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Access Consulting

Sirius Developments Pty Ltd

Sirius Site

**Access Impact
Statement – Final
v2**

28 October 2020



REPORT REVISIONS		
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28.10.20	Final	Drawing Set – Issued For SSDA (Attached in Appendix A) Prepared by LTS, BVN Architects, 360° Landscape Architects and Floth.
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Table of contents

1. Executive Summary	4
2. Introduction	5
2.1 Proposed Development	5
2.2 Objectives	5
2.3 Limitations	6
2.4 Accessibility of Design	6
2.5 Referenced Standards	6
3. General Access Planning Considerations	8
4. Ingress & Egress	10
4.1 External Linkages	10
4.2 Entrances	10
4.3 Emergency Egress	11
5. Paths of Travel	12
5.1 Circulation Areas	12
5.2 Passenger Lifts	13
5.3 Stairs & Ramps	13
6. Adaptable Units	15
6.1 Adaptable Unit Provision	15
6.2 Adaptable Unit Design	15
7. SEPP 65 Silver Livable Units	17
7.1 Silver Livable Unit Provision	17
7.2 Silver Livable Unit Design	17
9. Facilities & Amenities	19
9.1 Sanitary Facilities	19
9.2 Common Areas	19
9.3 Car Parking	20
10. Conclusion	22
11. Appendix A	23

1. Executive Summary

The Access Impact Statement is a key element in the adaptive reuse of the existing Sirius building located at 2-60 Cumberland Street, The Rocks and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Access Consulting has prepared the Access Impact Statement to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.

2. Introduction

2.1 Proposed Development

The proposed development is for the restoration and refurbishment of the existing Sirius building, including alterations and additions. The existing building is proposed to be substantially retained and restored with integrity. New residential additions are proposed to be added to the existing structure in appropriate locations to maintain the legibility of the original architectural form, and new structures for commercial uses are proposed to be added at the Cumberland Street and Gloucester Walk frontages of the site.

The existing Sirius building has a varied height profile due to its modular form and due to the fall across the site when observed from Cumberland Street and from Gloucester Walk. The existing building rises from the north and south towards a central tower with a maximum height of 34.6m above ground level at Cumberland Street (equivalent to an 11-storey building). Due to the existing split-level apartments, the building is conveyed as having a greater number of levels (25 storeys).

The proposed alterations and additions to the existing building will increase the overall building height by 5.4m to a maximum building height of 40.9m above ground level at Cumberland Street. On the Cumberland Street entry side of the site, the building presents as thirteen (13) levels at the highest occupied level. When observed from Gloucester Walk, and due to the fall across the site, the building presents as fourteen (14) occupied levels.

The building incorporates two levels of basement car parking.

The proposed works include:

- Alterations and additions to the existing building to provide for:
 - Residential accommodation (a total of 76 apartments);
 - Commercial premises, including retail floorspace; and
 - Basement car parking.
- Provision of a through-site link between Cumberland Street and Gloucester Walk.
- Upgrades to Gloucester Walk including landscaping and pedestrian access.
- Improvements to Cumberland Street including landscaping and improved carpark entry.
- Associated works, including:
 - Minor demolition works;
 - Earthworks;
 - Structural upgrades;
 - Services upgrades; and
 - Landscaping works.

2.2 Objectives

The report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The report considers user groups of the building who include

residents, visitors, and maintenance staff as well as members of the public who will utilise the public space and through-site link. The report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance with the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.4 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

2.5 Referenced Standards

The following standards are to be used to implement the report:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2019;
- Building Code of Australia (BCA) Part D3, E3, F2;
- AS 1428.1:2009 - (General Requirement for Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance).

3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint being made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. The existing constraints of the site and building provide significant accessibility challenges, however substantial efforts have been made to increase accessibility provisions across the entire project. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use

4. Ingress & Egress

4.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- An accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009.
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

Assessment

MGAC has reviewed the SSDA drawings and documentation prepared by BVN and 360 Degrees in relation to the aforementioned requirements.

Access is provided to the majority of pedestrian entry points of the development. Cores 1, 2, 4 and 5 all have level access into the buildings from Gloucester Walk and/or Cumberland Street.

