



Morris Goding
Access Consulting

Sirius Development Pty Ltd

18 February 2021

Dear Sir/Madam,

RE: Sirius Redevelopment - Response to Department of Planning, Industry and Environment Accessibility Statement Final

Morris Goding Access Consulting (MGAC) has reviewed the City of Sydney Council comments related to accessibility and adaptability with relation to the State Significant Development (SSD) application for the adaptive reuse, alteration and additions to the Sirius building. The following responses have been prepared in relations to items raised by the Council.

Diversity

Feedback from the City of Sydney Council stated that the MGAC Access Impact Report makes an argument for “unjustifiable hardship” under the Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards). While there are significant constraints associated with the existing site and building, the process of “unjustifiable hardship” is not the direction the development is taking. The design team has worked towards achieving compliance with the Building Code of Australia (BCA), the DDA Premises Standards and relevant accessibility standards (such as the AS1428.1 suite).

Where there are Building Code of Australia deemed to satisfy non-compliances, MGAC will prepare performance solutions that meet the performance requirements of the BCA. In particular, where there are non-compliances due specific site constraints, the design will adopt access provisions that will offer safe, equitable and dignified solutions to ensure the performance requirements are met.

Adaptable Units

The Darling Square precinct achieved <2% provision for adaptable units across all stages as agreed upon by all relevant parties. The proposal to have 2 adaptable units (of a total of 76 units) represents 2.5% of the total units of the development. This is on par with or greater than other residential State Significant Developments such as Darling Square, despite having significant challenges such as existing site gradients, stepped floor plates and structural constraints.

The design of adaptable unit types 3F and 3H (attached in Appendix A below) were assessed within MGAC’s Access Impact Statement and feedback from the City of Sydney Council is

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noted. The design has been adjusted to reduce the cost and effort required to during post adaptation stage.

- The accessible bathrooms to adaptable unit types 3F and 3H will show toilet pans and shower recess falls retaining their position between pre and post adaptation and capped off services for the where the washbasin will be relocated at post adaptation are included from the outset. The walls within the bathrooms are annotated lightweight partitions for easy removal at post adaptation. Waterproofing includes the underside of these lightweight partitions. Wall strengthening will be provided from the outset in the toilet pan and shower recess walls to allow for easy future installation of grabrails as per AS4299. As per the provisions of AS4299, a removeable bathtub is permissible.
- The kitchen island benches in adaptable unit types 3F and 3H may be relocated at post adaptation as stipulated in AS4299. The post adaptation drawings show a potential configuration that will comply with AS4299 Clause 4.5. The drawings show continuous flooring underneath the island kitchen bench and the sink waste will be located at the back of the bench such that upon adaptation, the existing joinery can be shifted back to achieve the required circulation spaces. It is MGAC's opinion that the provision of continuous flooring underneath the island bench and suitable location of the sink waste will ensure that adaptation will minimise inconvenience and cost.
- Within the bedroom of adaptable unit type 3F it is proposed to the remove some of the wardrobe joinery to provide the circulation space required around the queen bed in the adaptable bedroom. While there is a reduction in wardrobe space in the post adaption scheme, there is still ample wardrobe space allocated with significant circulation space as is desirable in AS4299 Clause 4.6. With the greater circulation provided by the removal of the extra wardrobe space, there is some flexibility for the owner to provide additional wardrobe space if desired, while maintaining circulation space around the queen bed. It is MGAC's opinion that the current scheme meets the intent of AS4299 with regards to the bedrooms.
- The comments relations to the changes required in the laundry for both adaptable unit types 3F and 3H are noted. Drawings show capped off services in the future location of the laundry provided from the outset and initial joinery can be easily removed as continuous tiling has been provided in this location.

The pre and post adaptation schemes have been developed in careful consideration of the requirements of AS4299 within the constraints of the existing conditions. By implementing the above items in the scheme as necessary, MGAC believes the will comply with and meet the intent of AS4299 and relevant accessibility codes to produce accommodation that will allow a person to adapt their dwelling to meet their changing needs in a convenient and cost-effective manner.



