal for spatial arrangement within the building itself,
  2. a concept for the immediate site
  3. a wider conceptual idea for extending the visitor experience into the former mining lands around the site.
- Finally a preliminary plan for staging and funding of all works is tabled for discussion.



# Introduction

## Purpose of this document

The purpose of this document is to support and guide necessary work for the accessibility and functionality of the GCHC and to look for opportunities to improve the visitation and profile of this important community asset.

This document should be read in conjunction with the Schedule of Repair and Maintenance Works, prepared by D&HA. This Schedule outlines works to be done in order to restore the heritage fabric of the building, and required ongoing maintenance works. Both documents will inform a Schematic Design and Project plan.

## Background of this project

The Cobar Heritage Building is a significant place in the town of Cobar and has had a long and varied life.

The Great Cobar Heritage Centre was built as an administrative centre for the mining industry and a marker of its importance. It has retained its significance in the town of Cobar today.

Peter Freeman was first engaged by Cobar Shire Council to undertake works to the building, regarding access, leaking, and exhibition display. Dunn and Hillam Architects were brought into the team to assist in developing a strategic and holistic vision for the future of this significant part of Cobar.

## Scope of this project

The scope of this project is taken from the brief within the document, "Great Cobar Heritage Centre Project Proposal 20 March 2019":

We understand that the Cobar Shire Council has secured funding for the following elements of work:

- i. Improving access and egress to the building in accordance with AS1428.1
- ii. Weatherproofing building (roof, windows etc.)
- iii. Upgrade exhibitions and installations within the building

In order to deliver the above scope of works, we propose the following methodology in order to ensure a holistic approach to repair and maintenance of this heritage building;

- A. Work collaboratively with the client and consultants to produce a comprehensive and cohesive **masterplan**. The purpose of the Masterplan is to identify and communicate a clear overall strategy for the current and future development of the Great Cobar Heritage Centre and adjacent outdoor spaces.
- B. Produce a **schedule of repair and maintenance works**, identifying and prioritising required remedial and maintenance works in order to conserve and maintain the heritage fabric of the building. The purpose of this document is to provide a clear description of the required work to keep the building in a good state of repair for now and for the years to come.
- C. Work with Council and consultants to develop and apply a strategy for a **project plan** which addresses the above brief to improve access, weatherproofing and exhibition design. Dunn and Hillam Architects will produce a **schematic design** for the 'first stage of works' and recommend a planning and procurement pathway applicable to the available budget. The purpose of the project plan is to achieve best value within the available budget and to ensure that the work is in keeping with the aspirations and goals of the masterplan.

## Method for designing with heritage

This work has been undertaken using guidance from the Burra Charter and the NSW Government's 'Design Guide for Heritage'. Below is a summary of the recommended process extracted from the 'Better Placed Design Guide for Heritage';

### DISCOVER

#### Define, involve, research

- A. Understand the significance of the place
- B. Articulate the heritage significance
- C. Identify challenges associated with the site
- D. Engage with the community
- E. Identify an appropriate use
- F. Assess the environmental performance
- G. Develop the brief

### CREATE

#### Explore possibilities, synthesise, develop ideas

- H. Design for the context
- I. Develop a master plan
- J. Maintain relationships between site and setting
- K. Explore how heritage can inspire the new
- L. Design new work to read as distinct
- M. Understand "new work" and reconstruction
- N. Minimise the impact of new work
- O. Think inventively about meeting regulatory obligations
- P. Improve environmental performance
- Q. Reveal, protect, and interpret significance
- R. Provide for reversal and future conservation

### DELIVER

#### Prototype, evaluate, implement

- S. Prepare a heritage impact statement
- T. Gain approvals from regulatory bodies
- U. Select an appropriate delivery process
- V. Record and archive
- W. Establish long-term management and viability



Cover + Diagram taken from 'Better placed design guide for heritage', published by the Government Architect NSW and Heritage Council of NSW, January 2019.

Discover

# A history of this place

## An Aboriginal place

Cobar town is on Wangaaypuwan country. The traditional owners and custodians of this land are the Pilaarrkiyalu (Belah Tree People), Nhilyikiyalu (Nelia Tree People) and Karulkiyalu (Stone Country People) galiyargiyatr (Lachlan river people).

12.9% of Cobar's population are Indigenous and there are many efforts currently under way to maintain culture and the close understanding of place.

Only 50km west of the museum, at Mount Grenfell Historic Site, is a gallery of rock paintings depicting human figures, images of birds and animals, medicine, food, the landscape and dreaming stories. The Ngiyampaa people would have set up settlements by these semi permanent water holes. They moved with the seasons across the land boarded by what is now referred to at the Darling River to the north and the Lachlan River to the south.

They cultivated the land, through various land management techniques, fostering the growth of endemic species, which were used for a range of things; food, medicine, to craft tools etc. Local Aboriginal elders today refer to the landscape as, "one big supermarket"<sup>1</sup>

The extent of Wangaaypuwan country overlaps with the Cobar Peneplain bio-region. This is one of six bio-regions that lie in Australia's hot, persistently dry semi-arid climatic zone.

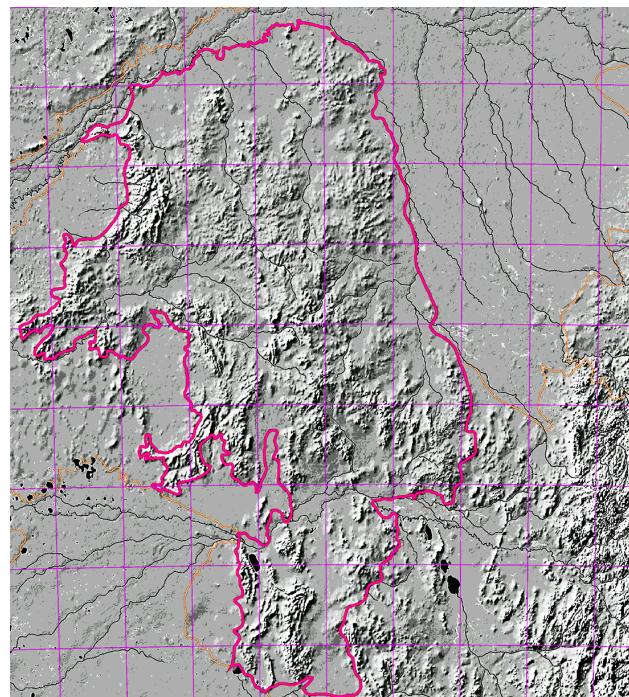
Large diurnal temperature range, low humidity, and low rainfall are factors that influence the development and conservation of the Great Cobar Heritage Centre.



Local Aboriginal elders today refer to the landscape as, "one big supermarket"

Source: 'Ngiyampaa Ecological Cultural Knowledge Project'

**The name Cobar is derived from the Ngiyampaa word for copper, Kuparr, Gubarr or Cuburra, meaning 'red earth' or 'burnt earth', closely related to "copper".**



Peneplain bioregion

<sup>1</sup> 'Ngiyampaa Ecological Cultural Knowledge Project' produced by the Local Land Services, <https://m.youtube.com/watch?v=X31cV0tAaQs>



## The mining and pastoral era

The Great Cobar Heritage Centre is one of the first things you see as you approach Cobar from the east. It sits atop a hill next to a large abandoned open cut mine. This landscape already begins to reveal the story of the town.

An abbreviated history of the Great Cobar Heritage Centre:<sup>1</sup> The Great Cobar Heritage Centre on the Nyngan Road was formerly the administrative office of the Great Cobar Mine, which overlooked the open-cut mine that was once the mainstay of the Cobar economy. The 'Cobar Herald' reported on 26 March 1912:

*"The new general offices of the Great Cobar Co. are nearing completion. A balcony and a few other additions are to be completed on the outside. Already some of the offices are occupied, and the employees were paid there for the first time on Saturday. The building is a modern two-storey brick one, containing several spacious, well ventilated and lighted offices, all of which are nicely plastered and painted, and lined with Wunderlich ceiling. The building was carried out by day labour, and does credit to the supervisor (Mr. W. Horan) and all the tradesmen employed."*<sup>2</sup>

The impressively detailed double-brick building comprised 9,000 square feet of floor space over two floors. The building overlooked the main street of Cobar and the extensive balcony provided panoramic views of the area. The large and grand entrance foyer was evidence of the wealth of the mining company at this time. There were a large number of staff and managers housed in the voluminous building, and the 'Cobar Herald' reported on one of the celebratory occasions early in 1913:

*"Fully seventy persons sat down on Saturday evening to the banquet tendered to Mr HC Bellingier, the general manager, by personal friends and the staff of Great Cobar, Ltd. It took place in a special marque pitched at the rear of the old pay office, now the staff quarters. The interior and approach to the banquet room were brilliantly illuminated with electric lights. Particularly striking in this respect was the guest's monogram over the door and the words 'Bon Voyage' across the entrance. The tables were placed in the shape of the letter U and were very tastefully laid out and decorated with flags, those of Australia and the United States being especially prominent. The menu was on the most lavish scale and certainly has never been excelled in Cobar, whilst the attendants could not have been more attentive."*<sup>3</sup>



The building was completed late in 1912 as an administrative building and operated successfully until 1914, when signs of an economic downturn emerged. The 'Cobar Herald' reported on 20 January 1914 under the heading 'Great Cobar: Serious Crisis in its Affairs: Resignation of a Director':

*"It would appear that there has been a good deal of trouble in connection with the management of the affairs of Great Cobar Limited recently, which may account for the serious fall in the price of the shares. From the accounts for the year ended June 30 last it is shown that there was a realized output of £713,206, with a gross profit of £81,926, less £40,009 debenture interest, which would have left a balance of £41,917, but that a large expenditure had been going on for some years upon a concentration and flotation plant. The report says that the new plant is a 'success,' and at the same time acknowledges that the 'estimate of the running capacity of the plant cannot at present be realised,' which to some extent, at any rate, appears contradictory."*<sup>4</sup>

Three months later the 'Cobar Herald' reported on 10 April 1914 under the heading 'Great Cobar Limited: Closed Indefinitely', that '... On Tuesday the news came to hand that the mine would close [indefinitely] this week ... Just as we go to press Mr C Cooper informs us that the employees will be paid at the office at 3 pm on Tuesday next.'<sup>5</sup> The Company faltered on until 1920 when the building was vacated, and eventually sold.

1 Cobar Thematic History, 'Cobar Heritage Study', Comber Consultants PL, 2006.

2 'Concentrates', Cobar Herald, Tuesday 26 March 1912, p. 2.

3 'Bon Voyage To MR HC Bellingier', Cobar Herald, Tuesday 7 January 1913, p. 2.

4 'Great Cobar: Serious Crisis in its Affairs: Resignation of a Director', Cobar Herald, 20 January 1914, p. 2.

5 'Great Cobar Limited: Closed Indefinitely', Cobar Herald, 10 April 1914, p. 4.



The building was sold and had a number of uses including as a residence occupied by Mrs MP Bannister.<sup>6</sup> In the 1950s Elizabeth 'Bessie' Bannister rented out the premises as flats, known locally as 'Bannister's Flats'<sup>7</sup>. Cobar Mines Pty Ltd purchased the building in 1963 intending to establish a mining museum, however during the construction of the CSA Mine and until 1966, the building was utilised for contractors' accommodation. A museum committee was then formed to plan the proposed museum and the title to the site was transferred to the Shire Council for a token sum of one dollar. The Rotary Club, other local service clubs, the Cobar Shire Council and a number of individuals participated in building renovations and the set-up of the museum. The museum opened in August 1968 almost a century after the discovery of copper at Cobar.



The museum includes exhibits explaining the pastoral, agricultural, technological (mining and geology), environmental and Indigenous history of Cobar and has an extensive collection of documents and photographs. The museum is located opposite the Great Cobar Miners Heritage Park, which includes a mine headframe in a landscaped park maintained by the Shire Council.



<sup>6</sup> CCC: 1969: 44, 46.

<sup>7</sup> Pers. comm. Cobar Historical Society 29 September 2006.

## A contemporary era

Understanding who may use this museum is key to envisaging its future.

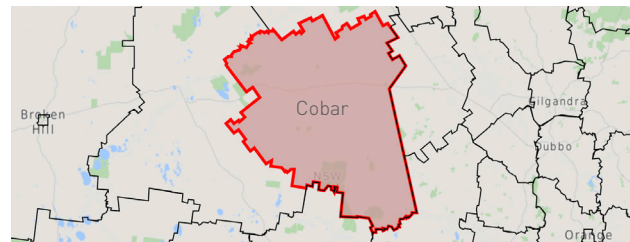
Cobar township is the centre of a shire area that covers 4,557,933ha (two thirds the size of Tasmania) and supports a population of 4729.<sup>1</sup> The majority of people live in Cobar town near resources such as the post office, supermarkets, hospital, court, police, and schools.

The permanent residents are a diverse group of people with a relatively even spread across age groups. Only 6.9% of the population were born overseas.

A large portion of permanent residents are employed by mining related work (32%) in addition to this it is common for employees of the mine to operate on a fly-in fly-out basis (FIFO). 10.1% of people work in agriculture, forestry and fishing, with other major industries being support and health services (16.4%), and tourism related services (7.3%). Participation in the labour force is 59% of Cobar's population while 5.8% are unemployed.

**Cobar is predominantly a place for residents,** and frequently visiting miners. The community uses the Great Cobar Heritage Centre for functions, and educational purposes.

A number of tourists visit Cobar each year, calling in at the visitors centre contained within the museum.



2017 census data

	Year	Cobar (A)	Australia
<b>Population &amp; People</b>			
Persons (no.)	2017	4,729	24,597,528
Working Age Population (aged 15-64 years) (%)	2017	64.9	65.7
<b>Economy &amp; Industry</b>			
Total number of businesses (no.)	2017	462	2,238,300
Main employing industry: Mining (%)	2016	32	
<b>Income</b>			
Median equivalised total household income (weekly) (\$)	2016	989	877
Median total income (excl. Government pensions and allowance) (\$)	2016	56,039	47,692
<b>Education &amp; Employment</b>			
Proportion completed Year 12 or equivalent - total population aged 15 years and over (%)	2016	29.5	51.9
Unemployment rate (%)	2016	5.8	6.9
<b>Health &amp; Disability</b>			
Persons who have need for assistance with core activities (%)	2016	4	5.1
<b>Family &amp; Community</b>			
Average household size (no. of persons)	2016	2.4	2.6
Average monthly household rental payment (\$)	2016	759	1,524
Average monthly household mortgage payment (\$)	2016	1,513	1,958
<b>Persons Born Overseas</b>			
Total Population (no.)	2016	326	6,149,388
Proficient in English (%)	2016	92.9	88.7
<b>Land &amp; Environment</b>			
Land area (ha)	2017	4,557,933	768,812,631.9
Small-scale solar panel system installations 2001-2016 (no.)	2016	521	1,640,486

Industry of employment-proportion of employed people (employed people 59% of population of cobar)

Agriculture, Forestry and Fishing (%)	10.1	11.7
Mining (%)	30.7	32
Manufacturing (%)	4.1	1.8
Electricity, Gas, Water & Waste Services (%)	0.8	1
Construction (%)	4	3.9
Wholesale trade (%)	2.6	0.7
Retail trade (%)	8.3	6.8
Accommodation and food services (%)	6.6	5.9
Transport, Postal and Warehousing (%)	2.3	2.8
Information media and telecommunications (%)	0.4	0.3
Financial and insurance services (%)	0.6	0.5
Rental, Hiring, & Real Estate Services (%)	0.8	1.2
Professional Scientific & Technical Services (%)	1.3	1.8
Administrative and support services (%)	1.6	2.6
Public administration and safety (%)	7.4	6.6
Education and training (%)	5.7	6
Health care and social assistance (%)	6.5	7.2
Arts and recreation services (%)	0.7	0.6
Other services (%)	3.3	3.2
<b>Total persons employed (no.)</b>	<b>2 221</b>	<b>2 014</b>

<sup>1</sup> 2017 census data [https://itt.abs.gov.au/itt/r.jsp?RegionSummary&region=11750&dataset=ABS\\_REGIONAL\\_](https://itt.abs.gov.au/itt/r.jsp?RegionSummary&region=11750&dataset=ABS_REGIONAL_)

# Analysis of the town

## Context of the Great Cobar Heritage Centre (GCHC) within the town of Cobar

### A. Arriving in Cobar

The Great Cobar Heritage Centre sits atop a natural mound in topography and is one of the first civic sites that welcomes someone arriving from the east. However it is not the front of the building that is seen but the rear and side elevations.

>> Work should improve this first view of this prominent landmark

>> There is potential to strengthen relationships with other landmarks in the town.

### B. Ceremonial axis of Barrier Highway

The location of the GCHC at the end of the axis of the Barrier Highway and its raised position creates a landmark for the town.

>> There is potential to strengthen the role of this landmark in the town.

### C. Proximity to other civic functions

The GCHC sits apart from the centre of town and away from other civic functions and frequently visited services. This means it is unlikely that the GCHC becomes a place where locals drop in without planning ahead, as they might were it in the centre of town. The GCHC is adjacent to the Cobar Miners Heritage Park.

>> There is potential to better connect with the park and create a cultural or recreational zone for the town. Collaborations and connections to other civic and community buildings and functions should be investigated.

>> There is a proposal to build a Memorial to miners who have lost their lives in and around Cobar. It is vital that this important memorial be linked with the GCHC both physically and conceptually.

>> The GCHC is a destination in its own right but could provide a wider variety of activities and functions.

### D. Distinct and complementary

The main street is a short drive away and has a number of retail shops, food and beverage options, pubs, accommodation, and services.

>> It is essential to ensure that the future functions of the Great Cobar Museum building complement rather than compete with these existing businesses on the main street.

### E. Legacy of landscape alteration

The landscape to the east and south remains largely un-remediated, as a former mine site. This is in contrast to current civic projects that are remediating the landscape and creating places that can be used by locals and visitors.

>> There is opportunity to consider works on the GCHC site as part of a broader project of restoration and regeneration.

### F. Public access to assets on private land

The Great Cobar Heritage Centre sits on a block where the majority of surrounding land is owned by a mining company, and is private property. The adjacent former mine is of interest to visitors but is presently separated from public viewing and access.

>> There is potential to grant more public connection (visual and/or physical) to the adjacent historic and natural assets adjacent.



Mount Grenfell Historic Site - significant gallery of Aboriginal painting



Great Cobar Heritage Centre



Miners Heritage Park



main street (Barrier Highway)



open cut mine lookout



approach from the highway

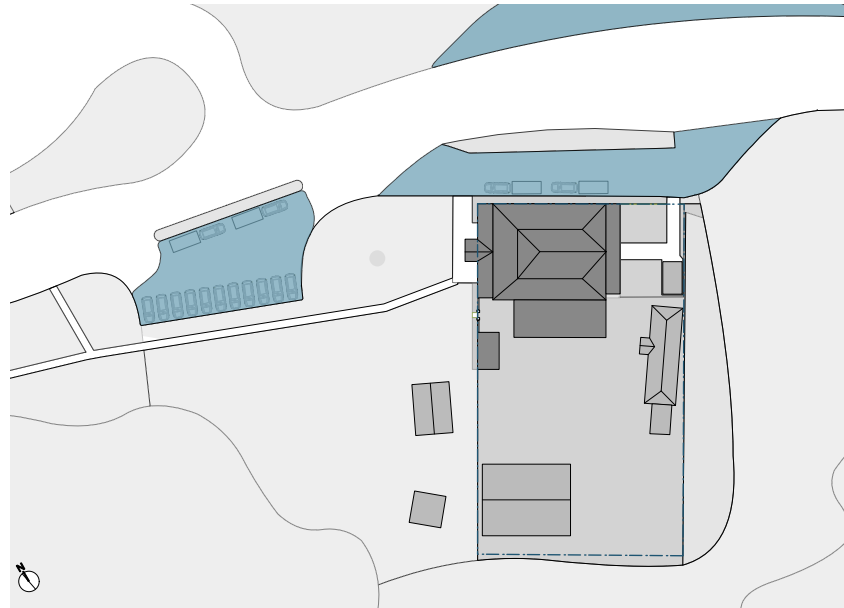
# Analysis of the site

## Context of the Great Cobar Heritage Centre (GCHC) within immediate surrounds

### G. Opportunity to rationalise parking, vehicular movements and pedestrian paths

There are currently 3 parking zones within close proximity of each other. This proximity creates unclear wayfinding for visitors. The parking to the west of the Great Cobar Heritage Centre (GCHC) is well located because it intuitively leads pedestrians to the main formal front entry.