The existing pedestrian footpath level and the existing slab levels of the 5 cores provide accessibility challenges in terms of providing barrier free access to all access points of all apartments. Numerous studies were undertaken to try to maximise access to all building entrances from the allotment boundary and the proposed design achieves significant level of improvement for accessibility. The existing Sirius building provided only 47 of 79 sole occupancy units with barrier free access (59% of units). The proposed design which includes multiple lift additions and improved access on street level provides 54 of 76 sole occupancy units with barrier free access (71% of units). This is a significant improvement and a positive result given the access challenges of the site.

On the basis of the current level of detail access requirements have been achieved to a suitable level given the existing constraints of the site. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (ie. when they have a separate function and/or use eg. external retail tenancy).
- A non-accessible entry located no more than 50m distance from an accessible entry (for buildings greater than 500m²).



- All accessible doors with 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009.
- An accessible path of travel eg. ramp or lift provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles.

Assessment

MGAC has reviewed the SSDA drawings and documentation prepared by BVN and 360 Degrees in relation to the aforementioned requirements.

Where designated as accessible (as assessed in section 4.1 of this report), upgrades are being proposed to the entry doors to ensure compliance with relevant accessibility standards. This includes upgrades to the accessways leading to main entrances from the allotment boundary.

On the basis of the current level of detail access requirements have been achieved to a suitable level. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.3 Emergency Egress

BCA 2019 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). The existing fire stairs do not have an off-set tread configuration.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

Management systems for emergency egress for people with disabilities should be considered.

5. Paths of Travel

5.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
- Turning spaces (at least 1540mm W x 2070mm L) within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
- All common-use doors (ie. not excluded under Part D3.4) with 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- All common-use corridors and accessible paths of travel with at least 1000mm min. width when travelling in linear direction Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.

Assessment

MGAC has reviewed the SSDA drawings and documentation prepared by BVN and 360 Degrees in relation to the aforementioned requirements.

All accessible paths of travel have suitable clear width to allow wheelchair manoeuvrability and in general, turning spaces and passing bays are provided at appropriate locations. The lift lobbies all have suitable circulation space to allow a wheelchair user to make 180° turns or pass a wheelchair user travelling in the opposite direction.

It is noted that the tower has corridor ends that do not meet the turning space requirements of AS1428.1 due to existing structural constraints. A performance solution can be supported to address this non-compliance, meeting the performance requirements of the BCA.

The public domain drawings show appropriate gradients and materiality allow for a suitable level of accessibility across the site. Pavers will be specified to achieve suitable slip resistance ratings, ramps are provided to address level differences in key areas that require access and a public passenger lift is being proposed within the through-site link to ensure equitable access between Cumberland Street and Gloucester Walk. The through-site link itself is suitably level and provides sufficient circulation to allow a wheelchair user to make 180° turns or pass a wheelchair user travelling in the opposite direction, compliant with the DDA Premises Standards.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.2 Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Passenger lifts with min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA/DDA Access Code Part E3.6 and AS1735.12.
- All lift lobbies and main corridors on each level with 1800mm min. clear width to allow two wheelchairs ability to space pass each other.

Assessment

MGAC has reviewed the SSDA drawings and documentation prepared by BVN in relation to the aforementioned requirements.

A public passenger lift is being proposed adjacent the stair in the through-site link. This provide an accessible path of travel between the Cumberland Street site frontage and Gloucester Walk and significantly increases accessibility through the site for all user groups.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.3 Stairs & Ramps

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps maximum 1:14 gradient with landings at no more than 9 metre intervals
- Ramps with handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1
- Landings 1200mm length with 1500mm length at 90 degree turns
- Stairs handrails on both sides in accordance with AS1428.1
- Stairs and ramps with offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp

Assessment

MGAC has reviewed the SSDA drawings and documentation prepared by BVN and 360 Degrees in relation to the aforementioned requirements.

Numerous stairs are proposed providing access to the cores from Cumberland Street and Gloucester Walk, including a stair that connects Cumberland Street to Gloucester Walk via a through site link. These stairs all have provision for full compliance with AS1428.1.

There is a ramp proposed from the Cumberland Street public footpath to the raised public terrace at the northern end of the site. This ensures equitable access to public terrace in line with the DDA.