Morris Goding
Access Consulting

Yours faithfully,

Jeremy Tagle
Senior Access Consultant
Morris Goding Access Consulting



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Appendix A

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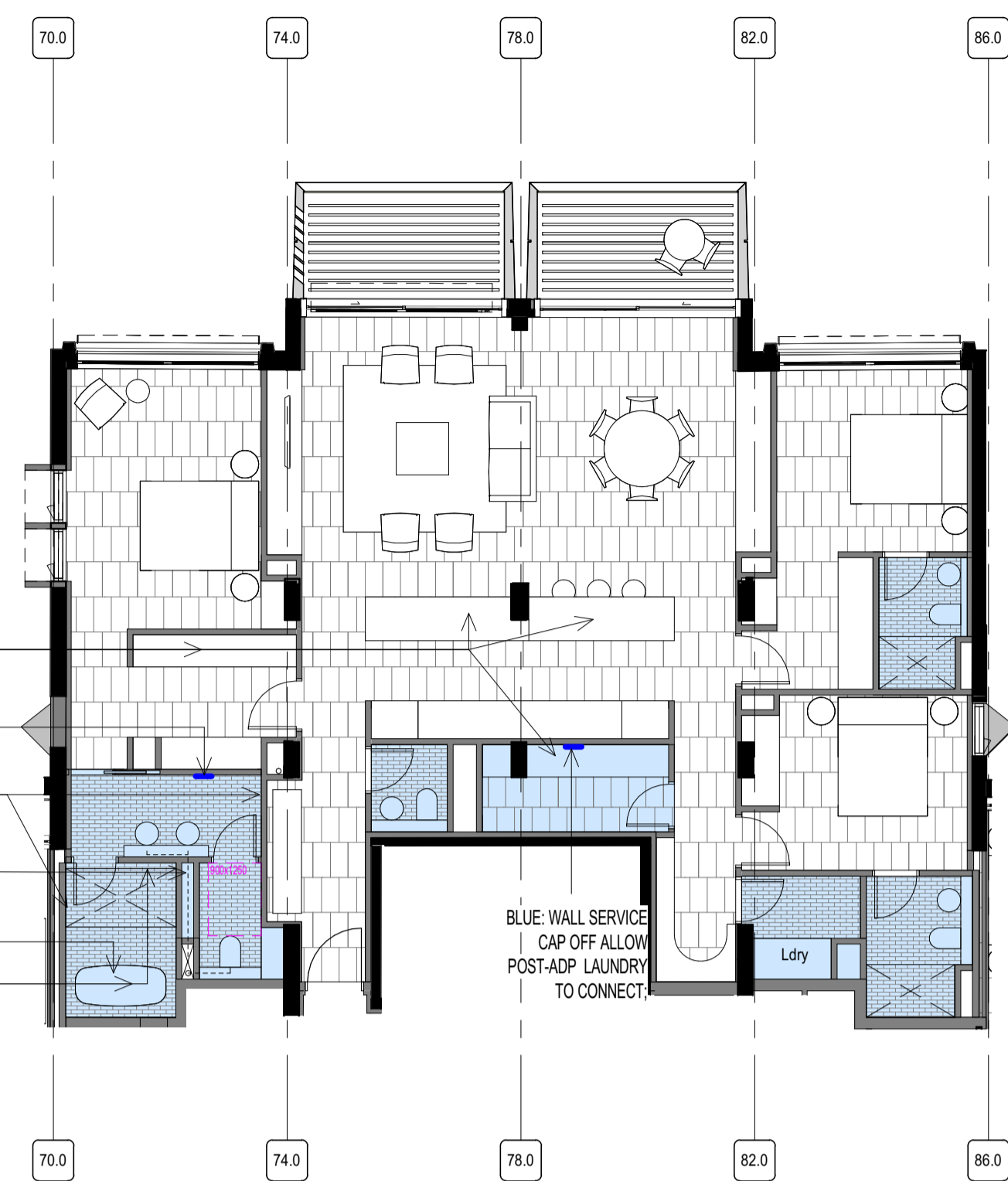