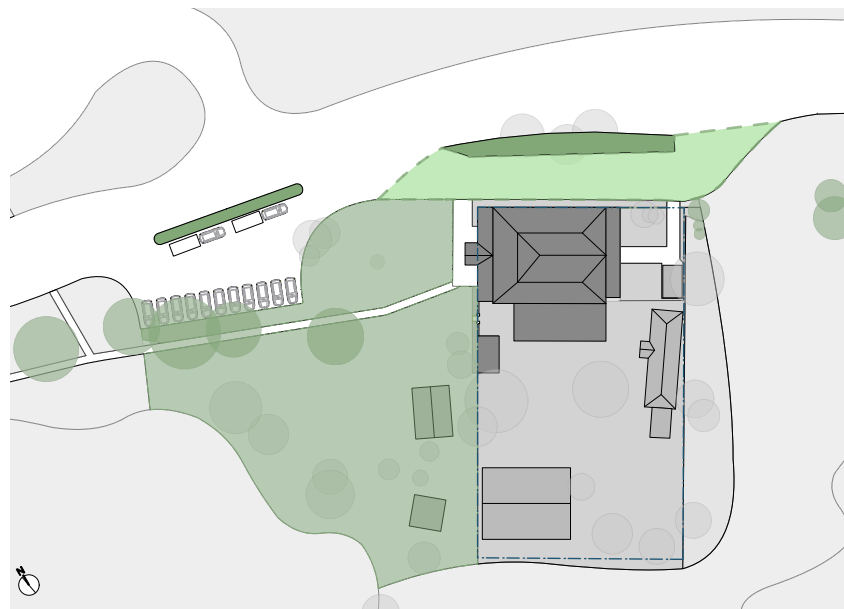
>> There is potential to improve movement to and within the site for both vehicles and pedestrians.



### H. Opportunity to connect the landscape

The formal garden at the front of the building (to the west) has historical significance. Buildings of this era often had landscape that surrounded them, and in that sense the current coach drop-off lane to the north of the GCHC impacts on the amenity and civic presence of the building.

>> There is potential to increase public amenity by removing the coach lane and installing a landscaped walkway/garden which can feature historic items and form part of the free outdoors exhibit.



### I. Amenity provided by existing trees

Good amenity is provided by existing trees within and surrounding the GCHC boundaries.

>> There is potential to build on these assets, through curation and new access pathways.

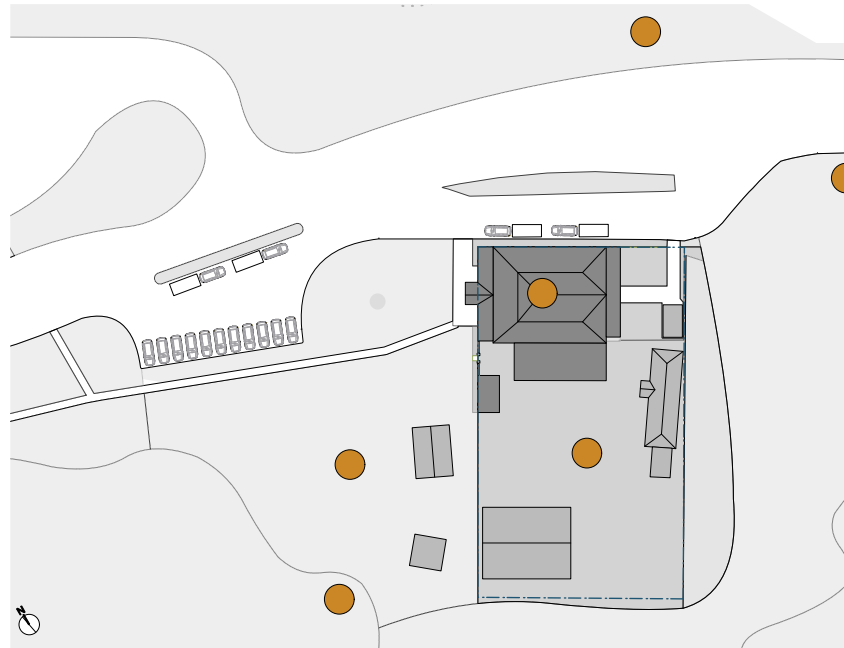
# Analysis of the site

## J. Visitation and complementary functions

We do not have visitation data for the GCHC however it is thought that visitors to the centre are often drawn by the information centre and the public amenities. The co-location of these facilities is of benefit to the Museum.

>> However it does seem that there is potential for extending the length of visits and developing the museum as a place that locals may regularly utilise by increasing the diversity of offerings within and adjacent to the site.

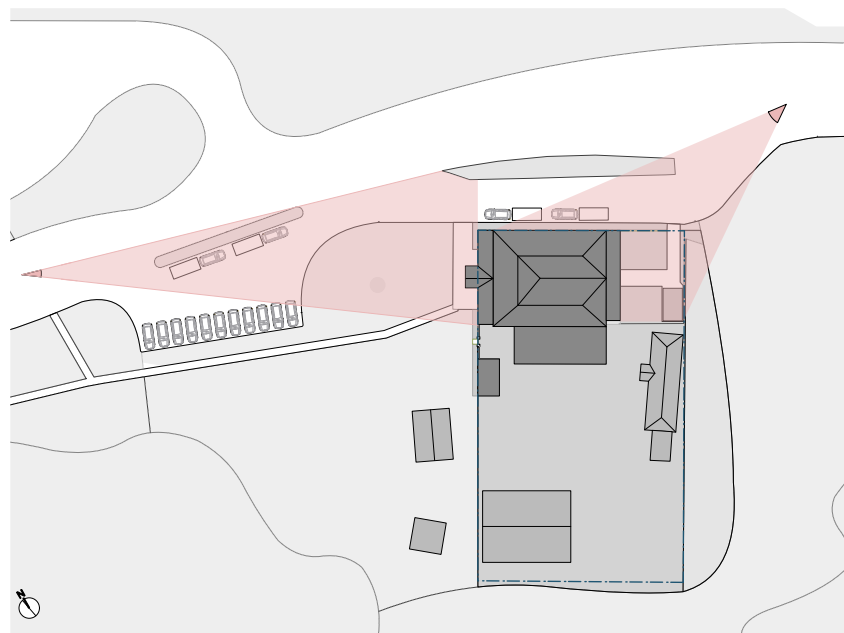
>> There is potential to link the proposed memorial directly with the GCHC.



## K. Orientation of the building addresses the town

The building front faces west, which is towards the main centre of the town. The result of this is that when approaching from the east, the first part of the museum that is visible is the rear storage yard, fence and shed. This does not clearly announce the nature of the building, nor does it welcome visitors in. It is also significant as one of the first visible elements of the town.

>> Future work should improve the appearance of the northern and eastern façades through building works and landscaping.



# Analysis of the site and existing building

## L. Clarify separation of free and paid areas

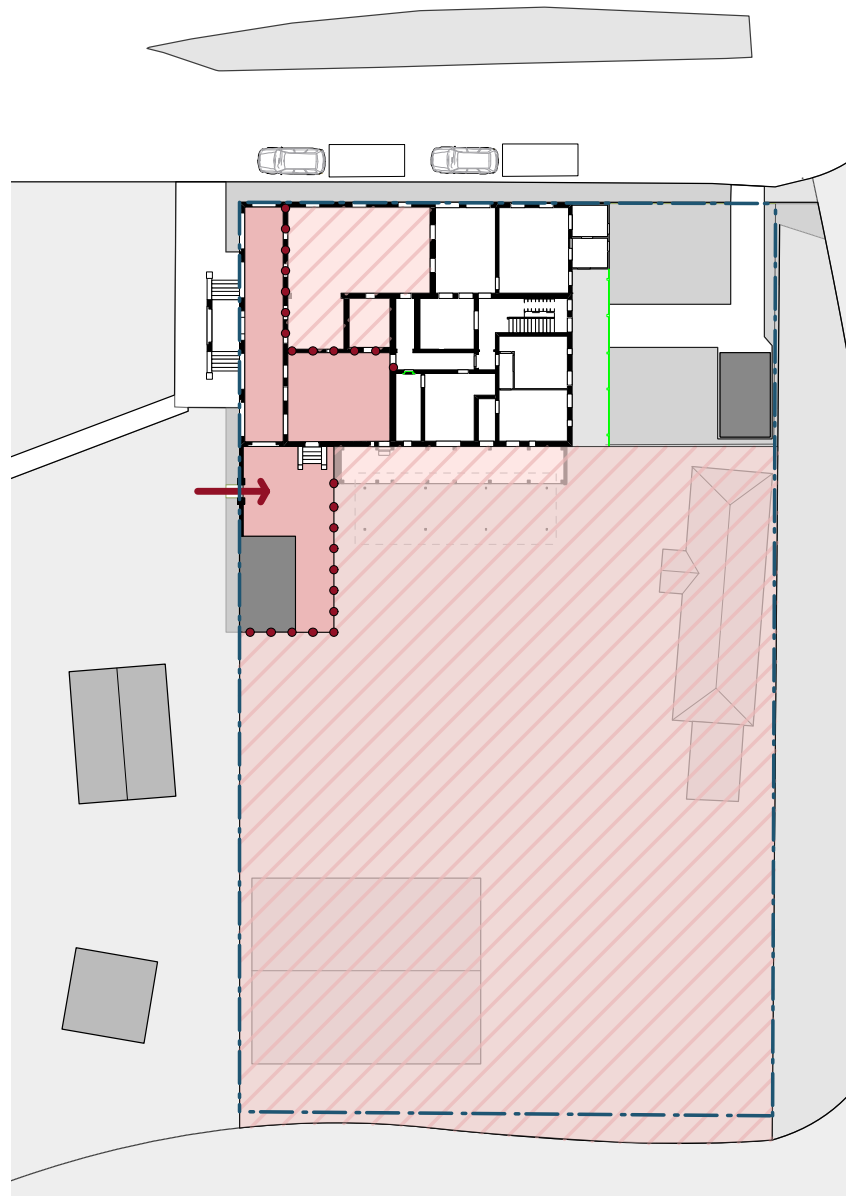
There are two free-of-charge public functions within the site; the visitors information centre and the amenities block. Entry to the museum exhibits including outdoor exhibits requires payment. There is currently no physical barrier defining the boundary between free and paid areas, and it relies on surveillance by the curator.

>> There is a need to better define these spaces through curation, wayfinding, landscape, and built elements.

## M. Valuable accessible spaces used as storage and offices

Approximately half of the ground floor of the GCHC is currently used as private space for the staff, offices, store room and staff amenities. The current ground floor does not provide for equal access, however there is opportunity to create equal access within this floor.

>> There is potential to increase the accessible area of the ground floor and open it up to the public by relocating other support functions to the first floor or externally.





# Analysis of the site and existing building

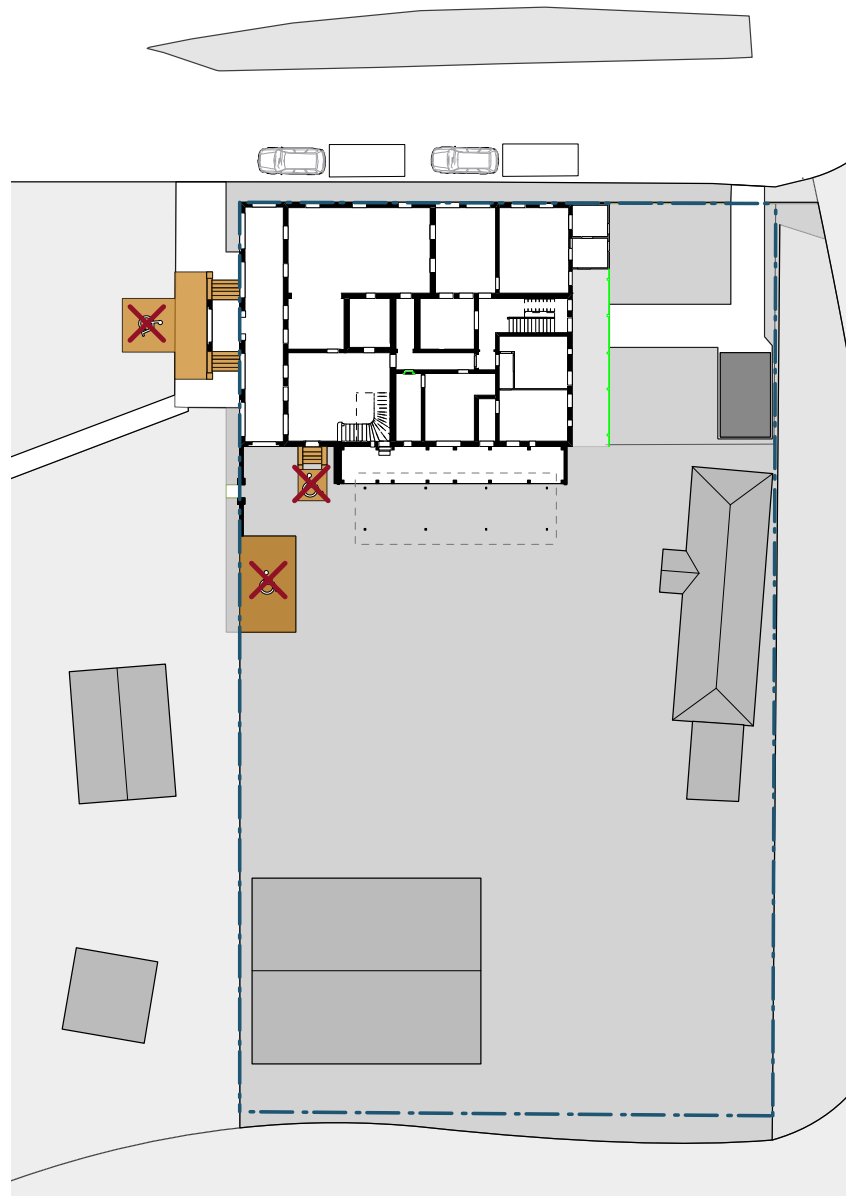
## N. No provision for equal access

There is currently no provision for equal access to the visitors information centre nor the paid exhibition. The public amenities within the external areas do not comply with current codes (National Construction Code (NCC) or Australian Standards (AS) requirements).

Creating equitable and compliant access is a priority for Cobar Shire Council and will be addressed in the first stage of works. Pathways and access to outdoor exhibition elements is also non-compliant. The site is relatively flat, making compliant accessibility achievable.

>> There are several strategies to achieve equal access to both the ground floor and public amenities, and there are opportunities for providing equal access to the first floor, at a possible future stage.

>> Refer to Access Appraisal prepared by Code Performance in March 2019 for a detailed analysis of Access non-compliances in and around the GCHC building.



# Analysis of the building

## 0. Current exhibition areas are non-compliant with NCC

The majority of the exhibit does not provide adequate turning circles for wheel chairs.

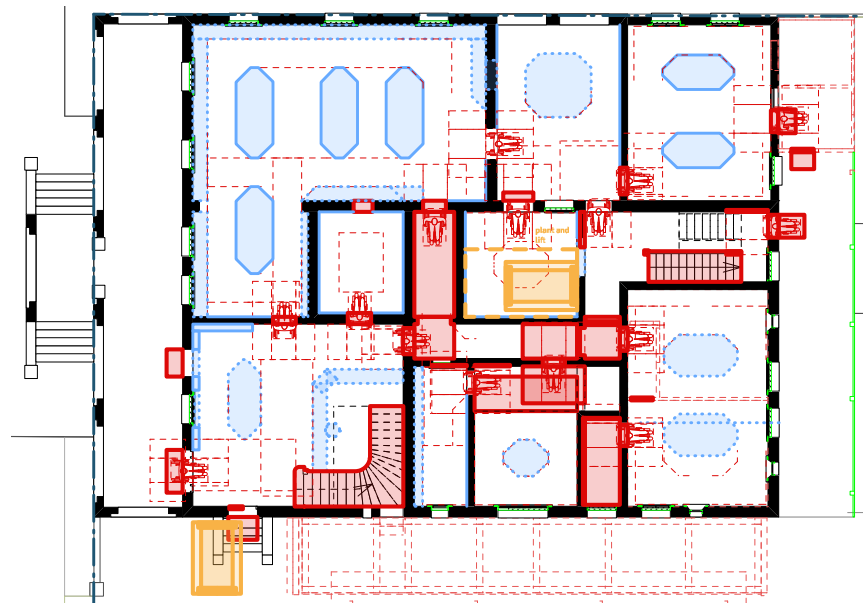
The underground mine exhibit does not provide compliant or safe access or egress and presents a risk to life in the event of a fire.

Measures can be taken to improve access and get closer to meeting current codes and NCC requirements.

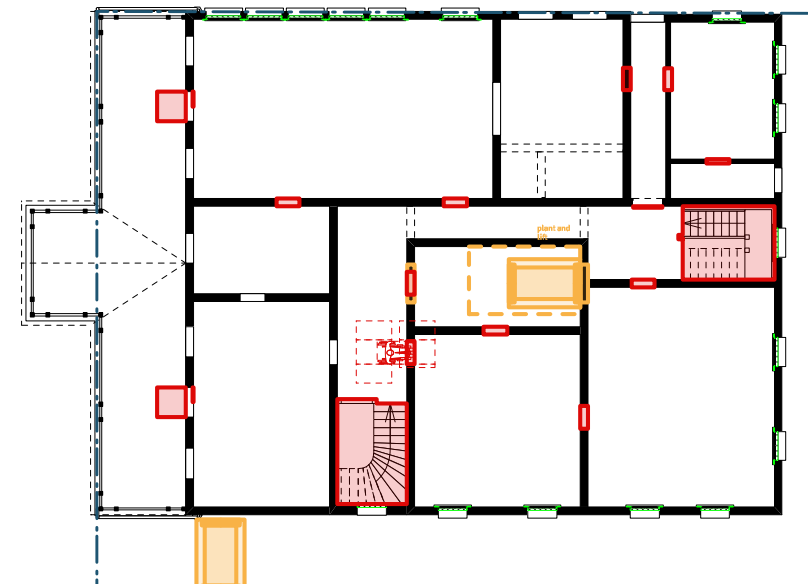
### Summary of non-compliance with NCC deemed to satisfy requirements regarding access

From the Access Appraisal prepared by 'Code Performance':<sup>1</sup>

1. No accessible main entry to building
2. No accessible circulation between ground floor and first floor
3. All stairs are non-complying with AS 1428.1-2009 Clause 11 (rise/tread minimums, handrail, luminance contrast, tactile indicators etc.) Performance solutions may be possible.
4. Some internal doorways are non-complying with minimum doorway and circulation widths required
5. Underground 'mine exhibition' has no accessible entry
6. Current exhibit design and some circulation pathways (doorways and corridors) do not allow for compliant wheelchair turning spaces
7. No accessible parking area
8. Staff bathroom non-compliance (no provision for ambulant or accessible)
9. General public bathrooms non-compliant (no provision for ambulant or accessible)



Ground floor



First floor









- existing areas of non-compliance
- possible location of lift to make first floor accessible. \*Lift must accommodate a stretcher bed
- possible zones for future exhibits, allowing accessible movement