On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6. Adaptable Units

6.1 Adaptable Unit Provision

The concept of adaptable housing is to design units with provisions in place from the outset (pre-adaptation) so they can be easily adapted to meet changing needs of residents in the future (post-adaptation) in accordance with AS4299.

It is noted that there are no mandatory requirements with respect to the provision of a minimum quantity of adaptable units at the subject development. Notwithstanding, there are a total of 2 adaptable units in the subject development.

Assessment

A quantum of 2 adaptable units (of a total 76 units) is on par with other SSDA residential projects undertaken within Sydney city. This represents 2.5% of total of the total units designed to be adaptable.

6.2 Adaptable Unit Design

The following requirements are to be satisfied in the provision of adaptable unit design at pre-adaptation stage.

- The entry door of the unit achieves 850mm clear width opening (920 door leaf). Latch side clearance of 530mm achieved at pre adaptation, externally and internally of the door in accordance with AS4299.
- The kitchen with 1550mm circulation space outside of the kitchen work spaces
- The bathroom of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin with required circulation spaces. Capped off service can be provided for the relocation of basin at post adaptation. The shower recess will require review during design development.
- The living area large enough to achieve a circulation space of 2250mm min diameter after furniture placement, compliant with AS4299.
- The bedroom achieves 1 metre either side of queen size bed and 1550 x 2070mm at the base of bed or similar configuration
- The laundry area with 1500mm in front of laundry appliances in accordance with AS4299.
- All doors achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS1428.1:2009.

Assessment

MGAC has reviewed the SSDA drawings and documentation prepared by BVN in relation to the aforementioned requirements.

In general, the design of unit type 3H satisfies the requirements of an AS4299 compliant Class C unit. Corridors achieve the 1000mm clear width, door circulation is provided and where it is

not, power operated doors are proposed, circulation is provided around the kitchen, laundry, master bedroom and living area. The bathroom has the appropriate size to achieve compliance and further detailing of the arrangements, capped off services and wall strengthening will be undertaken at design development stage.

On the basis of the current level of detail access requirements can be achieved to a suitable level given the existing constraints of the site. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7. SEPP 65 Silver Livable Units

7.1 Silver Livable Unit Provision

For new projects, the following requirement relates to the provision of visitable units:

- A total of 20% units to satisfy SEPP 65 (including referenced Apartment Design Guide) requirements to incorporate Liveable Housing Guidelines Silver Level Universal design features.

7.2 Silver Livable Unit Design

The requirements of a compliant silver level Livable Housing Design Guidelines unit are listed below:

- The entry door into the units are to be detailed to achieve suitable clear width of at least 820mm during detailed design development stage to be compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015:
- From the unit entry, there needs to be appropriate 1m clearances throughout the unit to allow suitable accessible paths of travel within accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.
- All internal doorways into bathroom, bedroom and out to balcony are required to achieve at least 820mm clear open widths in accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015. This can be achieved during detailed design development.
- The silver levels units require bathrooms that can accommodate the required 900mm wide by 1200mm long clear visitable toilet circulation space in front of the leading edge of the pan compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.
- The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grab rails in the future when required.

Assessment

MGAC has reviewed the SSDA drawings and documentation prepared by BVN in relation to the aforementioned requirements.

Currently no silver livable units are proposed. A unit full compliant with the Livable Housing Design Guidelines requires level access to and within elements of the unit including the bedroom, bathroom, kitchen, laundry and living spaces. It also requires level landings 1200mm x 1200mm at the entry doors. All of the sole occupancy units have split-level floor plates with the exception of 19 units in the main tower (core 4) due to the existing structure of the building. This makes it impossible to satisfy the Liveable Housing Design Guidelines in all but those 19 units given that the scope is for the restoration and refurbishment of the existing building.

Existing corridor widths in core 4 make it impossible to achieve the required entry circulation of the Livable Housing Design Guidelines to most core 4 units without compromising the existing core structure.

While these limitations make it impossible to achieve full compliance with the Livable Housing Design Guidelines, every effort has been made to design unit types 1C and 2A (a total of 16 units) to achieve as high a level of compliance with the silver level requirements of the Livable Housing Design Guidelines as possible. This includes providing power operated entry doors, the required circulation in front of the toilet pan, hob-less showers and a majority of the required clear corridor widths.