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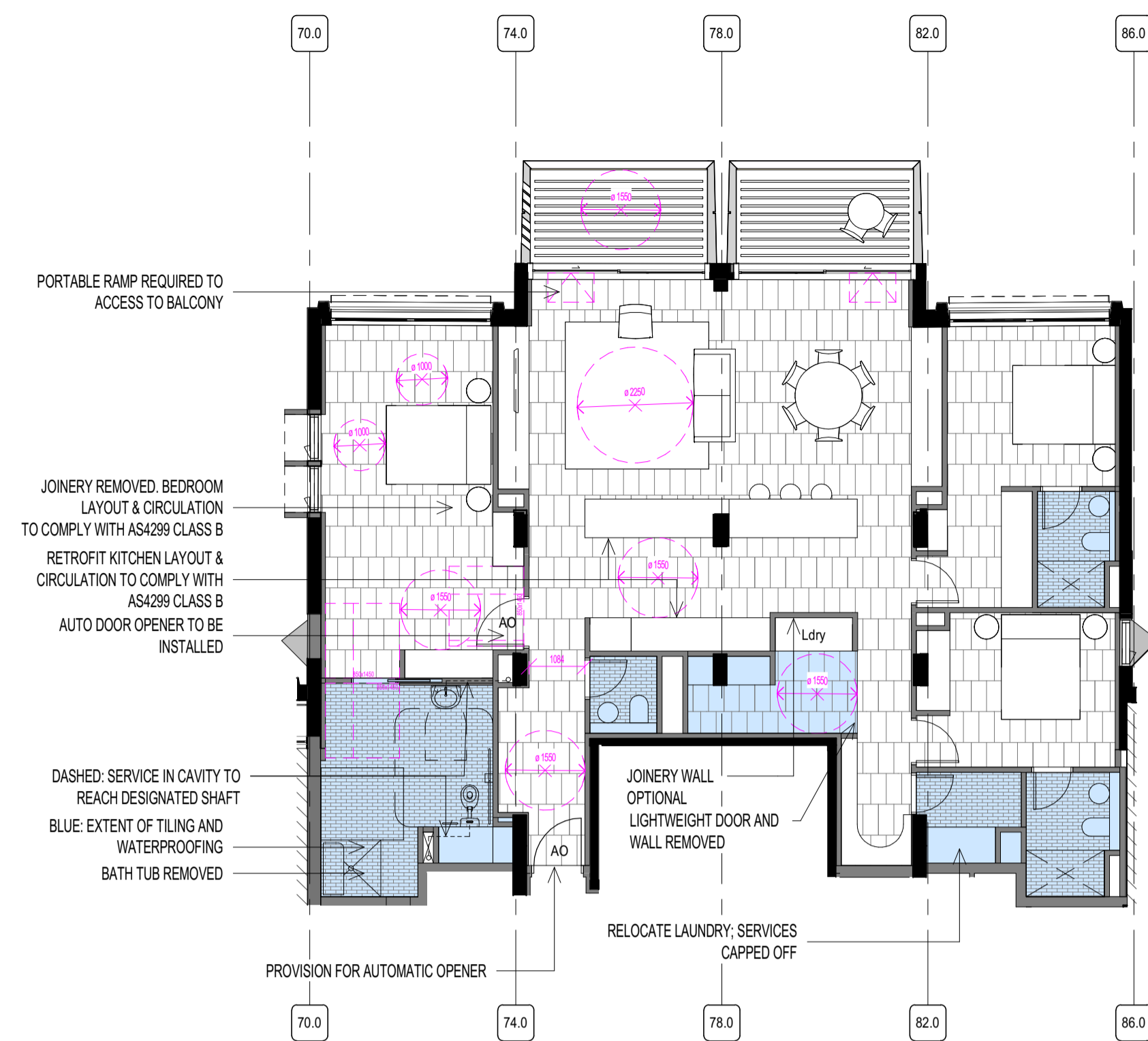
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ISSUE	DATE	FOR
1	04.09.20	NOT FOR SSDA - DRAFT
2	11.09.20	FOR INFORMATION
3	18.09.20	FOR SSDA