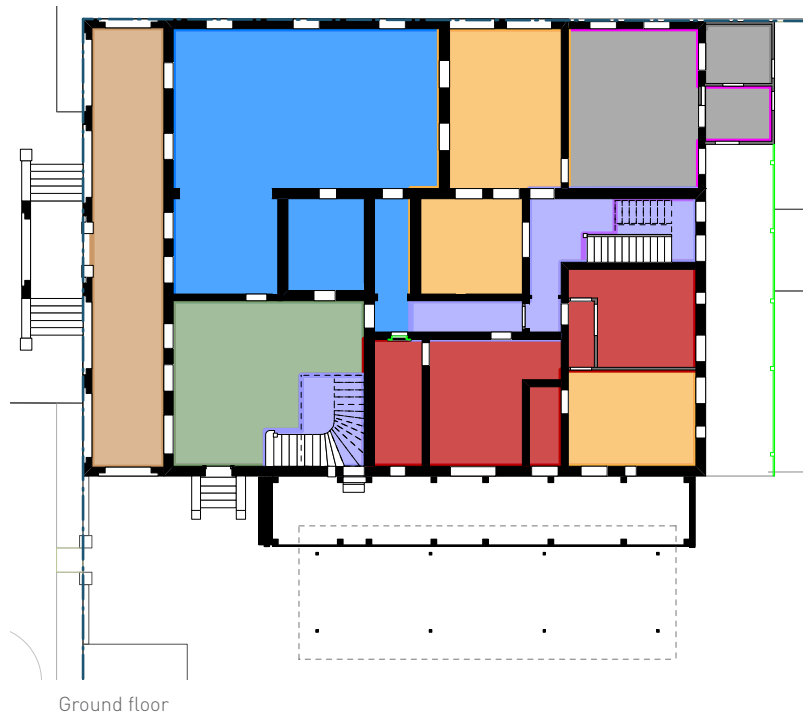
1. Appendix B 'Access Appraisal, Great Cobar Heritage Centre & Cobar Visitor Information Centre Barrier Hwy, Cobar NSW, march 2019, ref: 19023 - R1.0'

# Analysis of the building





## P. Existing building uses

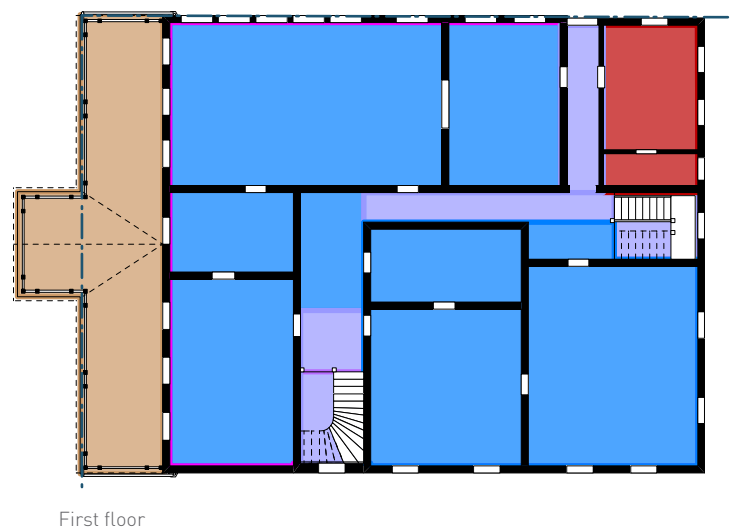
### Existing areas - Ground Floor

	Visitors Information Centre	36 m <sup>2</sup>
	Exhibition	104 m <sup>2</sup>
	Circulation	39 m <sup>2</sup>
	Store	58 m <sup>2</sup>
	Offices	69 m <sup>2</sup>
	Kitchen and amenities for staff	43 m <sup>2</sup>
	Veranda	46 m <sup>2</sup>
	Services and plant	0 m



### Existing Areas - first floor

	Exhibition	276 m <sup>2</sup>
	Circulation	44 m <sup>2</sup>
	Store	23 m <sup>2</sup>
	Veranda	66 m <sup>2</sup>



# Analysis of building

## Q. The story of the two fronts of the building

When this building was used by the mining company in the early 1900s, there was a formal entry to the west. The rear (east) of the building was where the mining workers would receive their pay through the pay-masters windows. A separate entry on the south may have served as the Mining Engineers Entry.

>> There is potential to draw attention to the way this building once operated with adaptive re-use and curation.

## R. Climate, building orientation and environmental sustainability

The building faces west and is somewhat protected from the harsh western sun by the existing deep entry and first floor verandah. In former times a separate ground floor verandah to the north once connected to the existing verandah to the east, providing more protection from solar heat gain on the brick walls and windows. It appears that there was no solar protection to the first floor north facing windows.

>> There is potential to increase passive system of thermal and solar protection. This can impact the heating and cooling, and overall energy use of the building.

## S. Landscape and rising damp

Restoration work was being undertaken when Dunn & Hillam Architects conducted a site inspection in March 2019, rectifying rising damp. It is likely that the garden that abuts the walls of the building and insufficient roof drainage is contributing to the rising damp problem.

>> Relocating the planted area away from the wall and providing adequate roof drainage will reduce the likelihood of rising damp.

## T. Servicing and storage

Heating and cooling is currently provided by a series of split system AC units that are located on the rear eastern verandah and directly adjacent to the south western end of the front verandah.

A majority of the ground floor is currently being used for storage, office space and kitchen.

The existing WC's are dilapidated and non compliant.

>> There is potential to rationalise the services and remove the split system units from public areas and provide a much more efficient system in general.

>> There is potential to relocate the storage systems and archiving processes to better utilise the space available for exhibitions and public access.

>> It will be necessary to update and improve WC's for employees and for visitors.

## U. Current community events occur amongst exhibition spaces

This building supports community events which are held in external and internal exhibition spaces. There may be a conflict between significant exhibit material and external users.

>> There is potential to provide a more flexible and adaptable space that can accommodate a variety of users.

## V. Issues with current adjacent use of caravan and RVs

Visiting caravans and RV's currently use the layover road to the north to fill up their water tanks. This use, at this proximity to the GCHC is not compatible with the heritage value nor the use as a museum.

>> There is potential to relocate this facility to a more convenient, location.

## W. Exhibition lighting & AV

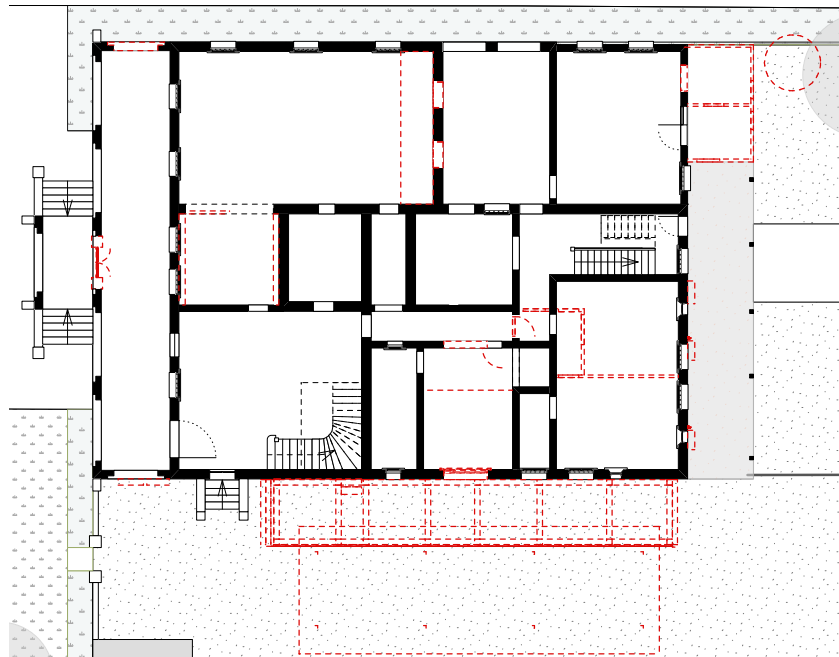
Existing exhibition lighting and audio visual interactive exhibits can be improved to better preserve and display items.

# Analysis of building

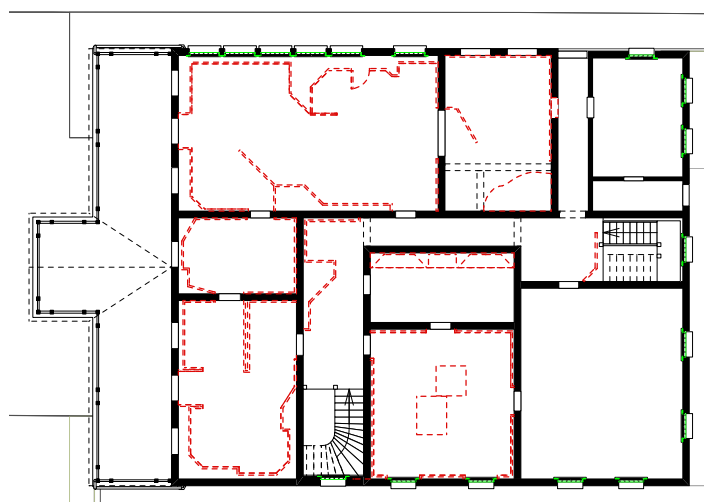
## X. Heritage fabric to be revealed

The fundamental elements of the heritage fabric are in a remarkably good state, considering the harsh climatic and site conditions. Over time there have been various additions to the building that have compromised the heritage fabric of this significant, locally listed building and prevented access for maintenance purposes.

>>It is imperative that all invasive interventions (exhibits, internal walls, boarded up openings etc.) be removed and the original building fabric be revealed.



Ground floor



First floor

# Analysis of statutory context

The Cobar Heritage Museum is currently governed by the Cobar Local Environment Plan (2012).

## Cobar Local Environment Plan 2012

Land Use Zone	IN1 General Industrial
Heritage Controls	The site is listed as a heritage item (I8) and is located within a Heritage Conservation Area.
NCC (BCA) Class	Heritage centre & Visitors information Centre: Class 9b Existing external toilet block: Class 10a

Within the General Industrial Use (IN1) the zone objectives are as follows:

- To provide a wide range of industrial and warehouse land uses
- To encourage employment opportunities
- To minimise any adverse effect of industry on other land uses
- To support and protect industrial land for industrial uses

## National Construction Code (NCC) and Building Code of Australia (BCA)

Current Cobar Heritage Centre & visitor information centre is a Class 9b building, allowing the following

- current use as a exhibition space (A building where people may assemble for civic, theatrical, social or political purposes including a library, theatre or public hall)
- No point on a floor must be more than 20 metres from an exit - current locations of stairs are complying,
- Provision for escape: any floor that has a capacity of more that 50 people, in addition to any horizontal exit, must provide no less than two exists
- Every required exit must be fire isolated unless the building has a sprinkler system

Type of existing use	Number of people allowed in existing ground floor	Number of people allowed in existing first floor
Art gallery, exhibition area, museum	35 people (140m <sup>2</sup> at 4 m <sup>2</sup> per person)	69 people (276m <sup>2</sup> at 4 m <sup>2</sup> per person)
Office	6 people (69m <sup>2</sup> at 10 m <sup>2</sup> per person)	n/a
Kitchen, laundry	4 people (43m <sup>2</sup> at 10 m <sup>2</sup> per person)	n/a
Storage space	1 person (58m <sup>2</sup> at 30 m <sup>2</sup> per person)	0 person (23m <sup>2</sup> at 30 m <sup>2</sup> per person)
Carpark	(30 m <sup>2</sup> per person)	n/a
Plant room - ventilation, electrical, service units	n/a (30 m <sup>2</sup> per person)	n/a
Reading room	n/a (2 m <sup>2</sup> per person)	n/a
Theatre and public hall	n/a (1 m <sup>2</sup> per person)	n/a

# Analysis of code compliance

## BCA Access Compliance and Disability Discrimination Act (DDA)

Section D of the BCA requires that occupants be provided with reasonable, safe and equitable access to a building, and services and facilities within. The guide explains these terms within the context 'as far as reasonable', indicating that the BCA provisions are not absolute. This is consistent with the DDA.

Equitable access is one of the primary intentions of the DDA, to provide those with disabilities the same rights as the rest of the community, the word 'equitable' combines concepts of fairness and equality. It does not mean that all people must be able to do precisely the same thing in the same way, however if a building has a particular purpose, most people should be afforded the right of access and use the building for that purpose.

## NCC sanitary compliance

The following clauses from Section F of NCC 2019 are relevant for the existing and future uses of the Cobar Heritage Centre:

- If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex
- Employees and the public may share the same facilities in a Class 6 and 9b building provided the number of facilities provided is not less than the total number of facilities required for employees PLUS those required for the public.

### Class 9b art gallery or the like

- 1 staff toilet, 1 staff urinal, 1 staff washbasin
- 1 male patron toilet, 1 male patron urinal, 1 male patron washbasin (allows for 100 male patrons to art gallery)
- 2 female patron toilets, 1 female washbasin (allows for 50 female patrons to art gallery)

### Class 9b public halls, function rooms or the like

- 1 male patron toilet, 1 male patron urinal, 1 male patron washbasin (allows 50 male patrons to function room)
- 2 female patron toilets, 1 female patron washbasin (allows 50 female patrons to a function room)

## Accessible sanitary facilities

- Accessible unisex sanitary compartments must be provided in accessible parts of the building
- In calculating the number of sanitary facilities to be provided, a unisex facility required for people with a disability may be counted once for each sex.
- Any 1 additional sanitary compartment should be suitable for a person with ambulant disability for use by males and females
- 1 accessible sanitary compartment is required on every floor containing sanitary compartments

## Summary of Sanitary Requirements

A preliminary assessment of the sanitary compliance requirements has determined that the current facilities are non compliant, in terms of numbers of sanitary compartments and accessibility of the sanitary compartments.

A preliminary study of the NCC 2019, results in the following proposed compliant solution:

- 1 x unisex accessible sanitary compartment
- 1 x male ambulant sanitary compartment
- 1 x female ambulant sanitary compartment
- 1 x female regular sanitary compartment
- 2 x unisex washbasins

Based on initial studies these required facilities can be located into the existing external bathroom building.

The above requirements are based on the masterplan outlined in Section B. Based on the proposed uses and areas in the masterplan, and the assessment of these numbers against the NCC 2019 building use requirements, the following assumptions have been made;

- Maximum number of patrons on the ground floor gallery and visitors center = 74 (37 male, 37 female)
- Maximum number of patrons on the first floor (public function room, public accessible reading room/store) = 49 (24 male, 25 female)
- Maximum number of staff = 4 (2 male, 2 female)

Create



# Vision and principles

In order to guide future development of the Great Cobar Heritage Centre and surrounds, Dunn & Hillam Architects ran an informal workshop with key stakeholders and council staff to develop the following guiding vision. These guiding principles act as criteria for all future development, creating a cohesive approach and one that conserves the heritage significance.

## Vision for future work

**Create a place for the local and visiting community that celebrates the past, present and emerging story of Cobar shire and surrounds.**

Museums are places where we tell each other our stories. Cobar has many stories and will continue to build on existing stories and make new stories. Stories are living things that have new chapters written and that help us understand who we are. Though they're often about the past they also shed light on where we are going. Our vision for the Great Cobar Heritage Centre is that it can become a place for visitors and locals alike where stories of the past are told and ideas about the future can be presented.

The GCHC building is representative of a time of prosperity for Cobar, and links to one of the primary reasons for the town's existence: mining. It sits on the edge of one of the early mining sites and was surrounded for a time by the heavy machinery and workings of that industry. Mining will always be part of the story of Cobar. This story is continuously evolving as the mining industry looks for new ways to regenerate old sites and to continue to supply us all with the precious metals and resources we require to facilitate our way of life. We see this project as an opportunity to engage with the history of Cobar and to present an idea of a sustainable and symbiotic future. A future where the need to continue to mine the earth's precious resources is balanced with a remediation and amelioration of damaged sites.

There are other stories in Cobar, not the least the stories of the pastoralism and people of the town who provide support to the town as teachers, accountants, shop owners, government service people and others. There is also an emerging new story of the travelling retirees, who are getting to know their country in ways they never had time for before. And then there are the original Cobar people: the people of the Wangaaypuan whose stories continue to provide a framework for all life.

This building sits at the entrance to town from the south and adjacent to some significant scars and marks in the landscape that are the product of the mining industry. There seems a great opportunity to use this site and building as a place where Cobar can acknowledge and respect the past and be optimistic about the future. The museum can tell the multiple stories of Cobar including one that talks about a regenerative and sustainable future, for both the landscape and the people.

## Project principles

The following principles have been extracted from the analysis in the previous section of this document. These should be used to evaluate all new proposals to works on the Great Cobar Heritage Museum and surrounds.

### 1. Locals and visitors

- Supporting residents and tourism equally

### 2. Diverse, inclusive and flexible

- Ensure the landscape and the building provide space for a diversity of uses.
- Increase access for public, for small and large groups.
- The needs of a variety of community groups are represented
- Ensure clear and equitable access to the building and surrounds
- Consider the ability to re-configure and adapt to changing requirements.

### 3. Tell the story of this place

- Celebrate previous uses
- Protect and enhance local character and identity
- Use the diversity of museum objects to illustrate the stories of Cobar
- Create a place that celebrates the living Indigenous culture and history

### 4. An integrated landscape approach

- Utilise the landscape as an integral part of the exhibition and experience

### 5. Celebrate the building

- Celebrate heritage fabric with careful and sensitive restoration. Elevate the fabric of the building so that it is one of the reasons to visit the Great Cobar Heritage Museum.
- New interventions should have a distinct character from heritage fabric

### 6. Regenerative and sustainable

- Reduce energy consumption
- Work towards a more sustainable revenue stream, through a diversity of programs and uses
- Use this project to contribute to the development of the vision for the future of Cobar town

### 7. Connections

- The GCHC should be connected with other local sites and attractions.
- There is a proposal to build a Memorial to miners who have lost their lives in and around Cobar. It is vital that this important memorial be linked with the GCHC both physically and conceptually.
- Other local sights such as the proposed "Sound Chapel", Indigenous sites, Mining sites and the Town Centre should be incorporated and connected

# Benchmark projects

A national and international benchmarking study has been undertaken to examine the opportunities and constraints of the Great Cobar Heritage Centre and surrounds.

These exemplar projects have been selected because of their similarities to this project, and can be assessed against the same project principles. It is useful to understand the process of these projects as well as the built outcomes.



## Gunnery Artspace, Sydney - Dunn & Hillam Architects

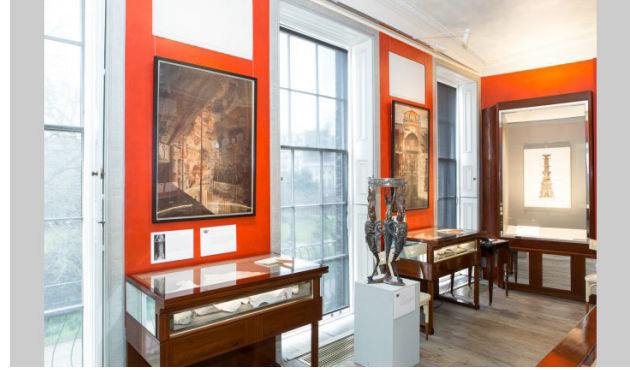
- Gallery space in existing heritage warehouse.
- Increased visitation through new entries and signage
- Upgraded quality of exhibition space (lighting, thermal control and audio/visual)
- Flexible spaces used by local communities and exhibiting artists

## Macaria Art Gallery, Camden NSW - Dunn & Hillam Architects

- An adaptive re-use of a heritage building into a gallery.
- New accessible interventions are distinct from old
- The building is part of the exhibit
- The curation complements the building
- External spaces create a cultural precinct

# Benchmark projects

## Exhibition Display



### Kettles Yard, Cambridge UK- Leslie Martin and David Owers architects

- A gallery that maintains the feel of a domestic scale place with state-of-the-art lighting and AV
- a place that uses the meandering paths within the exhibition to its best advantage.

### Soanes Museum, London - Caruso St John Architects

- Fabric of the building is part of the exhibit
- Exhibit displays complement the language of the heritage fabric but are reversible and do not compromise the heritage fabric
- Curation of multiple eras
- The building accommodates a large amount of content, carefully curated to complement the fabric of the building

# Benchmark projects

## Community use of building and landscape



### Alice Springs Telegraph Station and surrounds

- A heritage precinct which has public space and some building areas dedicated to free public activities, and complementary functions. This increases the number of users, both residents and visitors.
- The heritage fabric provides a backdrop to these complementary activities
- This precinct is connected to other assets within the town via bicycle paths, and is part of a larger long-term project of regeneration
- This precinct also accommodates community or private events, and partnering businesses (such as bicycle renting companies)



# Benchmark projects

## Community use of building and landscape



### Bay View Opera House, San Francisco - Walter Hood landscape architect

- A significant community building that was activated by improving the access to the building and opening up the landscape and the rear garden to the community.
- Transforming the rear garden into a flexible theatre space increases the capacity of the building and adds another space for the community to use.