It is MGAC's opinion that providing units with all of the provisions of silver livable units would severely impact the feasibility of the development due to the significant amount of works required to address the existing structural widths and split-level floor plates. It is also noted that the existing building offered no livable units at all. Therefore, MGAC believes the provisions of livable units is appropriate given the existing site constraints noting that the provisions of accessibility throughout the proposed adaptive reuse have been vastly improved compared to the existing building.

On the basis of the current level of detail access requirements can be achieved to a suitable level given the existing constraints of the site. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

9. Facilities & Amenities

9.1 Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For Class 5, 6, 7a, 9b: At least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under BCA/DDA Access Code part F2.4. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level.
- For Class 9b: If common-use change facilities provided (ie. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4.
- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) within the building. Alternating LH/RH layouts on each subsequent level is the most appropriate and inclusive approach.
- Accessible WC with 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009.

Assessment

MGAC has reviewed the SSDA drawings and documentation prepared by BVN in relation to the aforementioned requirements.

Sanitary facilities are provided within the new Cumberland Street building at the south western corner of the site.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

9.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For class 2 buildings, access to a unique common use facility (such as the Phillip Room).
- Accessibility to common use courtyards within buildings
- Mailboxes and garbage rooms within residential buildings with appropriate accessibility.
- Wheelchair access is required to any common use external and outdoor terrace areas including roof terraces compliant with AS1428.1.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

Access has been provided to any unique common space. It is noted that there is a public terrace at the northern end of the site that has a stair with adjacent ramp access compliant with the DDA Premises Standards.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

9.3 Car Parking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

- Class 5 commercial, 9b development: 1 accessible car bay for every 100 car bays or part thereof, compliant with AS2890.6.
- Class 6 retail development: 1 accessible car bay for every 50 car bays or part thereof, compliant with AS2890.6.
- Accessible car bays 2.4 metre with 2.4 metre shared area.
- Class 2 residential. An adaptable unit car bay for each adaptable unit. These car bays can have 3.8 metre width or 2.4 m with 2.4 metre shared zone

Assessment

MGAC has reviewed the SSDA drawings and documentation prepared by BVN and 360 Degrees in relation to the aforementioned requirements.

Currently no accessible car parking and no adaptable unit car parking is proposed. A fully AS4299 compliant adaptable unit car parking space requires a 3.8m x 5.4m long level area with min. 2.5m headroom. The majority of the existing car park has a gradient of 1:20-1:30. A crossfall exceeding 1:33 poses a safety risk for a person with a disability alighting from their vehicle. The existing gradients, existing floor slab levels and location of existing structural columns severely limit the amount of clear, level circulation space with sufficient headroom within the basement car parking levels.

It is MGAC's opinion that providing the adaptable unit car parking spaces required under AS4299 would severely impact the feasibility of the development due to the significant amount of works required to provide compliant adaptable unit car parking. It is also noted that this car park is purely for residential use and there is no public access. Therefore, MGAC finds it acceptable that the proposal is to upgrade the basement car parking levels to the degree that is reasonably necessary given the existing site constraints. This includes providing accessible paths of travel into the lift lobbies from the car park, provision of handrails, TGSIs and step nosing strips to all car park stairs and ensuring suitable slip resistance along common use paths of travel in the basement car parking levels.



On the basis of the current level of detail access requirements have been achieved to a suitable level. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

10. Conclusion

MGAC has assessed the proposed scheme for the Sirius site. The proposed drawings indicate that accessibility requirements pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved. It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and public domain design.

11. Appendix A

Survey

Drawing number	Description	Prepared by	Date	Revision
Survey drawing				
50025 DT 004	Plan of detail and levels (1 of 9)	LTS	20 October 2020	F
50025 DT 004	Plan of detail and levels (2 of 9)	LTS	20 October 2020	F
50025 DT 004	Plan of detail and levels (3 of 9)	LTS	20 October 2020	F
50025 DT 004	Plan of detail and levels (4 of 9)	LTS	20 October 2020	F
50025 DT 004	Plan of detail and levels (5 of 9)	LTS	20 October 2020	F
50025 DT 004	Plan of detail and levels (6 of 9)	LTS	20 October 2020	F
50025 DT 004	Plan of detail and levels (7 of 9)	LTS	20 October 2020	F
50025 DT 004	Plan of detail and levels (8 of 9)	LTS	20 October 2020	F
50025 DT 004	Plan of detail and levels (9 of 9)	LTS	20 October 2020	F