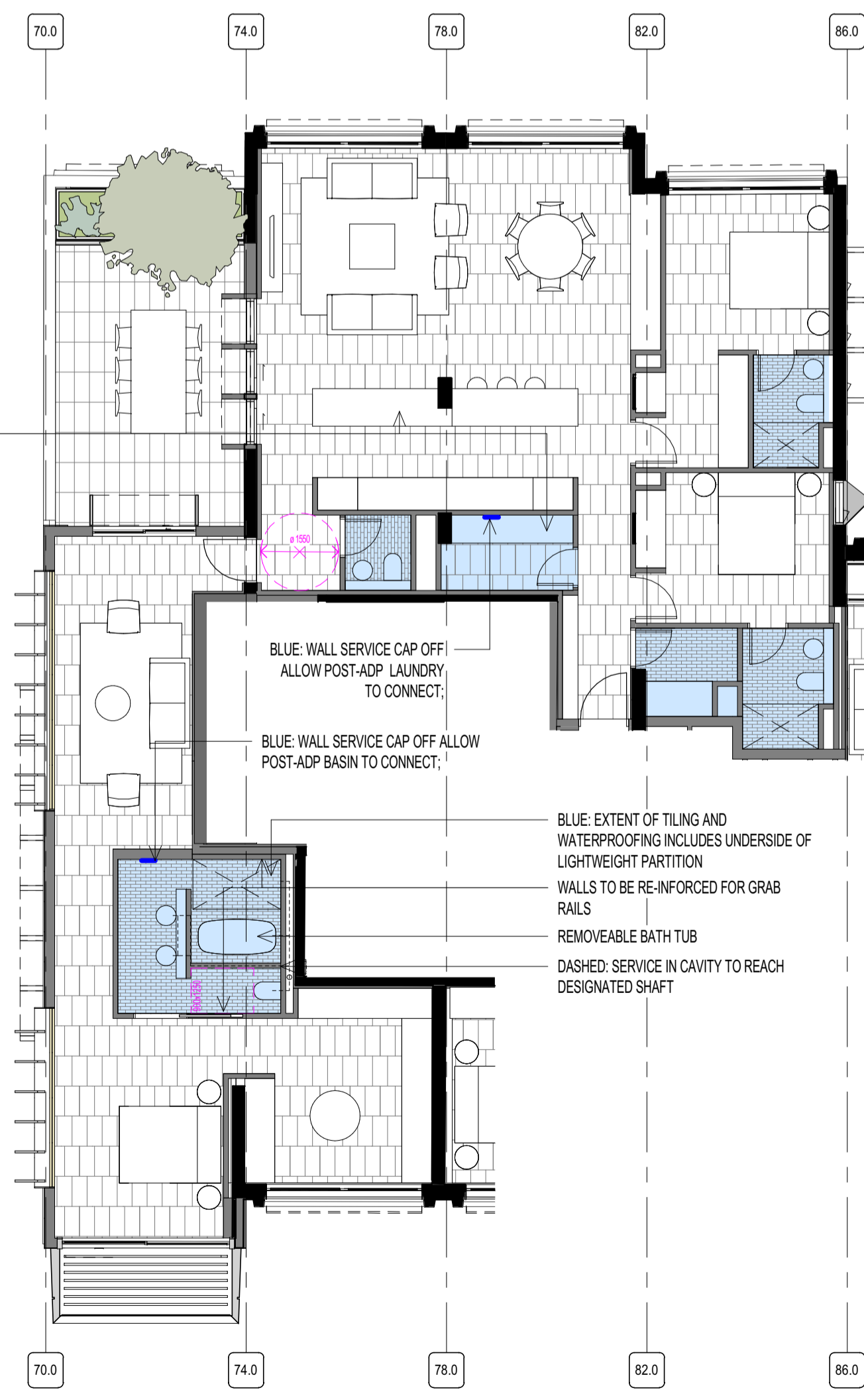
- ADAPTABLE APARTMENT SPECIFICATION**
STANDARD AS 4299; AS 1428.1-2009; AS 1428.2-1992
SCHEDULE OF REQUIREMENTS FOR ADAPTABLE APARTMENTS
- APARTMENTS**
ACCESSIBLE ENTRY
1. ENTRY DOORS MIN. 850MM LEAF CLEAR
2. DOOR HARDWARE TO AS 1428.1
3. IF AUTO DOOR TO BE INSTALLED, PROVISION OF POWER ON CEILING IN PRE-ADPATBLE MODE
- INTERNAL GENERALLY**
4. DOORS TO MAIN BEDROOM & ACCESSIBLE BATHROOM TO BE MIN. 850MM LEAF
5. CORRIDORS MIN. 1000MM CLEAR
6. DOOR APPROACHES TO MASTER BEDROOM & ACCESSIBLE TOILET AS PER AS 1428.1
- LIVING ROOM**
6. PROVISION FOR CIRCULATION SPACE OF MIN. 2250MM DIA.
7. POWER PROVIDED 4X DOUBLE GPOs
8. TELEPHONE OUTLET ADJACENT TO GPO
9. POTENTIAL ILLUMINATION LEVEL MIN. 300LUX
- KITCHEN**
10. BENCHES MIN. WIDTH 2700MM. MIN. 1550 BETWEEN BENCHES TO POST ADAPTED UNIT.
11. CIRCULATION TO COMPLY WITH AS 1428.1
12. BENCH ADJUSTABLE / REMOVABLE SURFACE 800MM WIDE ADJACENT TO OVEN
13. REFRIGERATOR LOCATED ADJACENT TO WORK SURFACE
14. SINK PLUMBING TO ALLOW FOR ADJUSTABLE HEIGHT
15. SINK BOWL MAX. DEPTH 150MM
16. TAP LEVER HANDLES
17. TAPS LOCATED TO EITHER SIDE OF SINK
18. OVEN PROVIDE SIDE LOCATED CROSSBAR CONTROL
19. OVEN PROVIDE ISOLATION SWITCH
20. WORK SURFACE MIN. 800MM LENGTH ADJACENT TO OVEN AT SAME HEIGHT
21. OVEN LOCATED ADJACENT TO AN ADJUSTABLE HEIGHT OR REPLACEABLE WORK SURFACE
22. GPOs TO COMPLY WITH AS 1428.1
23. POWER GPOs TO BE LOCATED SIDE OF REFRIGERATOR
24. FLOOR SLIP RESISTANT FLOOR SURFACES
- MAIN BEDROOMS**
25. BEDROOM CIRCULATION TO COMPLY WITH AS 1428.1
26. POWER TWO POWER OUTLETS ON EITHER SIDE OF BED LOCATIONS
27. POWER ONE GPO OPPOSITE WALL TO BED
28. PHONE OUTLET PROVIDE NEAR BED
29. TV WALL OUTLET PROVIDE ON WALL OPPOSITE TO BED
30. TWO WAY LIGHT SWITCH; ONE SWITCH LOCATED AT BED, OTHER SWITCH TO BE LOCATED AT DOOR