# Benchmark projects

## Access to heritage building



### Art Gallery of NSW, Sydney - JPW architects

- A significant heritage building with equal access achieved with a sensitive and aesthetically distinct access ramp.

# Benchmark projects

## Community use of rehabilitated industrial landscapes



### Ballast Point Park, Sydney - McGregor Coxall

- New public park in a former industrial landscape
- New interventions are distinct from the old, yet are sympathetic to the industrial nature
- Interpretive signage makes stories come alive

### Brickpit, Sydney - Durbach Block Jagers Architects

- An aerial board walk over a former industrial landscape
- Moving through this is both an informing, and inspiring experience.



# Benchmark projects

## Community use of rehabilitated industrial landscapes



### Topography of Terror, Berlin, Zumthor, Ursula Wilms (architect), Heinz W. Hallmann (landscape architect)

- An outdoor and indoor exhibit.
- Stories are told and heritage items are displayed in an integrated approach with the landscape design.

### Veil of Trees, Sydney - Janet Laurence & X Squared Design

- Artwork displaying stories and history focus on botanic and natural history
- Display is sited amongst a rejuvenating landscape

# Benchmark projects

## Community use of rehabilitated industrial landscapes



### Landschaftspark Duisburg, Germany - Latz + Partner

- Community functions, festivals and events occur in the rehabilitated former power plant.
- As part of this on-going and evolving precinct, significant landscape rehabilitation is underway. This makes it a place not only for visiting communities but a place locals use for daily recreation.

# Benchmark projects

## Community use of rehabilitated industrial landscapes



### Inujima Seirenscho Art Museum, Japan - Hiroshi Sambuichi

- Creating covered external displays for exhibits using the slag and remnants of former industry

# Benchmark projects

## Community use of rehabilitated industrial landscapes



### Roman Quarry Redesign - AllesWirdGut Architektur

- Paths and signage, making a former quarry come alive
- Communal gathering spaces are strategically located along the journey
- An amphitheatre is created at the bottom of a disused quarry for events



### GASP! Sculpture Park, Hobart - McGregor Coxall

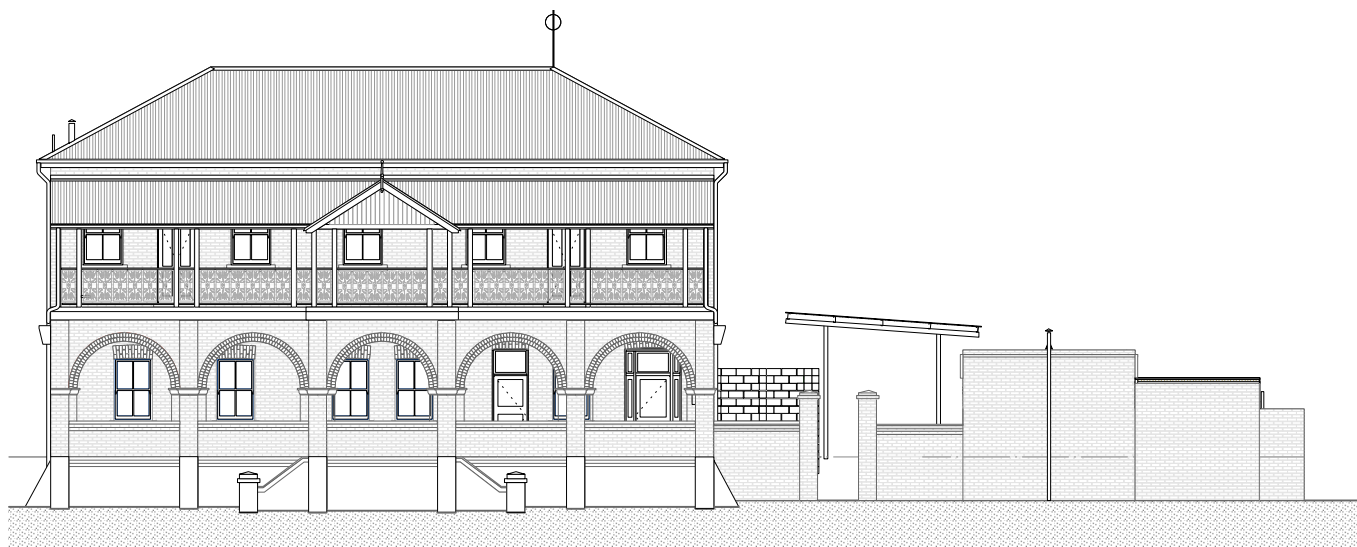
- Creating spaces for locals and for events within disused landscape
- Key new built interventions create respite for visitors and also opportunity for re-vegetation

# Celebrating Heritage Fabric

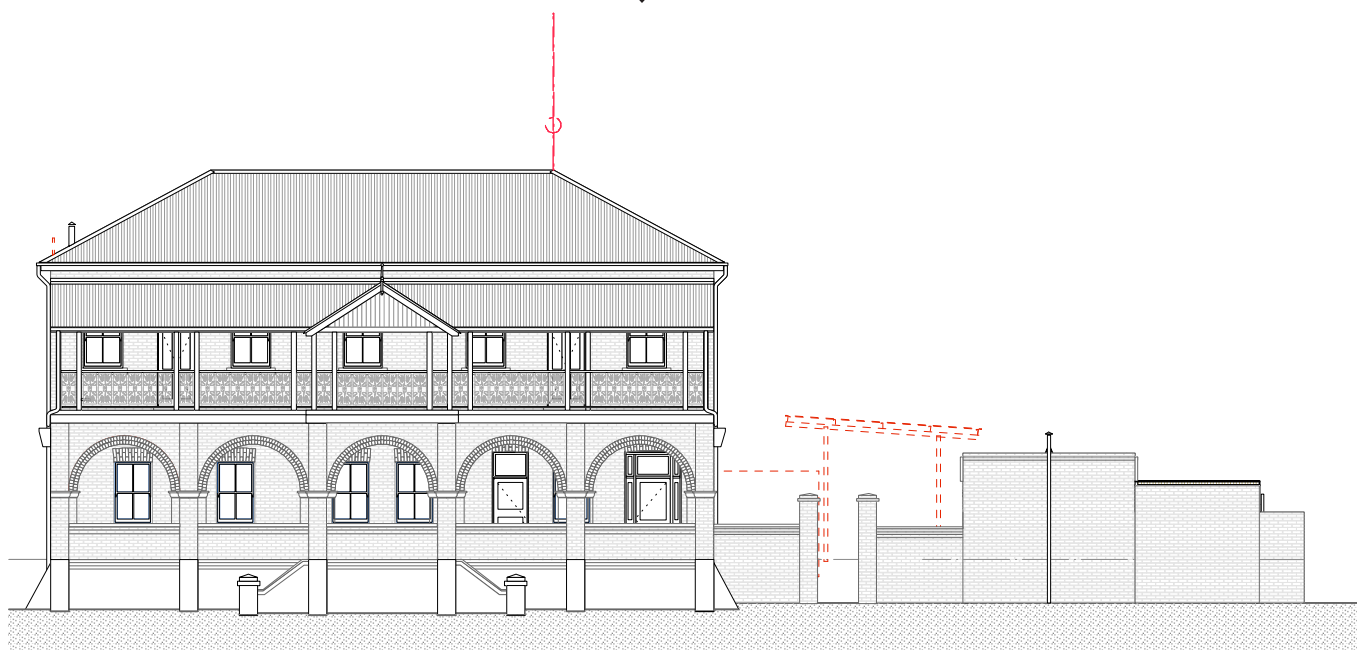
The Great Cobar Heritage Centre is a unique and significant building worthy of visitation in its own right. As such, it is important to celebrate the heritage fabric through considered restoration. The building should be restored to its original condition and form the basis and foundation of the visitor experience to the museum.

A detailed analysis and recommendations for remedial works is contained in a separate document, 'Schedule of Repair and Maintenance Works' prepared by Dunn & Hillam Architects. Non-heritage fabric and work which is impeding safety should be removed.

The following measured drawings show the existing condition of the building and identify the proposed items for demolition and relocation directly beneath each drawing.



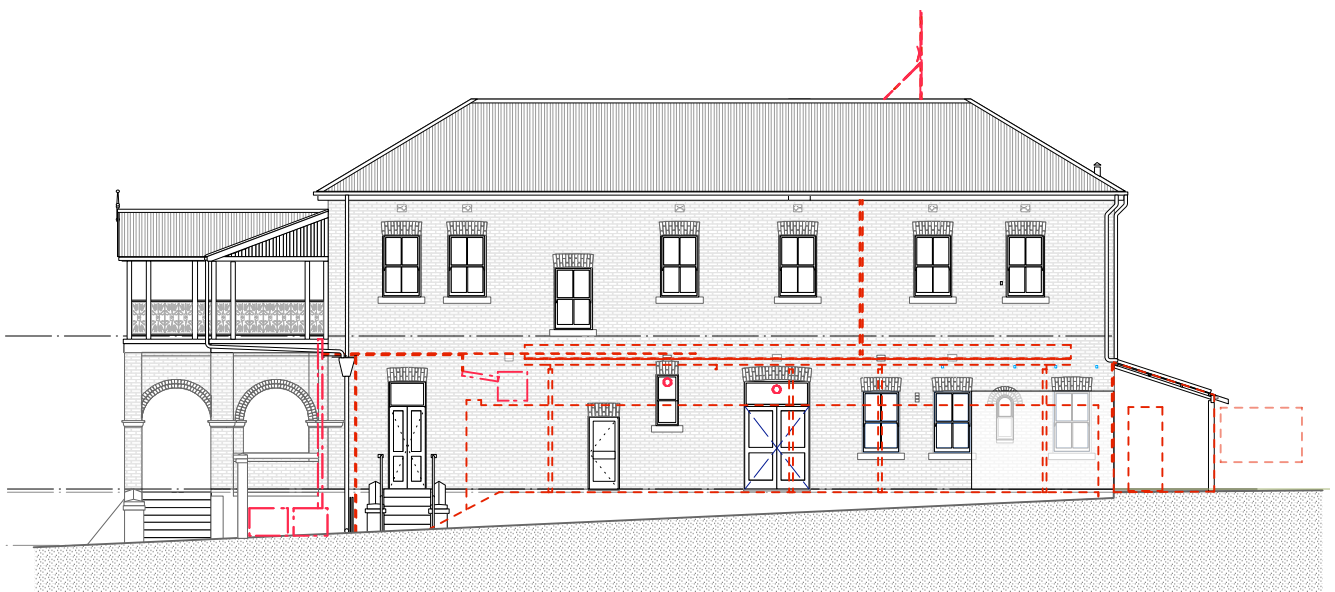
West Elevation - Existing



West Elevation - Removal of non-heritage items

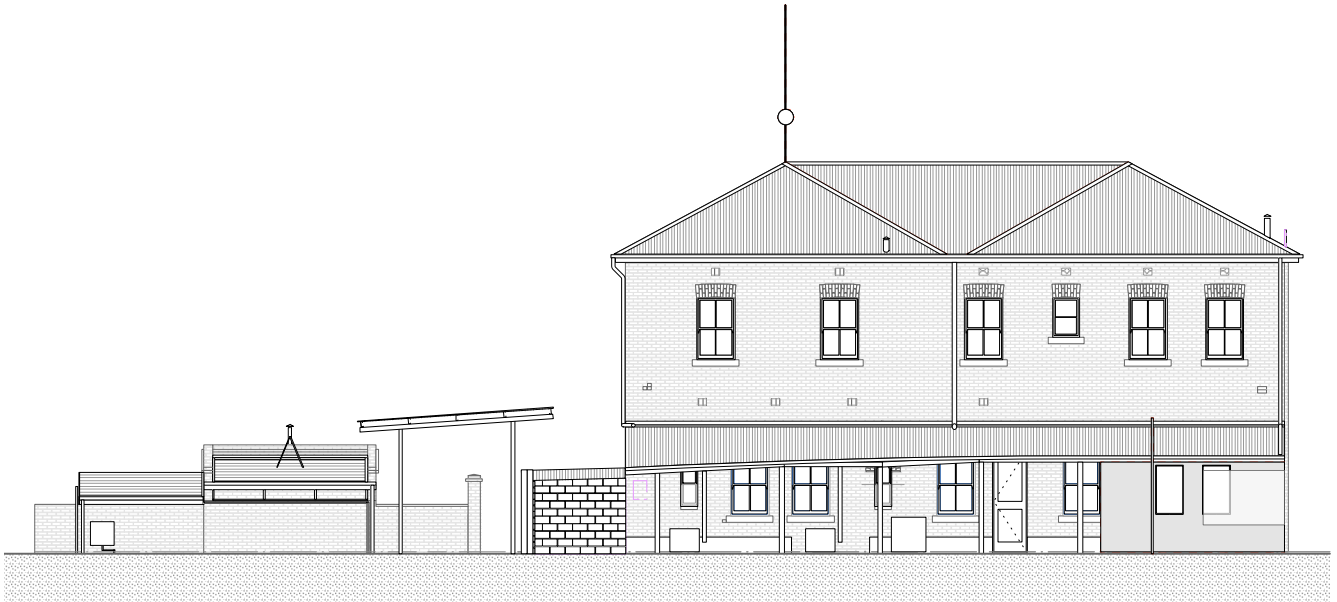


South Elevation - Existing

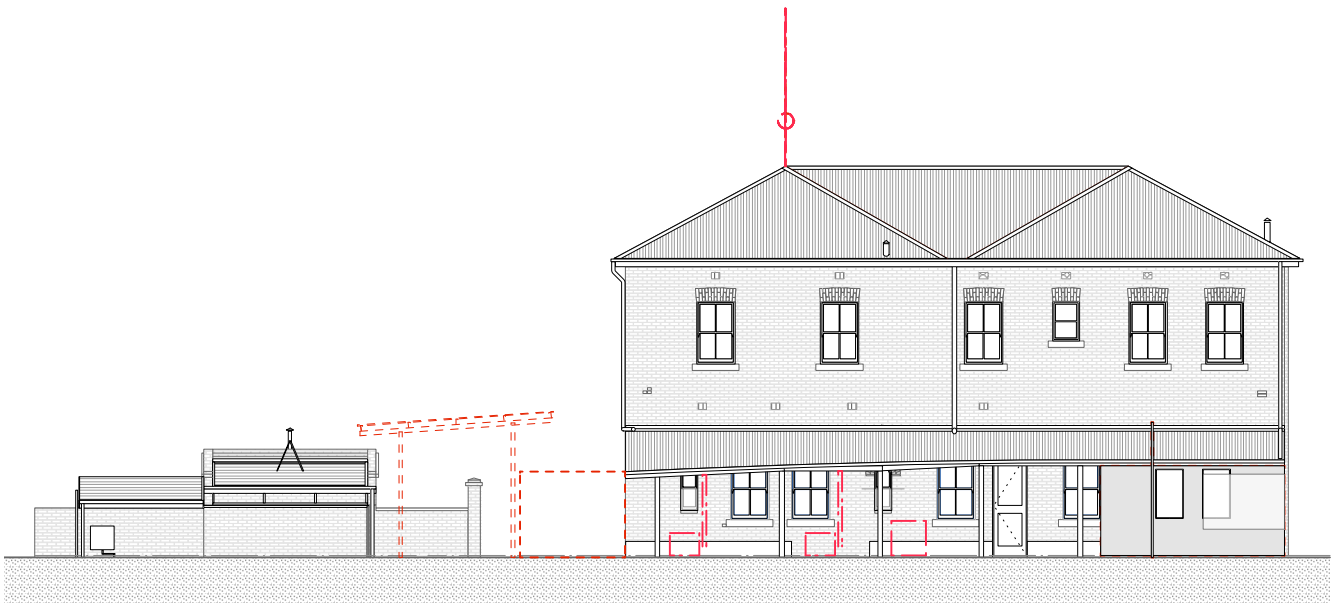


South Elevation - Removal of non-heritage items

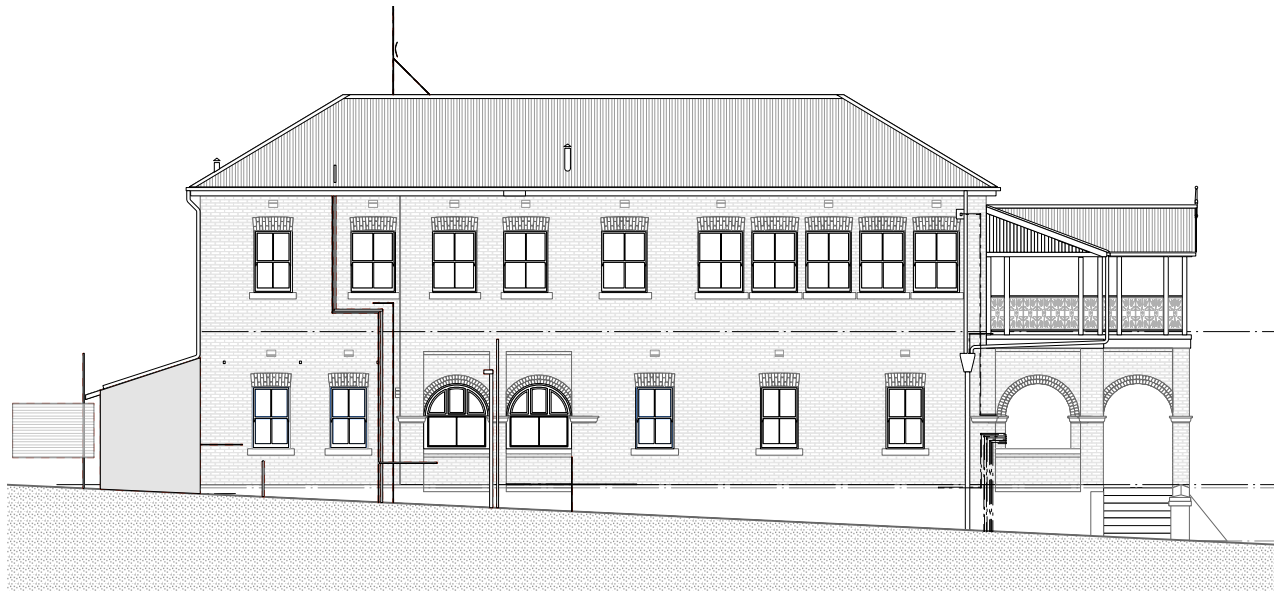




East Elevation - Existing



East Elevation - Removal of non-heritage items

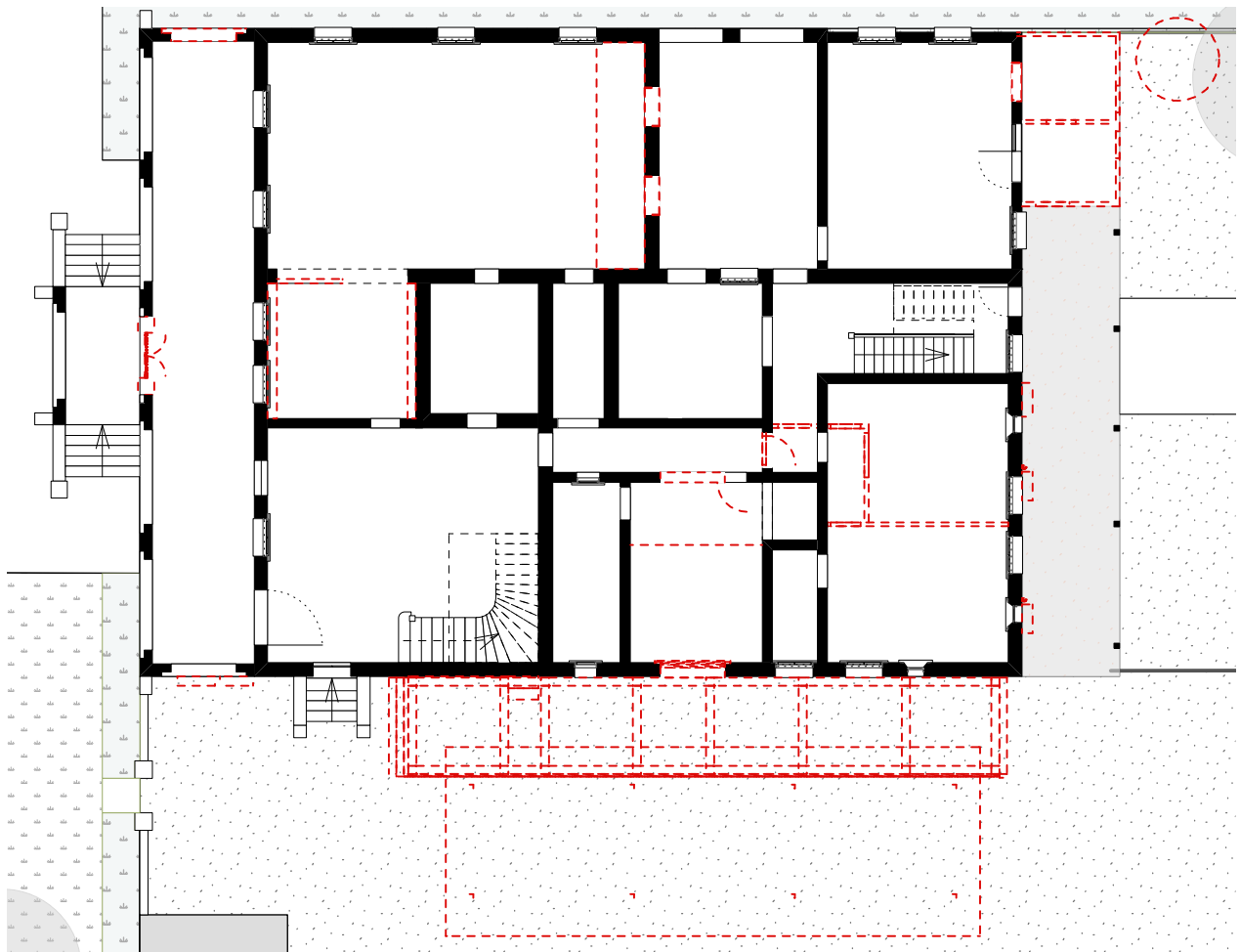


North Elevation - Existing



North Elevation - Removal of non-heritage items





Ground Floor Demolition Plan 1:200 at A4



First Floor Demolition Plan

# Masterplan for the GCHC site

The proposed masterplan for the Great Cobar Heritage Centre capitalises on the unique heritage fabric, the location, the extraordinary collection of artifacts, photographs and machinery to create a vibrant and flexible place for Cobar residents and visitors. The proposal integrates landscape as part of the museum experience and makes places for visitors to visit and revisit. An increase in visitation will be the marker of success for this project, but more importantly we are hoping to generate a sense of ownership and pride in the community which would be demonstrated by repeated and regular visits by locals.