Architectural Plans

Drawing number	Description	Prepared by	Date	Revision
A-00-01	Cover Sheet	BVN Architects	18 September 2020	2
A-00-02	Drawing List	BVN Architects	27 October 2020	4
A-00-03	Local Context Plan	BVN Architects	18 September 2020	2
A-00-04	Site Context Plan	BVN Architects	18 September 2020	2
A-00-05	Lot Boundary/ Site Area	BVN Architects	18 September 2020	2
A-00-06	Existing Site Plan	BVN Architects	18 September 2020	2
A-00-07	Proposed Site Plan	BVN Architects	18 September 2020	8
A-00-08	Environmental Analysis	BVN Architects	18 September 2020	2
A-00-09	Bulk Earth Work Plan	BVN Architects	18 September 2020	2
B-10-01	Basement B2b-B2a	BVN Architects	23 October 2020	29
B-10-02	Basement B1b-B1a	BVN Architects	27 October 2020	25
B-10-03	Level 01-03	BVN Architects	23 October 2020	18
B-10-04	Level 03-05	BVN Architects	23 October 2020	18
B-10-05	Level 05-07	BVN Architects	18 September 2020	14
B-10-06	Level 07-09	BVN Architects	18 September 2020	13
B-10-07	Level 09-11	BVN Architects	18 September 2020	13
B-10-08	Level 11-13	BVN Architects	18 September 2020	12
B-10-09	Level 13-15	BVN Architects	18 September 2020	12
B-10-10	Level 15-17	BVN Architects	18 September 2020	12
B-10-11	Level 18-19	BVN Architects	18 September 2020	11



Drawing number	Description	Prepared by	Date	Revision
B-10-12	Level 20-21	BVN Architects	18 September 2020	11
B-10-13	Level 22-23	BVN Architects	18 September 2020	12
B-10-14	Level 24-27	BVN Architects	18 September 2020	8
B-10-15	Roof Plan	BVN Architects	18 September 2020	5
B-11-61	DDA Apartments_Type3H and 3F	BVN Architects	18 September 2020	3
B-11-62	Liveable Apartments	BVN Architects	23 October 2020	4
B-21-01	Basement B2b-B2a Demolition	BVN Architects	18 September 2020	4
B-21-02	Basement B2b-B2a Demolition	BVN Architects	18 September 2020	4
B-21-03	Level 01-03 Demolition	BVN Architects	23 October 2020	4
B-21-04	Level 03-05 Demolition	BVN Architects	23 October 2020	5
B-21-05	Level 05-07 Demolition	BVN Architects	18 September 2020	4
B-21-06	Level 07-09 Demolition	BVN Architects	18 September 2020	4
B-21-07	Level 09-11 Demolition	BVN Architects	18 September 2020	4
B-21-08	Level 11-13 Demolition	BVN Architects	18 September 2020	4
B-21-09	Level 13-15 Demolition	BVN Architects	18 September 2020	4
B-21-10	Level 15-17 Demolition	BVN Architects	18 September 2020	4
B-21-11	Level 17-19 Demolition	BVN Architects	18 September 2020	4
B-21-12	Level 19-21 Demolition	BVN Architects	18 September 2020	4
B-21-13	Level 21-23 Demolition	BVN Architects	18 September 2020	4
B-21-14	Level 23-24 Demolition	BVN Architects	18 September 2020	4
B-21-15	Level 24-25 Demolition and Plant Demolition	BVN Architects	18 September 2020	4
B-31-01	Demolition – East and West Elevations	BVN Architects	23 October 2020	5
B-31-02	Demolition – North and South Elevations	BVN Architects	18 September 2020	4
C-10-00	East and West Elevations – Streetscape	BVN Architects	23 October 2020	9
C-10-01	East and West Elevations – Sirius Building	BVN Architects	23 October 2020	8
C-10-02	North and South Elevations – Overall	BVN Architects	18 September 2020	6
C-10-03	North and South Elevations – Sirius tower	BVN Architects	18 September 2020	6
C-10-04	North and South Elevations – Cumberland Building	BVN Architects	18 September 2020	4
C-10-05	Material Board	BVN Architects	18 September 2020	2
C-11-01	Typical façade details – west elevation	BVN Architects	18 September 2020	1
C-11-02	Typical façade details – north elevation	BVN Architects	18 September 2020	1
D-10-01	Sections	BVN Architects	23 October 2020	7
D-10-02	Sections	BVN Architects	18 September 2020	3
R-50-21	Shadow Impact Study Location Photos	BVN Architects	16 October 2020	1
T-30-01	ADG PART 3B – Overshadow Analysis	BVN Architects	25 September 2020	2
T-40-01	ADG PART 4A – Solar Analysis	BVN Architects	18 September 2020	2