31. ILLUMINATION MIN. 300 LUX
32. ROBE SLIDING MIRROR DOORS
- BATHROOMS**
33. BATHROOMS TO COMPLY WITH AS 1428.1
34. FLOOR SLIP RESISTANT FLOOR SURFACES
35. SHOWER WATERPROOFING TO COMPLY WITH AS 3740
36. SOAP HOLDER TO BE RECESSED
37. ALL FF&E TO COMPLY WITH AS1428.1
38. SHOWER WALL STUDS TO BE RE-INFORCED FOR GRAB RAILS
39. POWER DOUBLE GPOs BESIDE MIRROR
- LAUNDRY**
40. CIRCULATION AT DOORS TO COMPLY WITH AS 1428.1
41. CIRCULATION MIN. 1550MM CLEARANCE IN FRONT OF APPLIANCE
42. PROVIDE AUTOMATIC WASHING MACHINE
43. CLOTHING LINE - NOT APPLICABLE
44. POWER DOUBLE GPOs
45. FLOOR SLIP RESISTANT FLOOR SURFACES
- DOOR LOCKS**
46. HARDWARE LOCATE BETWEEN 900MM - 1100MM ABOVE FLOOR
- EXTERNAL FLOOR COVERING**
47. FLOOR SLIP RESISTANT FLOOR SURFACES
- PLUMBING**
48. PROVISION FOR FUTURE PLUMBING FOR POST ADAPTABLE APARTMENT TO BE PROVIDED IN SLAB (TO BE CAPPED OFF AS REQUIRED FOR PRE ADAPTABLE APARTMENT FOR FUTURE CONNECTION)
- FF&E**
49. THE INSTALLATION OF SWITCHES AND GENERAL PURPOSE OUTLETS WILL BE LOCATED AT HEIGHT ABOVE FINISHED FLOOR LEVEL AT PRE-ADAPTATION, IN ACCORDANCE WITH AS 1428
BCA PART D3
AN ACCESSIBLE PATH OF TRAVEL IS PROVIDED TO THE ENTRANCE DOORWAYS OF EACH SOLE OCCUPANCY UNIT SERVED BY THE LIFT FROM THE STREET AND CARSPACE.
REFER TO SPECIFICATIONS FOR SETOUT OF FITTINGS



1 DDA TYPE 3F - 14.15.02 - PRE



2 DDA TYPE 3F - 14.15.02 - POST



3 DDA TYPE 3H - 18.19.01 - PRE



4 DDA TYPE 3H - 18.19.01 - POST

PROJECT MANAGER
DEDICO DEVELOPMENT SERVICES

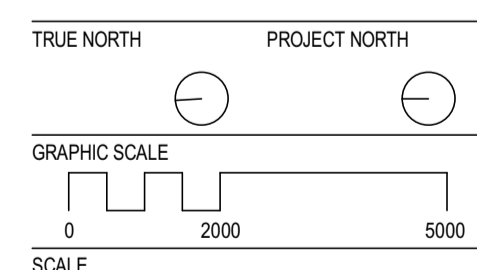
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
B.V.N. PROJECT NUMBER

1712011
DRAWING KEY



1:100@A1
STATUS

FOR INFORMATION
DRAWING

DDA APARTMENTS_TYPE 3H
AND 3F

ISSUE
AR-DA-B-11-61
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