The primary moves in achieving these outcomes are;  
A new accessible ramp is to be located on the northern side of the building. This ramp can be a sculptural piece with links to mining infrastructure and integrated into the planting scheme for this part of the site.

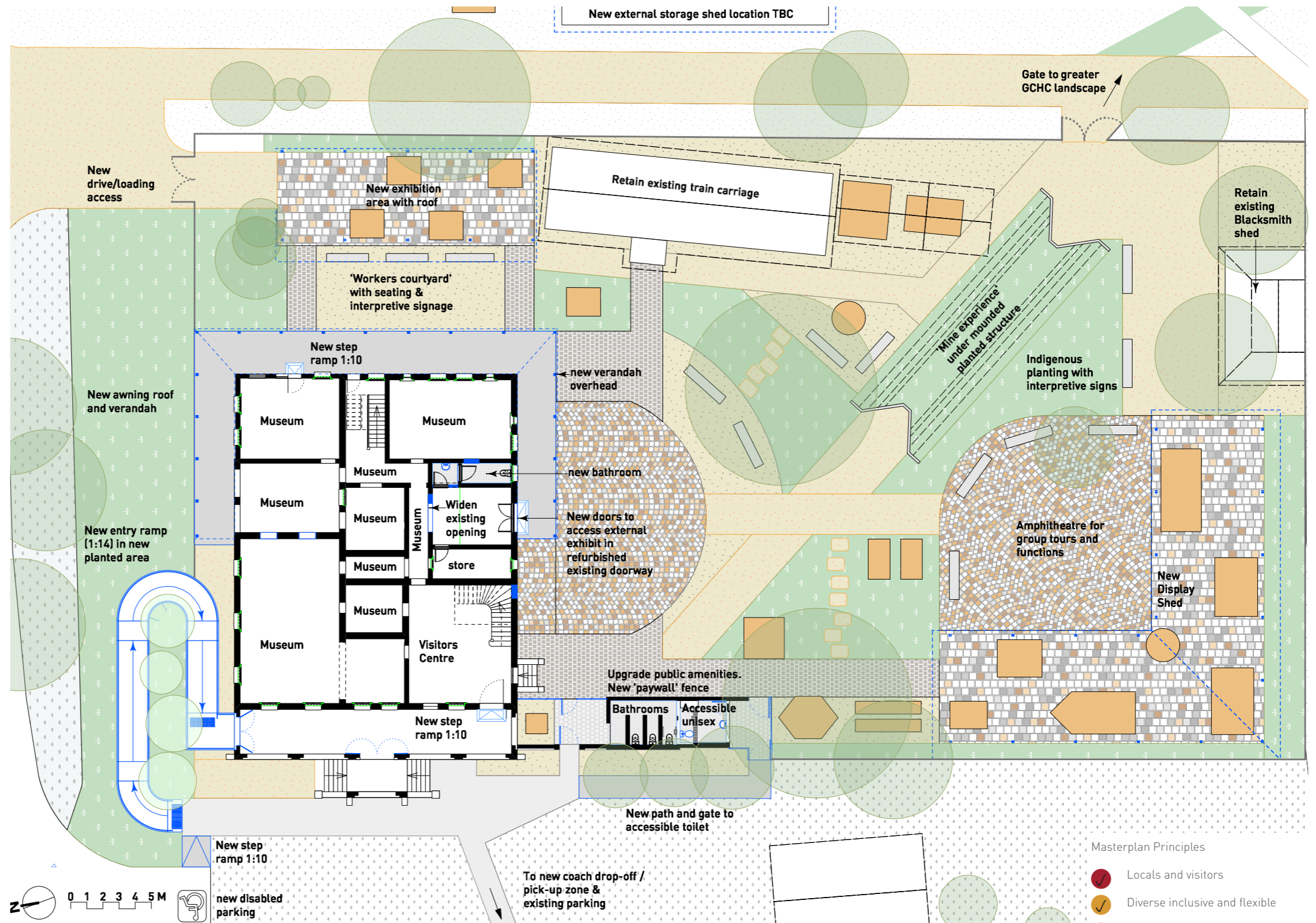
The external exhibit area is curated to maximise the external display areas, adding new structures which protect exhibit items from exposure to the sun and rain. Entry from the building and into the external exhibition areas are via two main points;

- 1) The eastern rear door with new step ramp delivers visitors to the 'Workers Courtyard'
- 2) The new doors in the existing doorway on the southern facade. This delivers museum visitors into the centre of the exhibit yard, from which point they can chose a curatorial path to follow. The paved area immediately in front of these new doors is designed to accommodate large tour groups, or possible function groups.

The original external amenities building should continue to serve as public bathrooms. The internal non-heritage fabric will be reconfigured to create a new publicly accessible bathroom that is compliant with current standards. These amenities are accessed via gates in the site boundary fence, which are opened during the GCHC operating hours.

There is a second fence line within the site boundary which acts to delineate the 'pay-wall' and informs members of the public that the area beyond is part of the paid exhibition area. This fence line is also an opportunity to display additional exhibits, stories and museum information. Should museum visitors wish to use these amenities, they may have access through the gates in this 'pay-wall'.

A planting scheme will use endemic species to demarcate pathways and exhibit areas. Accompanying signs will reveal local Aboriginal names and uses of these plants, in addition to any other names and uses.



- Masterplan Principles
- Locals and visitors
  - Diverse inclusive and flexible
  - Tell the story of this place
  - An integrated landscape approach
  - Celebrate the building
  - Regenerative and sustainable
  - Connections

# Options for ramp and amenities

Achieving compliant access to and around the GCHC building and site is complex.

The design of access must satisfy the following brief: Compliant access ramps; delineation of the 'free-of-charge' areas; location of public toilets (including an accessible bathroom).

The following diagrams are based on the assumption that the existing 'underground mine exhibit, woolshed and external shed will be re-located into the garden exhibit.

## Legend

- 1. Access ramps to achieve compliance with DDA (in building and to external exhibits)
- 2. Public access to toilets (including provision of an accessible bathroom)
- 3. Public access (free of charge)

## Preferred Option

1. The location of the ramp is most equitable, as it starts and ends in a very similar location to where the main entry steps are located. This proximity is a key guiding principle of the The Disability Discrimination Act 1992.

The new southern doors provide access to the external courtyard which has ramps in built into the landscaping, providing equal access to the yard.

2. Public amenities are located in the existing external heritage amenities. The internals are upgraded to provide accessible, ambulant and regular cubicles. These amenities are accessed via a gate on the GCHC fence line (which is unlocked during the GCHC opening hours). There is a second fence which acts as a 'pay wall' and informs members of the public that the area beyond is part of the paid exhibition area. This fence line is also an opportunity to display additional exhibits, stories and museum information. Should museum visitors wish to use these amenities, they may have access through the gates in this 'pay-wall'.

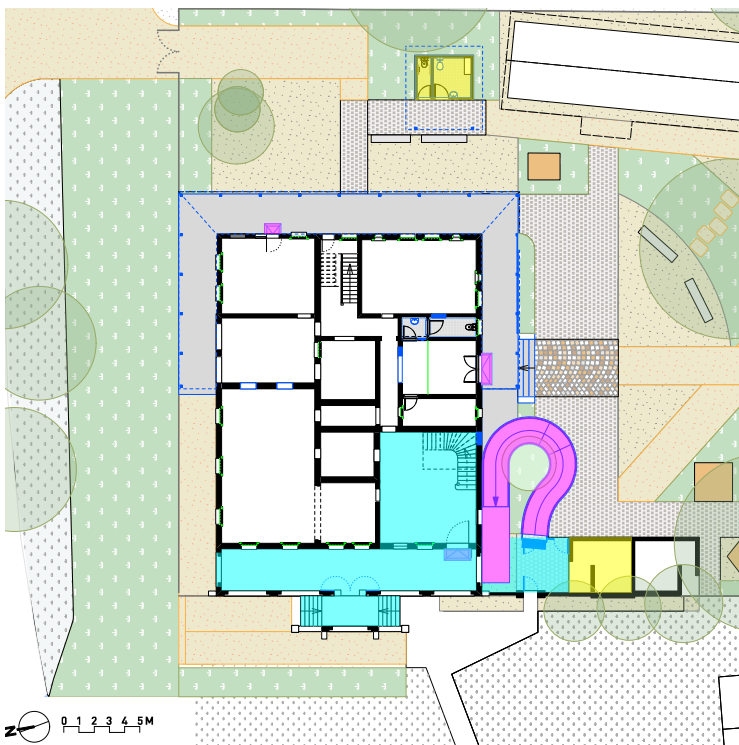
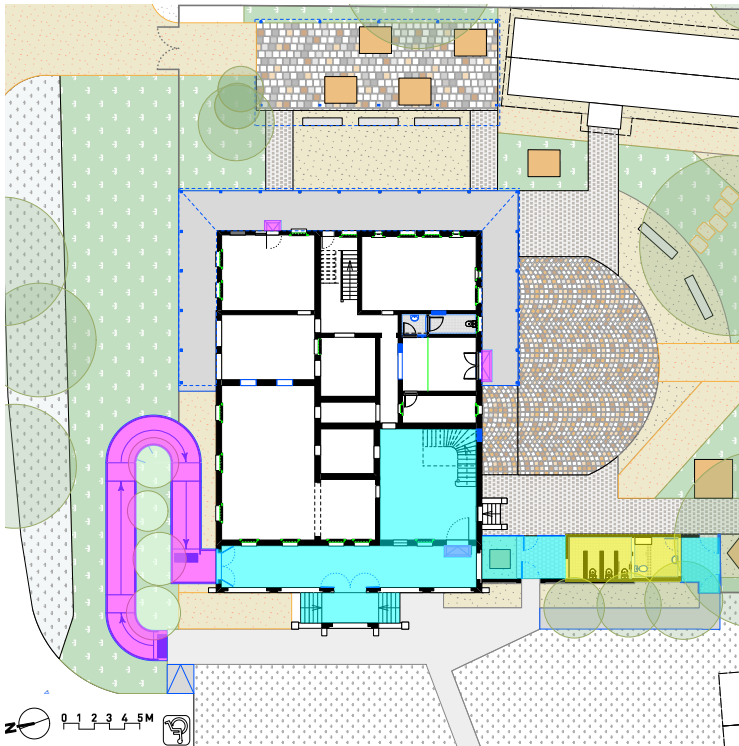
3. Having all visitors arrive from one point makes management of pay-walls easier for the museum staff / Visitors Information Centre staff.

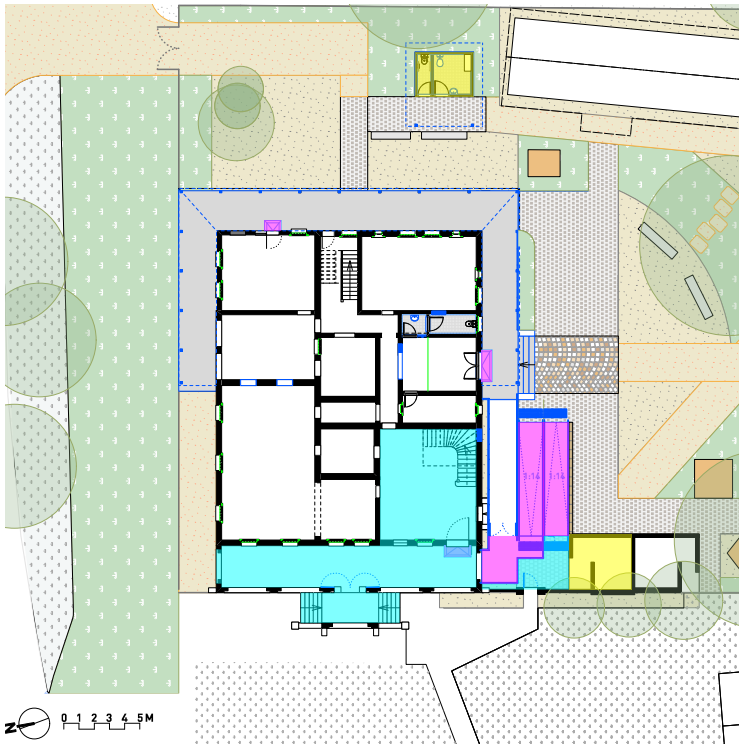
## Alternate Option A

1. While the top of the ramp provides an equitable arrival point, the beginning of the ramp is less well linked to the main stairs and could be hard to find.

2. Compliant access to ambulant bathroom is provided. Pay-wall issues for relating to members of the public who use the accessible toilet to the rear of the building, and must go through the exhibit.

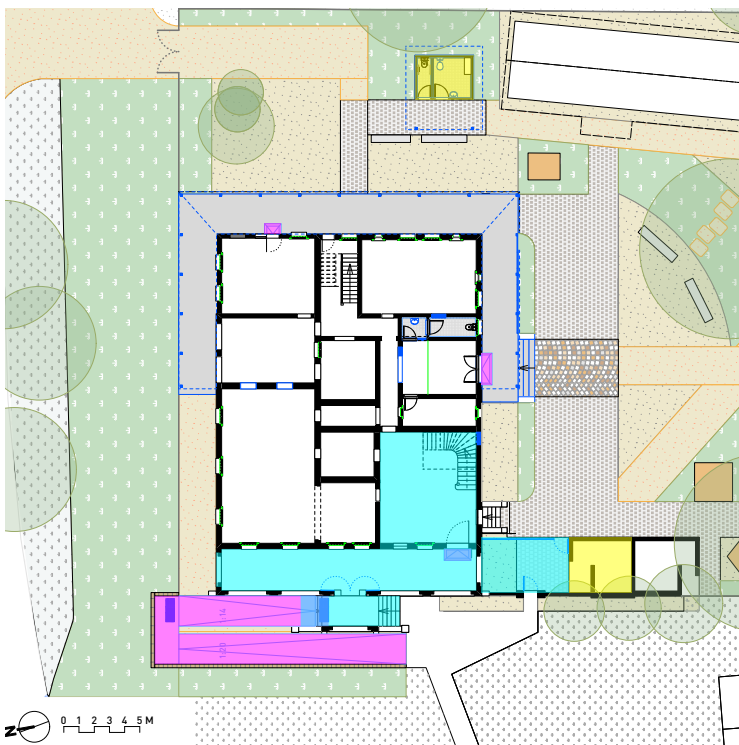
3. The Pay wall is provided in part by the ramp itself and a new gate and fence. The pay-wall line is less clear.





### Alternate Option B

1. While the top of the ramp provides an equitable arrival point, the beginning of the ramp is less well linked to the main stairs and could be hard to find.
2. Compliant access to ambulant bathroom is provided. Pay-wall issues for relating to members of the public who use the accessible toilet to the rear of the building, and must go through the exhibit.
3. It is not possible to physically demonstrate a pay-wall due to the need for access to the accessible toilet and ramp levels. Pay-walls would rely on signage.



### Alternate Option C

1. The external ramp at the front, is in part a landscaped 1:20 ramp which does not require handrails and can be read as part of the landscape. The other part of this ramp is 1:14, requiring handrails, which would compromise the heritage fabric of the front elevation.. This option does deliver visitors to and from the same point as able-bodied visitors, however, it compromises the heritage facade, and poses maintenance challenges.
2. Compliant access to ambulant bathroom is provided. Pay-wall issues for relating to members of the public who use the accessible toilet to the rear of the building, and must go through the exhibit.
3. The Pay wall is provided by a new gate and fence.

# Masterplan for GCHC building

## Proposed building uses

### Ground floor and external area

The Great Cobar Heritage Centre and Visitors Centre (GCHC) has the potential to be a place for local and visiting communities. The areas of exhibition made accessible to the public should be maximised and the functionality for staff and visitors should be improved. The primary moves in achieving these outcomes are;

#### Ground Floor;

The majority of the ground floor is to be used as exhibition space. It is proposed that the building is seen as part of the exhibition so all built in display walls and the like that cover openings and building fabric are to be removed. This allows the building to breathe and also allows visitors to experience the building as was intended by the original architect and client (The Great Cobar Mine). Proposed exhibits should compliment the building fabric and showcase the stories and objects of the GCHC collection.

The exhibition design should be a combination of displayed objects, panels telling the local stories, with some audio visual display. We recommend that a museums/ curatorial consultant is engaged to assist with developing the new exhibition.

The existing location of the Visitors Information Centre should be maintained as it is at the entry to the building. A new external ramp and new step ramps provide equal access and deliver all visitors to this room.

From here, visitors may enter the museum which is curated across the remaining large rooms of the ground floor. The museum exhibit continues in external areas. Access to these external areas is made possible and equitable with the addition of step-ramps and landscaped ramps.

Non-heritage fabric is to be removed as indicated in the drawings accompanying this report.

Existing external WC's are to be renovated and brought up to current codes and standards. An internal staff toilet is to be installed.

#### First Floor;

The first floor is a place for local communities and groups that wish to book areas for functions, or to conduct research, in archives.

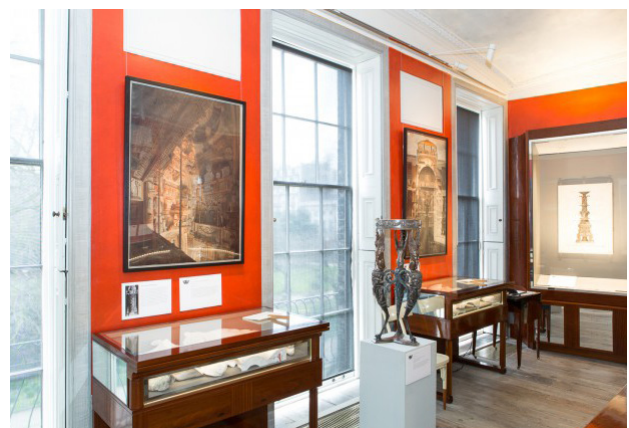
Assuming no lift is proposed - if the extent of works to the first floor is minor (limited to redecoration / repair) the spaces could be considered a 'space for hire' type

use via a BCA Performance Solution. This would be on the proviso that a space is also allocated on the ground floor that is available for hire in the event that the hiring party includes persons with heightened mobility requirements (space would need to provide an equivalent level of amenity / function).