Drawing number	Description	Prepared by	Date	Revision
T-40-02	ADG PART 4A – Solar Analysis	BVN Architects	18 September 2020	2
T-40-20	ADG PART 4B – Ventilation Analysis	BVN Architects	23 October 2020	3
T-40-21	ADG PART 4B – Ventilation Analysis	BVN Architects	18 September 2020	2
T-40-22	ADG PART 4B – Ventilation Analysis	BVN Architects	23 October 2020	3
T-40-23	Apartment Schedule / Mix / Storage	BVN Architects	23 October 2020	6
U-10-01	GFA level B2b-11	BVN Architects	27 October 2020	11
U-10-02	GFA level 12-plant	BVN Architects	18 September 2020	9
U-10-03	GFA schedule	BVN Architects	27 October 2020	11

Landscape Plans

Drawing number	Description	Prepared by	Date	Revision
L-DA-01	Cover Page	360° Landscape Architects	27 October 2020	F
L-DA-08	Landscape plan – Basement B4-B3	360° Landscape Architects	27 October 2020	F
L-DA-09	Landscape plan – Basement B2-B1	360° Landscape Architects	27 October 2020	F
L-DA-10	Landscape plan – Level 01-03	360° Landscape Architects	27 October 2020	F
L-DA-11	Landscape plan – Level 03-05	360° Landscape Architects	27 October 2020	F
L-DA-12	Consolidated Ground Floor/ Public Domain Plan	360° Landscape Architects	27 October 2020	F
L-DA-13	Landscape plan – Level 05-07	360° Landscape Architects	27 October 2020	F
L-DA-14	Landscape plan – Level 07-09	360° Landscape Architects	27 October 2020	F
L-DA-15	Landscape plan – Level 09-11	360° Landscape Architects	27 October 2020	F
L-DA-16	Landscape plan – Level 11-13	360° Landscape Architects	27 October 2020	F
L-DA-17	Landscape plan – Level 13-15	360° Landscape Architects	27 October 2020	F
L-DA-18	Landscape plan – Level 15-17	360° Landscape Architects	27 October 2020	F
L-DA-19	Landscape plan – Level 18-19	360° Landscape Architects	27 October 2020	F
L-DA-20	Landscape plan – Level 20-21	360° Landscape Architects	27 October 2020	F
L-DA-21	Landscape plan – Level 24-25	360° Landscape Architects	27 October 2020	F
L-DA-22	Landscape plan – Level 27	360° Landscape Architects	27 October 2020	F
L-DA-23	Consolidated roof plan	360° Landscape Architects	27 October 2020	F



Drawing number	Description	Prepared by	Date	Revision
L-DA-24	Typical private roof terrace	360° Landscape Architects	27 October 2020	F
L-DA-25	Typical non-accessible green roof	360° Landscape Architects	27 October 2020	F
L-DA-26	Planting palette – trees	360° Landscape Architects	27 October 2020	F
L-DA-27	Planting palette – ground floor and courtyards	360° Landscape Architects	27 October 2020	F
L-DA-28	Planting palette – green roofs	360° Landscape Architects	27 October 2020	F
L-DA-29	Boundary Wall / Fence Plan	360° Landscape Architects	27 October 2020	F
L-DA-30	Cumberland Street Elevation	360° Landscape Architects	27 October 2020	F

Exterior Lighting Plan

Drawing number	Description	Prepared by	Date	Revision
18457-SKE-01	Concept COS Street Lighting Layout	Floth	20 October 2020	P3