In regard to office space on the first floor – from a BCA/ Disability (Access to premises – Buildings) Standards perspective, this can be done (ie: building code compliance) provided there is an accessible place to work on the ground floor (ie: reception for Visitors Information Centre).

The first floor of the GCHC is not presently able to be part of the formal museum exhibition. This is due to the lack of equal access. As part of a later stage of work it may be possible to achieve equal access via a new lift.

It is currently possible to enable the community to access these spaces via community events, workshops and appointments to view archives etc.



Soane's Museum - museum display and heritage fabric of the building

### Exhibition

On the ground floor it is envisioned that displays which showcase the stories and objects of the GCHC collection will compliment the restored heritage fabric of the building and the stories that it tells.

The exhibition design will be a combination of displayed objects, panels telling the local stories, with some virtual reality display.

## Proposed building uses



Macaria Art Gallery by Dunn & Hillam Architects-Spaces are designed to accommodate a variety of uses including hosting community events.

### Community function space

On the first floor the Western and north-western rooms are multi-purpose spaces. They may be used as places community groups may hold functions. They may be used to accommodate pre booked tour groups and may have some selected items on exhibit for these functions. They may also be used to house the movable Virtual Reality exhibit during the construction works to the ground floor.

The innate amenity of these rooms, their views over local sites, and the connection to the first floor verandah lend themselves to this special and flexible use.



Soane's Museum - Reading room doubles as a storage room and a publicly accessible archive. Key items are also able to be displayed.

### Publicly accessible archives








A space with a double function; a place to store the vast collection of the GCHC, and a space where members of the public who have made a booking, can have access to these collections to view, handle and research. The space is well organised with efficient storage units, some areas for displaying items, and has a small area for viewing and reading, with a table, chairs and lighting.

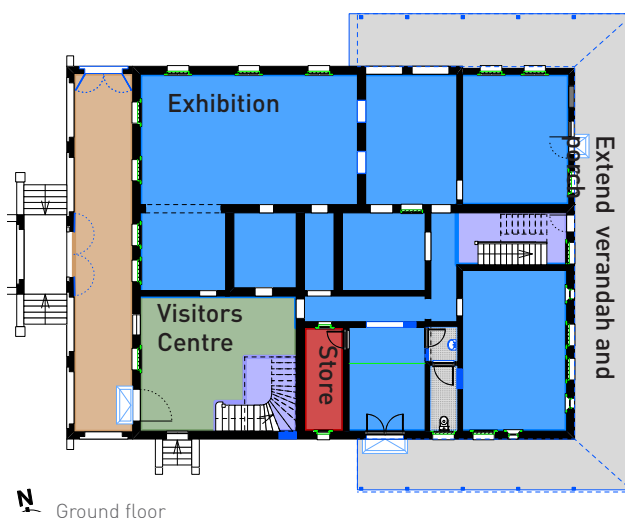
# Masterplan for GCHC building

## Proposed building uses










The following area schedules quantify the amount of space and location of all the functions required by the GCHC.

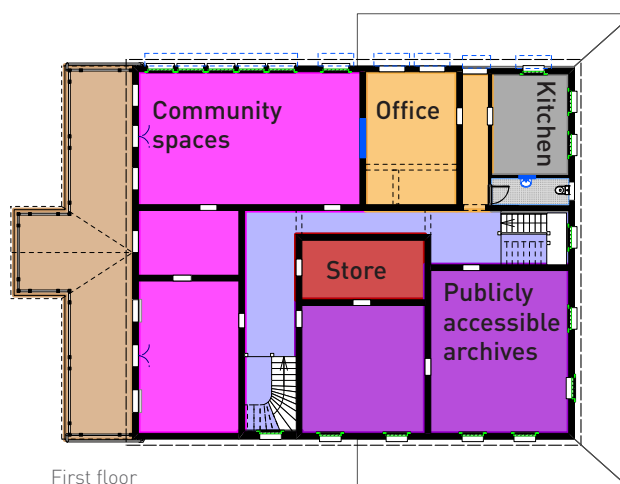
### Proposed areas - Ground Floor

	Visitors Information Centre	36 m <sup>2</sup>
	Exhibition	260 m <sup>2</sup>
	Circulation	25 m <sup>2</sup>
	Store	9 m <sup>2</sup>
	Offices	0 m <sup>2</sup>
	Staff toilets	6 m <sup>2</sup>
	Veranda	46 m <sup>2</sup>



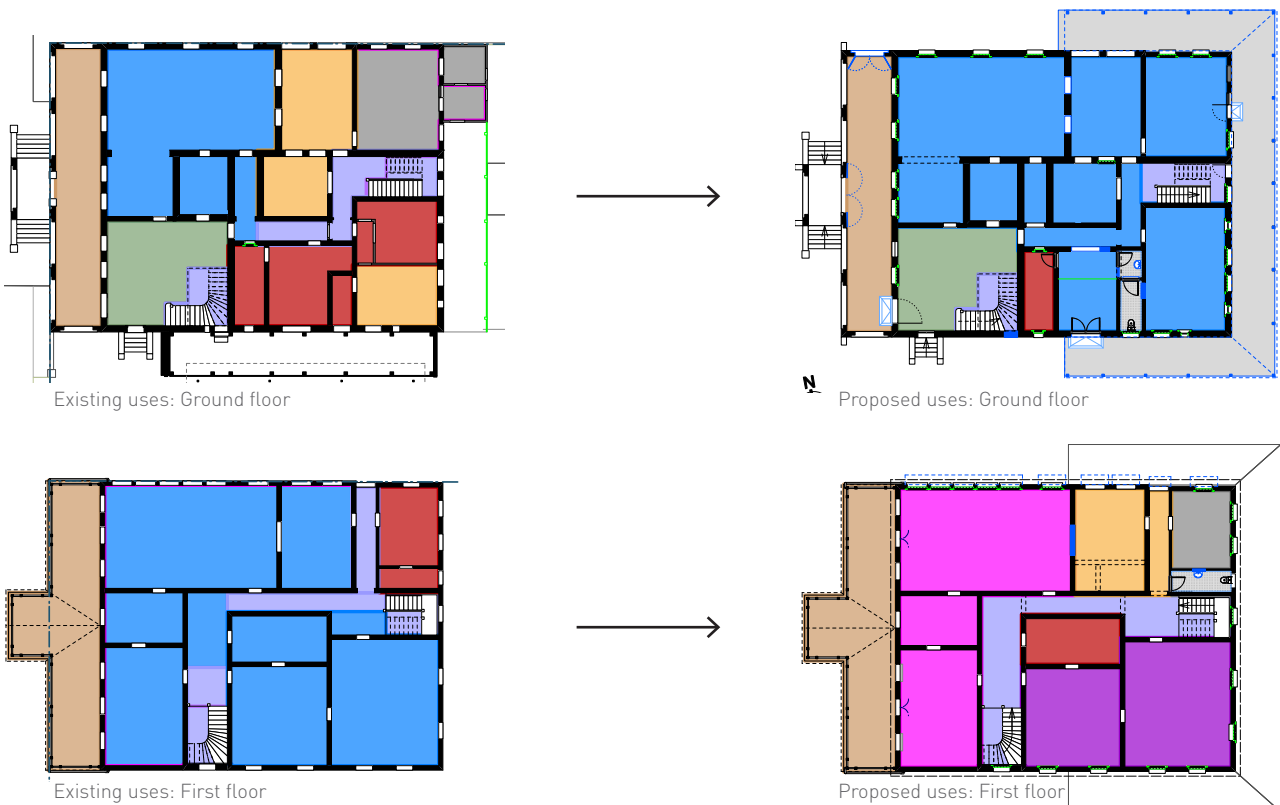
### Proposed Areas - first floor

	Community function space	122 m <sup>2</sup>
	Publicly accessible archive	92 m <sup>2</sup>
	Offices	38 m <sup>2</sup>
	Kitchen for staff (and functions)	17 m <sup>2</sup>
	Bathroom for staff (and functions)	6m <sup>2</sup>
	Store	18 m <sup>2</sup>
	Circulation	50 m <sup>2</sup>
	Veranda	65 m <sup>2</sup>
	Services and plant (in existing ceiling cavity)	



## Comparison of proposed and existing building uses

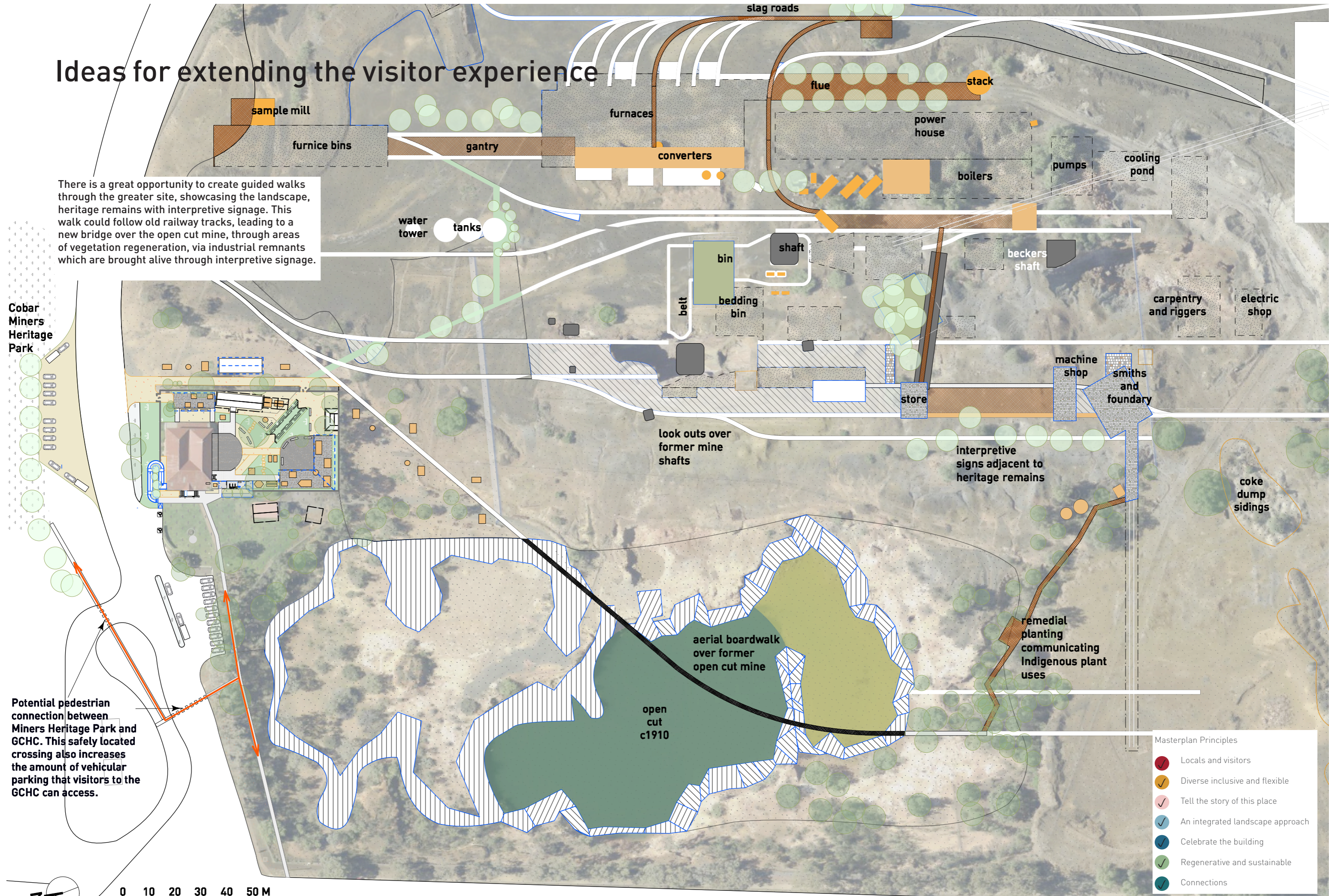
Use	Total existing area (m2)	Total proposed area (m2)
Visitors Information Centre	36	36
Exhibition (inside building)	380	262
Community function space	0	124
Publicly accessible archive	0	93
Kitchen	36	17
Toilet and shower (for building)	[7 non-accessible, external]	12 ambulant internal (x2)
Offices	69	38
Store	81 (internal)	28 (internal with possible additional external)
Circulation	83	75
Veranda	112	112
Services and plant	existing ceiling cavity	existing ceiling cavity
<b>Total</b>	<b>797</b>	<b>797</b>
<b>External Toilet (for public)</b>	(23m2 external: male & female regular cubicle)	(23m2 external: unisex; regular, ambulant & accessible)





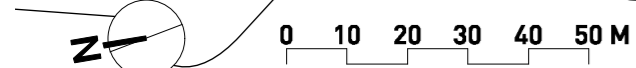
# Ideas for extending the visitor experience

There is a great opportunity to create guided walks through the greater site, showcasing the landscape, heritage remains with interpretive signage. This walk could follow old railway tracks, leading to a new bridge over the open cut mine, through areas of vegetation regeneration, via industrial remnants which are brought alive through interpretive signage.



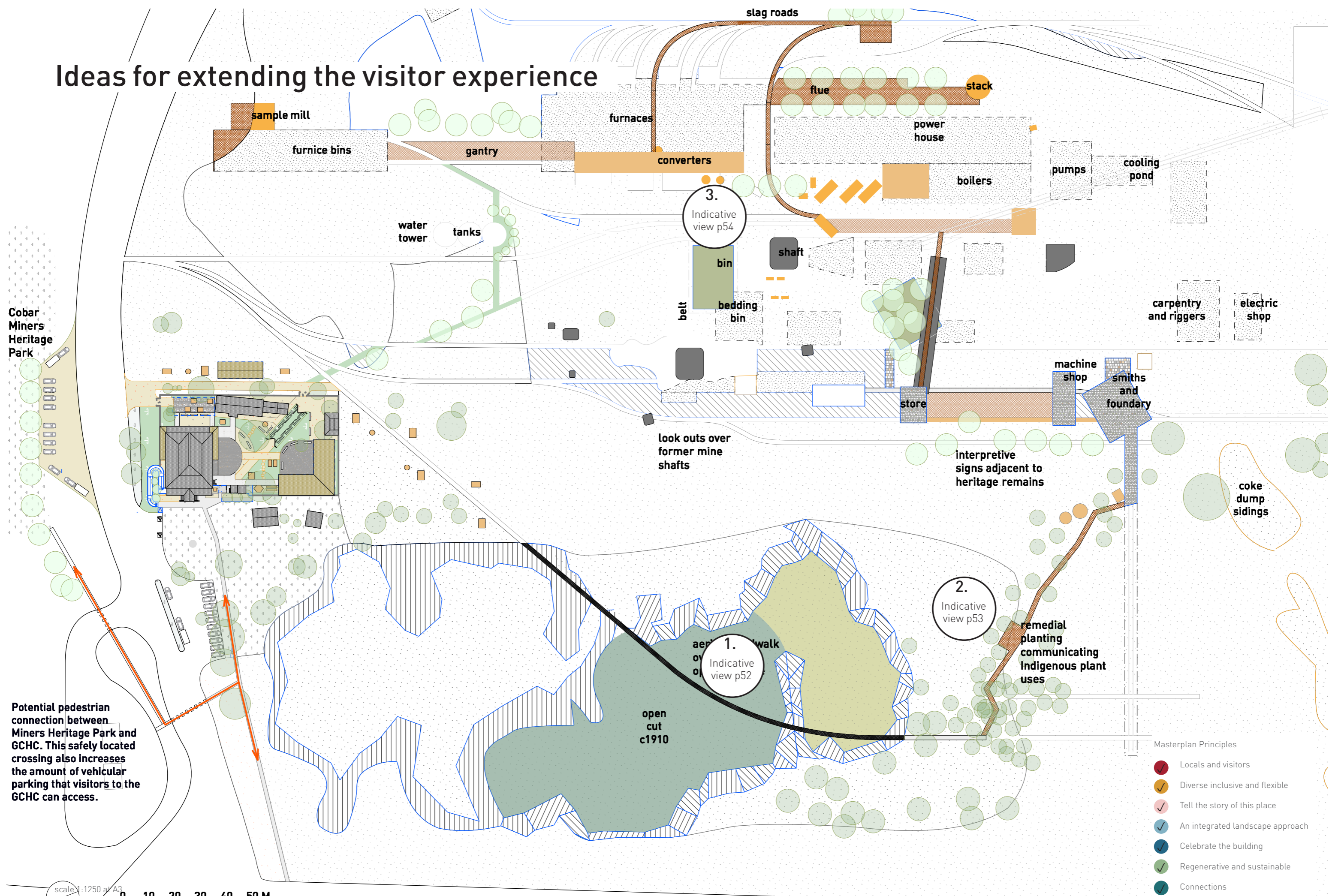
Cobar Miners Heritage Park

Potential pedestrian connection between Miners Heritage Park and GCHC. This safely located crossing also increases the amount of vehicular parking that visitors to the GCHC can access.



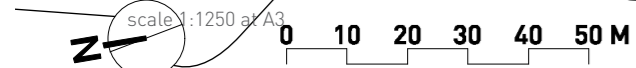
- Masterplan Principles
- Locals and visitors
  - Diverse inclusive and flexible
  - Tell the story of this place
  - An integrated landscape approach
  - Celebrate the building
  - Regenerative and sustainable
  - Connections

# Ideas for extending the visitor experience



Cobar Miners Heritage Park

Potential pedestrian connection between Miners Heritage Park and GCHC. This safely located crossing also increases the amount of vehicular parking that visitors to the GCHC can access.



- Masterplan Principles
- Locals and visitors
  - Diverse inclusive and flexible
  - Tell the story of this place
  - An integrated landscape approach
  - Celebrate the building
  - Regenerative and sustainable
  - Connections

# Ideas for extending the visitor experience

## Key views around the greater site of the GCHC



1. Indicative view of board-walk over former Open Cut Mine

## Key views around the greater site of the GCHC



2. Indicative view of new paths, signage and rest areas. Rehabilitation of site through new planting in existing vegetated areas.

# Ideas for extending the visitor experience

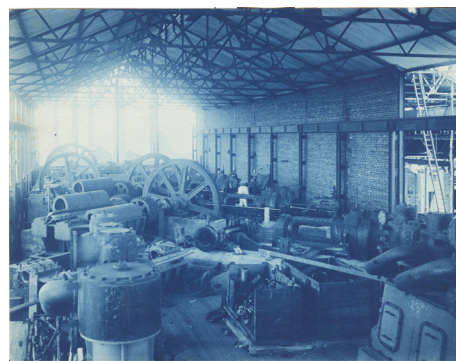
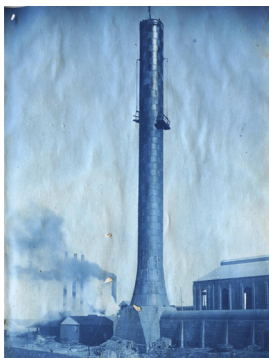
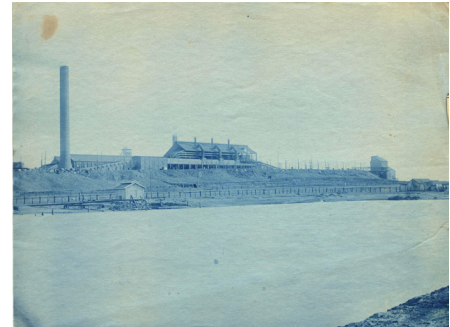
## Key views around the greater site of the GCHC



3. Indicative view of new mounded paths using materials on site (such as disused slag), new planting and interpretative signs for external exhibits.

# Ideas for extending the visitor experience

## Signage and interpreting history



The GCHC have an extensive collection of photographs revealing the stories of the former industrial buildings and objects. These could be used as an integral part of the external exhibit signage (as pictured on page 54).

Deliver

# Project staging

## Staging

The Masterplan recommends an overall scope of works that can be broken down into stages that can be carried out when funding becomes available. We suggest that the Scope of Works can be broken down into the following stages of work:

### **Stage A:** Accessibility, Urgent Repairs & Maintenance and Exhibition Design

This stage includes the following works:

- construction of an access ramp
- close of filter road that abuts the northern facade and landscape
- upgrade of the interior to meet current accessibility codes
- removal and relocation of the "mine exhibition" and shade roof on the southern facade
- demolition of the fibro bathroom on the north eastern corner
- restoration and reinstatement of the eastern verandah
- restoration and upgrade of the external toilets (including provision of an accessible WC)
- construction of a new internal WC
- demolition of internal exhibition walls and make good the internal structure
- repair and maintenance to windows
- reinstatement of external entry door to south facade
- required maintenance to roof and roof plumbing
- removal of planter beds abutting external walls
- check and upgrade power supply and electrical wiring
- install new lighting
- install new heating and cooling system
- upgrade exhibition system and install new exhibits
- office and kitchenette fitout
- internal repainting
- new floor coverings

### **Stage B:** External Exhibition and Landscape

This stage includes the following works:

- levelling the southern and eastern garden area and re-landscaping
- removal of dilapidated coach house
- construction of new coach house and associated landscaping
- installation of "mine exhibition"

### **Stage C:** Wider Visitor Experience and Historic Mines Site Access

This stage includes the following works:

- development of historic mine site visitor experience
- construction of walkways through mine site
- preparation and production of installations and interpretive panel
- restorative landscaping

## Funding

**Stage A** will need to be carried out with the current available funding of \$985,000 excluding GST. The construction budget is for the supply of materials and labour to construct the building to final completion and excludes professional fees such as our fees and the fees of secondary consultants, council fees and GST.

This construction budget may not be sufficient to meet the brief. Following the completion of Stage 1 Schematic we shall agree an updated construction budget and/or brief before moving on to Stage 2.

**Stage B + C** need to be further developed and will need to find additional funding. We have had initial talks with Council and with Peak Goldmines regarding the design concept and intent of the Wider Visitor Experience and access to the Historic Mine Site. Both Peak and Council supported the intent in principal.



## Grants and Programmes

### Regional Museum Advisory Programme

Galleries & Museums NSW + Create NSW

<https://mgnsww.org.au/sector/support/museum-advisor-program/>

below are the details of who to contact from Museums and Galleries to discuss possible funding for the regional museum advisory programme for the GCHC (usually 50/50 with Council):

Contact: Tamara Lavrencic @ Museums and Galleries, tel: 02 9339 9908

This program is designed for small and regional museums which assists with:

- development of strategic plans for growth and sustainability
- identification and development of tourism opportunities
- developing themes and ideas for new displays and public programs
- support in identifying funding opportunities

We have spoken briefly with Tamara who explained the Museums Advisor Programme, Tamara is expecting your call. They provide 20 days from a museums advisor to visit Cobar, they cover 50% of the fees (\$7,000 ex GST) + travel to and from Cobar. Council would be expected to cover the other \$7,000. We can help you draw up an agreement with them and fine tune the service that they provide to fit with the existing programme.

Tamara also mentioned that they run management meetings that Kay could go to which provide a forum for Council employed curators to discuss issues related to their work. The next meeting is toward the end of June.

Tamara also suggested that Kay might consider applying for one of their museum mentorships where they provide up to 4 weeks placement at the Power House or Australian Museum where Kay would be mentored within the museum.

### Regional Stakeholder Forum

This annual forum is an opportunity for the regional museums and collections sector to get together, discuss current topics and be inspired by new ideas. The forum will bring attendees up-to-date on issues affecting regional museums, collecting organisations and cultural institutions and is designed for:

- volunteers of regional museums and galleries
- regional arts development officers and museum advisors
- programs producers at cultural institutions or collecting organisations
- regional cultural sector advisors and professionals

When: 29 November 2019

Where: Powerhouse Museum, 500 Harris St Ultimo

Cost: Free, registrations essential

<https://mgnsww.org.au/sector/support/professional-development/regional-stakeholder-forum-2019/>

### The Standards Program

Galleries & Museums NSW + Create NSW

<https://mgnsww.org.au/sector/support/standards-program/>

The Standards Program is designed to assist small to medium museums and galleries to operate sustainably through a process of self-review and external feedback, your museum can assess your practices and policies against minimum standards developed for public museums and galleries.

The program aims to establish a long-term network for sustainable community museums and galleries as well as acknowledge the hard work undertaken by volunteers and paid staff to maintain Australian heritage.

## Grants and Programmes

### Infrastructure Grants

Office of Responsible Gambling

<https://www.responsiblegambling.nsw.gov.au/infrastructure-grants/infrastructure-grants>

The NSW Government offers grants to communities across NSW to support the building, renovation and fitout of infrastructure. Funding is available for arts and cultural infrastructure, sport and recreation infrastructure and projects that enhance facilities used to shelter communities and provide emergency services.

### Heritage Near Me Incentives program

NSW Office of Environment & Heritage

<https://www.environment.nsw.gov.au/topics/heritage/heritage-near-me>

The Heritage Near Me Incentives program provides funding opportunities for local heritage items and projects that are not supported under existing heritage programs in NSW. These include the Heritage Activation Grants, Local Heritage Strategic Projects and the Heritage Green Energy grants that complement the OEH Energy Saver program.

### Managing heritage grants

NSW Office of Environment & Heritage

<https://www.environment.nsw.gov.au/topics/heritage/grants-and-funding/manage-grants>

The NSW Heritage Grants Program provides funding to owners, custodians, managers, communities and local government to assist with looking after heritage items.

### Arts and Cultural Development Program

CREATE NSW

<https://www.create.nsw.gov.au/funding-and-support/types-of-funding-overview-2/>

The Minister for the Arts has announced that improvements to new Create NSW funding rounds, to be launched in June 2019, will make it simpler and easier for the sector to apply for support.

Under a new streamlined approach with reduced eligibility criteria, there will be two open rounds per year. The first round will open 5 August 2019 and close 2 September 2019; the second round will open 3 February 2020 and close 2 March 2020.

### Regional Growth – Environment and Tourism Fund

NSW Government

<https://www.nsw.gov.au/improving-nsw/regional-nsw/regional-growth-environment-and-tourism-fund/>

The \$300 million Regional Growth – Environment and Tourism Fund invests in infrastructure to increase tourist visitation to regional NSW and create jobs.

Meeting minutes from Draft Masterplan  
Consultation with Council and Steering  
committee

# Appendix A

Project	19_304_CHC - Great Cobar Heritage Centre	Client	✓
Date	22.05.2019 (revised 05.06.2019)	Consultant	
Attendance	Tanya Gilbert (CSC), Garry Ryman (CSC), Angela Shepherd (CSC (by phone)), Kay Stingemore (GCHC), Demi Smith (GCHC), Peter Freeman (PFCA + P), Jonathan Temple (DHA) + Ashley Dunn (DHA)	Site	✓
Distribution	Client + File	Checked by	AD

## 1. Agenda

- 1.1. Discuss feedback on draft Masterplan presented on 21.05.2019

## 2. Meeting

### Access

- 2.1. In general, Cobar Shire Council and Great Cobar Heritage Centre would prefer a ramp access instead of platform lift. **AS noted ramp to be designed to maximise usable space of southern external area.** Concerns with platform lift were:
  - ongoing maintenance (there are no other lifts in Cobar so accessing service agents is difficult and expensive)
  - safe operation relies on GCHC staff having key access to the lift and operating it for patrons
  - lift requires patrons to request help (a ramp can be accessed without requesting help)
- 2.2. Kay (KS) had concerns around the position and extent of the paywall associated with the proposed ramp location
- 2.3. **KS expressed support for using the GCHC for other community uses.**
- 2.4. Garry Ryman summed up saying that he supported the proposed access solutions

### Building use and exhibition design

- 2.5. KS would like to understand how the flow through the museum and access to the outside toilets will be achieved
- 2.6. Angela Shepherd (AS) asked for a clearer idea of what is proposed for the first floor, how the first floor can be accessed and by whom
- 2.7. All agreed that community access to the first floor is important
- 2.8. KS + AS reiterated the importance maximising the exhibition space as much as possible, **internal and external (with possible new external structures)**
- 2.9. KS said that visitors feel 'special' to be invited in and allowed through the private parts of the building and that this should be considered in the overall design
- 2.10. KS said that the museum would like to focus on displaying interactive objects
- 2.11. KS + AS said that it was important that the displays could be readily refreshed and exchanged
- 2.12. KS explained that it is important for visitors and donors to be able to access photo's of their family and other donations that are in the collection
- 2.13. KS and AS reiterated that the focus of the museum is on objects over technology (IT)
- 2.14. KS said that the museum should continue to reflect the local community and **their stories and their donated objects**
- 2.15. The relationship between the displayed objects and the building should be emphasised and strengthened
- 2.16. KS expressed concern over moving the Aboriginal Painting located on the first floor as part of it is painted on the wall of the building and there is significance to the act of making the painting in this particular place. AD suggested that Cobar Shire Council contact representatives of the Traditional Owners to begin a conversation around why we would like to move the painting and then ask how we might go about doing this in a sensitive way. **AS and KS mentioned that one solution may be to leave existing exhibition in its current location and adding an additional Aboriginal component downstairs.**

- 2.17. KS said that she supported moving the Pastoral exhibition to the outside exhibition areas but reiterated that visitors say that they like this part of the exhibition very much **and that it should be given sufficient budget.**
- 2.18. **AS noted some of the pastoral stories could be told through the internal exhibition**
- 2.19. KS said it would be good to reference local properties in the exhibition
- 2.20. **KS noted she would like to be able to display firearms, pending the process of approvals.**
- 2.21. AS said that she was concerned about not having enough space to display the large collection
- 2.22. AS asked if it was possible to quarantine the first floor from any Development Application so that the public could continue to access the first floor without a lift. AD said that he did not think that this would be possible but would confirm with Council Planner
- 2.23. AD suggested that as a matter of urgency, the council engage a museums consultant to assist **in furthering the existing efforts of** cataloging and organising the GCHC collection
- 2.24. **AS noted exhibitions should have elements that are interactive**
- 2.25. **AS and KS noted that it is important that new exhibition design is flexible for new themes and changing displays. AS noted new displays should also support strong existing elements of the exhibition.**
- 2.26. **KS noted there is opportunity to better utilise the Blacksmith's shed and the Coach house, for the exhibit**
- 2.27. **General support for relocating 'underground mine experience' (and adjacent shade structure) for safety reasons and to integrate with new outdoor exhibition configuration**

#### **Storage**

- 2.28. Allowance to be made for controlled and accessible storage within the building **noted by AS and KS**
- 2.29. Some storage of larger objects offsite might be possible
- 2.30. GR tabled the possibility of allowing for on site secure storage archive for non perishable objects in a shed structure
- 2.31. **KS noted large object in the yard should be appropriately housed (ie: with appropriate covering) to ensure conservation.**

#### **Masterplan and strategic**

- 2.32. In general all agreed that they supported the main ideas of the Masterplan but would like more detail around the questions raised above
- 2.33. AS said that she particularly supported the idea of opening up the southern side of the building onto the garden area
- 2.34. AD suggested that it was important for the masterplan to incorporate a long term vision for the Museum which should include controlled access to the historic structures in and around the Great Cobar Mine Site
- 2.35. **KS noted that it would be a good opportunity to work with Peak Mines to develop tours as well as interpretation of the open cut mine including aboriginal acknowledgment and stories.**
- 2.36. **AS noted it was critical to the overall project that the outside area is considered in the masterplanning there is potentially more funding available from Tourism bodies available in the new financial year**

#### **3. Actions**

- 3.1. Tanya to confirm feedback for Masterplan
- 3.2. Tanya to forward information and drawings of proposed Miners Memorial
- 3.3. Tanya to forward aerial photography and geospatial survey of Great Cobar Mine Site when received from Peak Mines
- 3.4. Kay / Tanya to send DHA the the collection inventory (number, size and priority/ significance of GCHM collection of objects) **including large objects in the yard.**
- 3.5. DHA to finalise Masterplan once feedback is received from Tanya and draft masterplan has been signed off by client

'Access Appraisal, Great Cobar Heritage  
Centre & Cobar Visitor Information Centre  
Barrier Hwy, Cobar NSW, march 2019, ref:  
19023 – R1.0' by Code Performance

# Appendix B



**CODE PERFORMANCE**

# Access Appraisal

*Project –*

Great Cobar Heritage Centre & Cobar Visitor Information Centre  
Barrier Hwy, Cobar NSW

*Date* - March 2019  
*For* - Cobar Shire Council  
*Ref* - 19023 – R1.0

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### Amendment Schedule

Prepared By:	Reviewed By:	Comments	
<b>DRAFT</b>	<b>DRAFT</b>	Draft report issued to client.	
<u>Nick Cribb</u> <b>Access Consultant</b> B. Construction Mgmt (Hons) (UON) Cert IV Access Consulting (IATA)	<u>Michael Eisenhuth</u> <b>Director</b> Grad Dip Build Surv. (UWS) Dip. Health & Bld. Surv. (TAFE) Cert IV Access Consulting (IATA) Associate Member – ACAA	<b>Version</b>	<b>Date</b>
		R1.0	25.03.2019

The intellectual content contained within this report remains the property of Code Performance Pty Ltd and has been prepared and may only be used for the development / buildings being the subject of this report.



## 1.0 INTRODUCTION

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### 1.1 General

---

This Access Appraisal Report has been prepared at the request of *Cobar Shire Council* for the purpose of completing an accessibility appraisal of the existing Great Cobar Heritage Centre and Museum building located in Cobar NSW to identify the extent to which the premises contain elements of prescriptive / Deemed-to-Satisfy (DTS) non-compliance with the below provisions.

Upgrade recommendations have been provided and include prescriptive / DTS and Performance-based building solutions as appropriate.

### 1.2 Purpose

---

The purpose of this report is to identify, from an access appraisal; the compliance status of the subject buildings against the following –

- a. Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2016. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- b. Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements within BCA Clause D2.17.
- c. Accessibility related Australian Standards as referenced by BCA 2016, as relevant to this project and as directly nominated in the report.
- d. The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*) which are technical Standards which derive from the Disability Discrimination Act 1992 (DDA). Compliance with the *Premises Standards* is compliance with the DDA in respect to the relevant / proposed building works.

### 1.3 Information Relied Upon

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1. Access Appraisal Inspection carried out by Nick Cribb of Code Performance on 7th March 2019

### 1.4 Exclusions

---

The content of this report relates only to the matters directly nominated in this report and does not assess / include the following –

- Any parts of the BCA / standards not directly referenced in this report.
- Detailed review of architectural plans.
- Services; equipment operating capacity / design.
- Slip resistance testing ratings, luminance contrast levels, hearing augmentation systems, etc.
- Construction, fixing, and installation methods to support loads due to the potential destructive nature of testing.
- Parts of the building built-in, covered up or otherwise made inaccessible.
- Work Health & Safety considerations.
- Local planning policies and/or guidelines, other than those directly identified.
- Does not constitute construction approval nor a Part 4A Certificate under the EP&A Act / Regulations.

## 1.5 Relevant Legislation

---

### Disability Discrimination Act 1992

- The Disability Discrimination Act 1992 (“DDA”) exists to provide protection to all Australians against discrimination based on a disability.

The DDA contains no provisions that require buildings to be continually upgraded, it places the responsibility to eliminate access barriers on building owners and provides opportunity for the building occupants or users who feels that they are being discriminated against to lodge a complaint with the Australian Human Rights Commission. This could lead to conciliation by the Australian Human Rights Commission which may result in mandatory upgrades being imposed on the building.

### Disability (Access to Premises- Buildings) Standards 2010

- The Disability Discrimination Act 1992 (“DDA”) adopted the Disability (Access to Premises – Buildings) Standards 2010 (“DAPS”) on 1 May 2011 in line with similar changes to the Building Code of Australia. Whilst having no immediate effect on an existing building, both DAPS and the BCA introduced a higher standard of access for new works.

#### **Affected Part Upgrading**

DAPS also introduced provisions that can require the upgrading of the “affected part” of existing buildings as a result of an application for building works. The affected part is defined to mean:

- (a) the principal pedestrian entrance of an existing building that contains a new part; and
- (b) 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.

Therefore applications for building works may result in the need for the principal pedestrian entrance/s and paths from travel from the entrance to the new work to be upgraded to meet current requirements.

#### **Concessions**

DAPS provides concessions with regard to the ‘affected part’ upgrading requirements where:

- (a) The application is made by a lessee in a building with more than one (1) lessee.
- (b) Lifts floors can remain with floor area not less than 1400mm deep by 1100mm wide.
- (c) Where the works include an existing accessible sanitary facility compliant to the previous AS1428.1-2001 standards, it is not required to be upgraded to the 2009 standard.

It is important to note that applications made by anyone other than a lessee in a multi-tenanted building will be subject to the ‘affected part’ upgrades.

### New Work Approvals and the BCA

- All new works will be required to comply with the relevant legislation and version of the BCA in force at the time of construction.

## 1.6 Site Overview & BCA Assessment Data

The subject site is located at Barrier Hwy, Cobar NSW.



This appraisal includes the following buildings:

1. Great Cobar Heritage Centre & Cobar Visitor Information Centre
2. Adjacent Toilet Block

Listed below are our understanding of relevant BCA classification(s) in relation to the subject building / part. BCA Consultant / Certifier shall have the final say in determining classifications.

BCA Building Classification(s):	Class 9b	-	Heritage Centre & Visitor Information Centre
	Class 10a	-	Toilet Block

## 2.0 'ACCESS / DDA' ASSESSMENT SUMMARY

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As described within Parts 1.0 above, the following summary identifies significant 'access' compliance issues with the subject site. For identified building deficiencies, resolution options are offered.

### 2.1 BCA Clause D3.1 – General building access requirements

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#### DTS Compliance Departure 1

Doorways to and within the building do not comply with AS 1428.1-2009. The following compliance departures are noted:

- Clear door opening width less than 850mm as required by AS 1428.1-2009 Clause 13.2; and/or
- Circulation spaces less than that required by AS 1428.1-2009 Clause 13.3; and/or
- Door hardware does not comply with AS 1428.1-2009 Clause 13.5; and/or
- Luminance contrast not provided to doors as required by AS 1428.1-2009 Clause 13.1; and/or
- Step at door threshold causing compliance departure with AS 1428.1-2009 Clause 7.

#### Ground Level

1. LHS entrance door to visitor lobby
  - Reduced external circulation space due to ~330mm door recess;
  - Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - ~55mm threshold step.
2. RHS entrance door to visitor lobby
  - Reduced external circulation space due to ~250mm door recess;
  - Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - ~55mm threshold step.
3. Double doors between visitor lobby and external area
  - Clear door opening width <850mm;
  - Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - Nil luminance contrast to door;
  - Reduced circulation space to external side of door / nil landing.
4. Door at eastern end of central corridor
  - Clear door opening width of ~760mm;
  - Reduced circulation space to both sides of door;
  - Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - Nil luminance contrast to door.
5. Door to storeroom off central corridor
  - Clear door opening width of ~750mm;
  - Reduced circulation space to both sides of door;
  - Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - Nil luminance contrast to door.
6. Door to south-east office
  - Clear door opening width of ~775mm;
  - Reduced circulation space to external side of door;
  - Door hardware does not accord with AS 1428.1-2009 Clause 13.5.
7. Door to south-east office storeroom
  - Clear door opening width of ~740mm;
  - Reduced circulation space to internal side of door;
  - Door hardware does not accord with AS 1428.1-2009 Clause 13.5.

8. Door between eastern stair lobby and north-east office
  - o Reduced circulation space to internal side of door;
  - o Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - o Nil luminance contrast to door.
9. Door between north-east office and internal office room
  - o Clear door opening width of ~770mm;
  - o Reduced circulation space to external side of door;
  - o Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - o Nil luminance contrast to door.
10. Door between lunch room / kitchen and rear toilet lobby
  - o Clear door opening width of ~770mm;
  - o Reduced circulation space to external side of door;
  - o Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - o Nil luminance contrast to door;
  - o ~70mm threshold step.
11. Door from rear toilet lobby to external
  - o Clear door opening width of ~790mm;
  - o Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - o Nil luminance contrast to door;
  - o Change in level at threshold.
12. Door from rear corridor to eastern external area
  - o Clear door opening width of ~790mm;
  - o Reduced circulation space to both sides of door;
  - o Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - o ~90mm threshold step.

#### Level 1

13. Doorways leading to balcony x 2
  - o Double doors – both door leaves <850mm clear door opening width;
  - o Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - o ~100mm threshold step + internal threshold step.
14. Doors leading to staff area store rooms
  - o Clear door opening width of ~770mm;
  - o Reduced circulation space to both sides of door;
  - o Door hardware does not accord with AS 1428.1-2009 Clause 13.5;
  - o Nil luminance contrast to door.
15. Curtain leading to staff only corridor
  - o Curtain setup does not comply on an accessway.

This causes a DfS compliance departure with BCA Clause D3.1

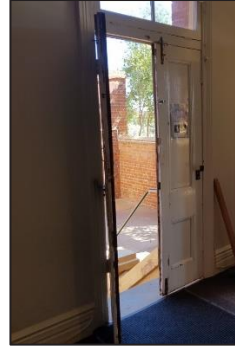
See below photos corresponding to the above compliance departures:



1



2



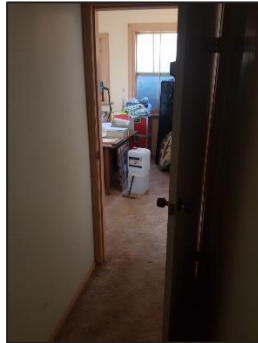
3



4



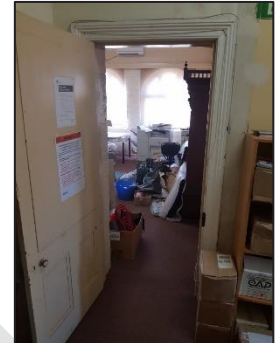
5



6



7



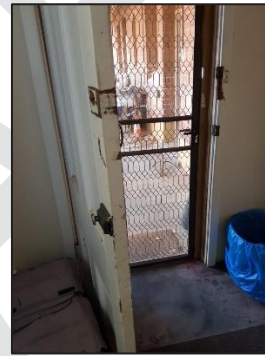
8



9



10



11



12



13



14



14



15

**Resolution Option(s)**

Upgrade doorways on a continuous accessible path of travel to comply with AS 1428.1-2009.

Scope exists for potential to address the above BCA compliance departures via a BCA Performance Solution. The extent to which we can address the BCA compliance departures and the extent of works that would be required as a result is dependent on the extent / type / location of works proposed to the building.

DTS Compliance Departure 2

A number of openings throughout the building are provided with a clear width less than 1000mm as required by AS 1428.1-2009 Clause 6.3.

Ground

1. Opening between visitor lobby and north-west museum space (~780mm);
2. Openings into cordoned-off museum space between visitor lobby and north-west museum space (~650mm);
3. Opening between north-west museum space and corridor (~780mm);
4. Opening between visitor lobby and central corridor (~840mm);
5. Opening between central corridor and south-east office/store (~775mm);
6. Opening between central corridor and eastern stair lobby (~790mm);
7. Opening between north-east office and lunch room / kitchen (~880mm);

Level 1

8. Opening between main stair upper landing and western museum space (~850mm);
9. Opening to north of museum space (~840mm);
10. Opening to north of museum space (~770mm);
11. Opening to north of museum space (900mm);
12. Opening from north museum space into central corridor (~785mm);
13. Opening within central corridor (~950mm);
14. Opening from central corridor to central museum space (~780mm);
15. Opening from central museum space to southern museum space (780mm);
16. Path within central museum space (~800mm);
17. Opening between central museum space and south-east museum space (~780m);
18. Opening between south-east museum space and central corridor (~780mm).

This causes a DTS compliance departure with BCA Clause D3.1

See below photos corresponding to the above compliance departures:



1



2



3



4



5



6



7



8



9



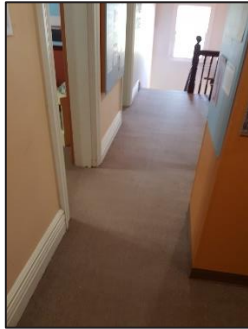
10



11



12



13



14



15



16



16



17

**Resolution Option(s)**

Upgrade openings on a continuous accessible path of travel to comply with AS 1428.1-2009 (ie. clear width of no less than 1000mm).

Scope exists for potential to address the above BCA compliance departures via a BCA Performance Solution. The extent to which we can address the BCA compliance departures and the extent of works that would be required as a result is dependent on the extent / type / location of works proposed to the building.

**DTS Compliance Departure 3**

Nil continuous accessible path of travel is provided between Ground and Level 1.

This causes a Dts compliance departure with BCA Clause D3.1.

**Resolution Option(s)**

Provide a continuous accessible path of travel between Ground and Level 1. This can be achieved via installation of a passenger lift.

Scope exists for potential to address the above BCA compliance departures via a BCA Performance Solution. The extent to which we can address the BCA compliance departures and the extent of works that would be required as a result is dependent on the extent / type / location of works proposed to the building.

**DTS Compliance Departure 4**

Nil continuous accessible path of travel is provided to and within the mine re-creation area

This causes a Dts compliance departure with BCA Clause D3.1.



**Resolution  
Option(s)**

Provide a continuous accessible path of travel to and within the mine re-creation to accord with BCA Clause D3.1 and AS 1428.1-2009.

Scope exists for potential to address the above BCA compliance departures via a BCA Performance Solution. The extent to which we can address the BCA compliance departures and the extent of works that would be required as a result is dependent on the extent / type / location of works proposed to the building.

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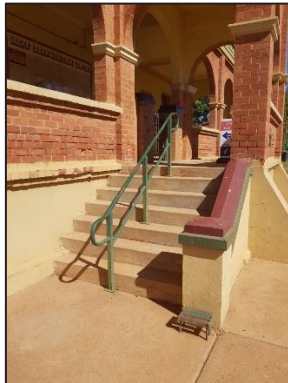
## 2.2 BCA Clause D3.2 – Access to buildings

### DTS Compliance Departure 4

A continuous accessible path of travel is not provided from the main point of pedestrian entry at the allotment boundary to the principal pedestrian entrance (entrance to visitor lobby). Stair access only is provided to the principal pedestrian entrance.

This causes a DTS compliance departure with BCA Clause D3.2.

See below photos corresponding to the above compliance departures:



1



2

#### **Resolution Option(s)**

Provide a continuous accessible path of travel to the from the main point of pedestrian entry at the allotment boundary to the principal pedestrian entrance.

Scope exists for potential to address the above BCA compliance departures via a BCA Performance Solution. The extent to which we can address the BCA compliance departures and the extent of works that would be required as a result is dependent on the extent / type / location of works proposed to the building.

### DTS Compliance Departure 5

A continuous accessible path of travel is not provided through the principal pedestrian entrance (entrance to visitor lobby) due to a series of compliance departures (refer to Clause D3.1 for further detail).

This causes a DTS compliance departure with BCA Clause D3.2.

See below photos corresponding to the above compliance departures:



1



2

#### **Resolution Option(s)**

Upgrade the principal pedestrian entrance to comply with AS 1428.1-2009 – refer to Clause D3.1 for further detail.

## 2.3 BCA Clause D3.3 – Parts of buildings to be accessible

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### DTS Compliance Departure 6

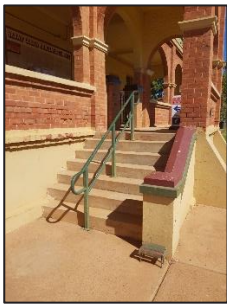
The stairs within the building do not comply with AS 1428.1-2009 Clause 11.

The following compliance departures are noted:

1. External stair to western side of building (LHS)
  - a. Handrail does not comply with AS 1428.1-2009 including (but not limited to):
    - i. Inconsistent heights
    - ii. Reduced handrail projections / extensions
    - iii. Nil 270-degree graspability at vertical posts
    - iv. Single handrail in lieu of two
  - b. Stairs are not provided with contrasting non-slip nosing strips
  - c. Stairs are not provided with TGSI's to top and base landings
2. External stair to western side of building (RHS)
  - a. Nil handrails provided.
  - b. Stairs are not provided with contrasting non-slip nosing strips.
  - c. Stairs are not provided with TGSI's to top and base landings.
3. External stair to southern side of building
  - a. Handrail does not comply with AS 1428.1-2009 including (but not limited to):
    - i. Inconsistent heights
    - ii. Nil handrail projections at base landing
    - iii. Non-compliant extensions at top landing
  - b. Stairs are not provided with contrasting non-slip nosing strips
  - c. Stairs are not provided with TGSI's to top and base landings
4. Internal stair to western side of building
  - a. Handrail does not comply with AS 1428.1-2009 including (but not limited to):
    - i. Inconsistent heights
    - ii. Nil handrail projections / extensions
    - iii. Non-compliant handrail design
    - iv. Single handrail in lieu of two
    - v. Newel posts
  - b. Stairs are not provided with contrasting non-slip nosing strips
  - c. Stairs are not provided with TGSI's to top and base landings
  - d. Stair nosings project beyond the face of the riser
5. Internal stair to eastern side of building
  - a. Handrail does not comply with AS 1428.1-2009 including (but not limited to):
    - i. Inconsistent heights
    - ii. Nil handrail projections / extensions
    - iii. Non-compliant handrail design
    - iv. Single handrail in lieu of two
    - v. Newel posts
    - vi. Non-continuous handrail
  - b. Stairs are not provided with contrasting non-slip nosing strips
  - c. Stairs are not provided with TGSI's to top and base landings
  - d. Stair nosings project beyond the face of the riser

This causes a DTS compliance departure with BCA Clause D3.3

See below photos corresponding to the above compliance departures:



1



2



3



4



5

**Resolution Option(s)**

Upgrade all stairs to comply with AS 1428.1-2009 Clause 11.

Scope exists for potential to address the above BCA compliance departures via a BCA Performance Solution. The extent to which we can address the BCA compliance departures and the extent of works that would be required as a result is dependent on the extent / type / location of works proposed to the building.

**DTS Compliance Departure 7**

A number of corridors within the building are provided with reduced wheelchair turning spaces causing a compliance departure with AS 1428.1-2009 Clause 6.

Ground

1. North-west corner of north-west museum space (reduced 90 degree turning space);
2. Intersection of north-west museum space corridor and central corridor (reduced 90 degree turning space);
3. Eastern end of central corridor (reduced 90 degree turning space);
4. Internal south-east office storeroom (reduced 180 degree turning space).

Level 1

5. Museum spaces (general lack of 90-180 degree turning spaces throughout northern and central museum spaces).

This causes a DTS compliance departure with BCA Clause D3.3.

See below photos corresponding to the above compliance departures:



1



2



3



4



5



6



7

**Resolution  
Option(s)**

Modify corridors / reconfigure museum spaces to achieve turning spaces to accord with AS 1428.1-2009 Clause 6.

Scope exists for potential to address the above BCA compliance departures via a BCA Performance Solution. The extent to which we can address the BCA compliance departures and the extent of works that would be required as a result is dependent on the extent / type / location of works proposed to the building.

## 2.4 BCA Clause D3.5 – Accessible carparking

### DTS Compliance Departure 8

Nil accessible carparking spaces are provided to the carparking area.

This causes a Dts compliance departure with BCA Clause D3.5.

See below photos of the above compliance departures:



1



2

#### Resolution Option

Provide accessible carparking spaces to accord with BCA Clause D3.5 and AS2890.6-2009.

## 2.5 BCA Clause F2.4 – Accessible sanitary facilities

### DTS Compliance Departure 9

A single staff bathroom is provided at the east of the building.

A block of male / female general use sanitary facilities is provided adjacent the museum building.

Nil unisex accessible sanitary facility or ambulant compartments are provided.

This causes a Dts compliance departure with BCA Clause F2.4.

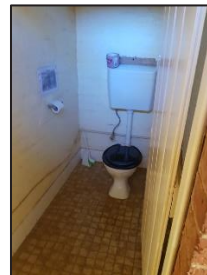
See below photos of the above compliance departures:



1



2



3

#### Resolution Option

Provide a unisex accessible sanitary facility to the building. Provide an ambulant compartment in both the male and female sanitary facilities.

Scope exists for potential to address the above BCA compliance departures via a BCA Performance Solution. The extent to which we can address the BCA compliance departures and the extent of works that would be required as a result is dependent on the extent / type / location of works proposed to the building.

### 3.0 UPGRADE SUMMARY

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The Access Appraisal has identified the compliance status of the subject building against the following –

- a. Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2016. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- b. Accessibility related Australian Standards as referenced by BCA 2016, as relevant to this project and as directly nominated in the report.
- c. The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).

If no works are proposed to the existing building/s, there is no statutory obligation under the above legislation for the owner to carry out any upgrade works. On this basis – the above recommendations are discretionary.

If works are proposed to the building/s, there may be a requirement to upgrade certain parts of the building/s – please refer to Section 1.5 for further details.

Scope exists for potential to address the above BCA compliance departures via a BCA Performance Solution. The extent to which we can address the BCA compliance departures and the extent of works that would be required as a result is dependent on the extent / type / location of works proposed to the building.

### 4.0 CONCLUSION

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The Access Appraisal has identified the compliance status of the subject buildings against the following –

- a. Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2016. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- b. Accessibility related Australian Standards as referenced by BCA 2016, as relevant to this project and as directly nominated in the report.
- c. The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).

The outcome of the report highlights a number of DTS compliance departures. Recommendations for resolution of identified issues have been provided.

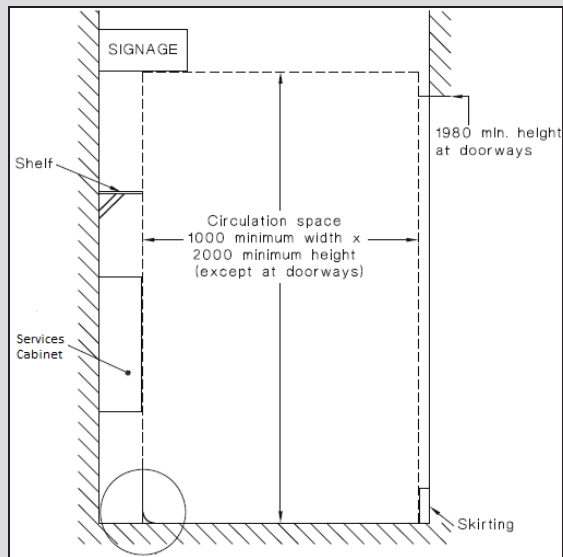
## Appendix 1 – Technical Specification(s)

### BCA Clause D3.1

#### Summary of AS1428.1-2009 Requirements for accessways

##### Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.



##### Doorways / Doors –

- (i) All doorways shall have a minimum luminance contrast of 30% between –
  - door leaf and door jamb;
  - door leaf and adjacent wall;
  - architrave and wall;
  - door leaf and architrave;
  - door jamb and adjacent wall.
- (ii) The minimum width of the area of luminance contrast shall be 50mm,
- (iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,
- (iv) Doors shall have a clear opening width of 850mm.
- (v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.
- (vi) 'D' type handles shall be provided on sliding doors.
- (vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.
- (viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,
- (ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door,



### BCA Clause D3.1

- (x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.
- (xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.
- (xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

#### Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –

- (i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.
- (ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –
  - 0 ±3mm vertical change in level – see Figure 1
  - 0 ±5mm change in level provided the edges have a beveled or rounded edge to reduce the likelihood of tripping – see Figure 2
  - Various tolerances for raked joint pavers – see Figure/s 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.

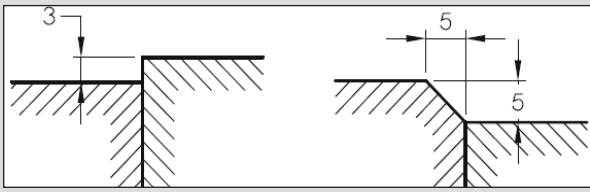


Figure 1

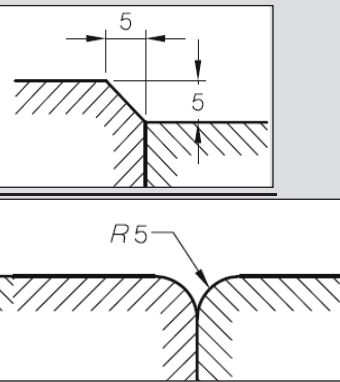


Figure 2

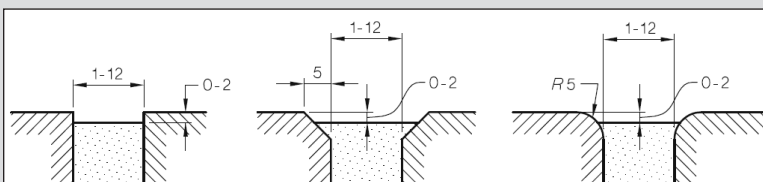


Figure 3a – For continuous paving units – level surfaces

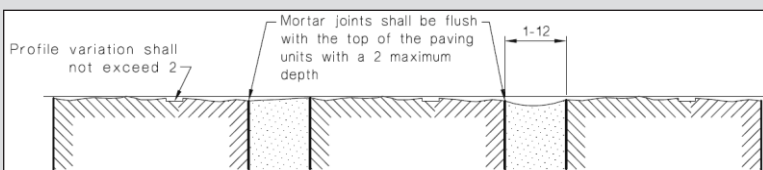
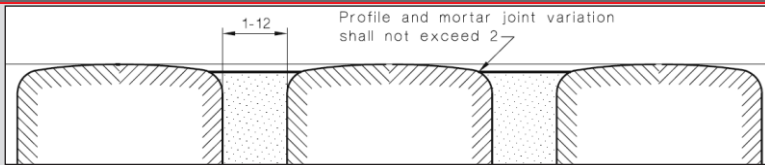


Figure 3b – For continuous paving units – irregular surfaces

### BCA Clause D3.1



**Figure 3c – For continuous paving units – domed surfaces**

- (iii) Where carpets or any soft flexible materials are used on the ground or floor surface –
- The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,
  - Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge,
  - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded beveled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.
- (iv) Matting recessed within an accessible path of travel –
- Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or beveled, above or below the surrounding surface; and
  - Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or beveled.

#### Switches and Controls –

- (i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners.
- (ii) Rocker action and toggle switches shall be provided in accordance with Clause 14.2 in accessible residential sole-occupancy units.

### BCA Clause D3.3

#### Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)

##### Clause 10.2 – Walkways

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
  - Kerb in accordance with Figure 18.
  - Kerb rail and handrail in accordance with Figure 19.
  - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
  - 25m intervals or less for 1:33,
  - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

##### Clause 10.5 - Threshold ramps

### BCA Clause D3.3

- Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf.
- Edges of the threshold ramp shall be tapered or splayed at max 45° if not abutting a wall.

#### Clause 10.6 - Step ramps

- Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10.
- Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade.
- Step ramps to have slip-resistant surfaces.

#### Clause 10.8 - Landings

Landings for walkways (up to 1:33) and ramps shall comply with one of the following:

- min. 1.2m if no change in direction as per Figure 25(A),
- min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B),
- 180° turn, landing as per Figure 25(C).
- Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D).
- Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m.

#### Clause 11.1 - Stair construction

Stairs to be constructed as follows:

- Set back min. 0.9m from boundary,
- Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A),
- Have opaque risers,
- Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay,
- Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm,
- 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm.
- TGSIs installed as per AS1428.4.1.

#### Clause 11.2 - Stairway handrails

Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows:

- Design & construction as per Clause 12,
- Installed both sides,
- No vertical sections and shall follow angle of the stairway nosings,

### BCA Clause D3.3

- Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous,
- Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.

### Clause 12 - Handrails

Design and construction to comply with:

- Handrails and balustrades shall not encroach into required circulation,
- Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions,
- Exposed edges or corners have min. radius of 5mm,
- Top of handrail to be between 865mm and 1.0m above nosing or landing,
- Height to be constant throughout,
- If balustrade is required at a height greater than the handrail, both shall be provided,
- Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D),
- Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm,
- Handrails to have no obstructions to the passage of a hand along the rail,
- Inside handrail at landings to always be continuous as per Figure 28(a).

DRAFT

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