

HARBOURSIDE SHOPPING CENTRE REDEVELOPMENT

DDA / ACCESSIBILITY (BUILDING CODE OF AUSTRALIA BCA 2022) REPORT FOR SSDA 2 SUBMISSION Harbourside – Tower and Podium (SSDA 2) – Modification No. 2

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DOCUMENT ACCEPTANCE

	Name	Signed	Date
Reviewed by	Sophia Kitson <i>Senior Access Consultant</i> ACAA Accredited #531		09/04/2024

REVISION HISTORY

Revision No.	Prepared by	Description	Date
A	Sophia Kitson	Draft DDA / Accessibility Design Report for SSDA 2 Submission – MOD 2	18/03/2024
B	Sophia Kitson	DDA / Accessibility Design Report for SSDA 2 Submission – MOD 2	28/03/2024
C	Sophia Kitson	DDA / Accessibility Design Report for SSDA 2 Submission – MOD 2	09/04/2024
D	Sophia Kitson	DDA / Accessibility Design Report for SSDA 2 Submission – MOD 2	11/04/2024



INTRODUCTION

Harbourside – Tower and Podium (SSDA 2) – Modification No. 2

This access report has been prepared by Philip Chun Accessibility on behalf of Mirvac Retail Sub SPV Pty Ltd (Mircvac) and is submitted in support of a Section 4.55(2) Modification Application submitted to the Department of Planning, Housing and Infrastructure (DPHI), to modify development consent SSD 49295711 relating to the detailed design, construction, and operation of the new Harbourside mixed-use podium and tower building.

The proposed Modification Application (SSD 49295711 MOD 2) relates to the following:

- Expansion of permissible uses on level 1 to include Events & Conference uses;
- Amendments to the design of the ground floor residential and southern commercial lobbies;
- Amendments to level 4 office layout;
- Amendments to level 5 internal pool, external amenities and communal open space;
- Amendments to the general layout of levels 6 – 8;
- Amendments to levels 46 – 49 penthouse and rooftop plant;
- Various amendments to building services, plant, podium rooftop and facades following further design development and coordination; and
- Inclusion of design changes to the Bunn Street through-site link as required by the consent.

For a detailed description of the proposed modifications, please refer to the Modification Report prepared by Ethos Urban. This report demonstrates that the above amendments will not give rise to unreasonable environmental impacts from a accessibility perspective.

This report offers an overview of our assessment of accessibility requirements to date against the provisions of the Building Code of Australia 2022 (BCA). This report also identifies required Performance Solutions to be addressed at a later date and prior to issue of a Construction Certificate.

A detailed access review has been undertaken on the concept design documentation of the residential, retail and office areas of the building including associated carparking, common areas, amenities and end-of-trip facilities. The public realm and external areas will be assessed under SSDA3 and are excluded from this statement.

In addition to the mandatory requirements for BCA compliance, this assessment also considers the following legislation, Standards, guidelines and best-practice principles:

- Disability Discrimination Act (Cth) 1992 (DDA)
- Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)
- Australian Standards related to accessibility (AS1428.1 (2021); AS1428.2 (1992); AS/NZS1428.4.1 (2009); AS1735.12 (1992); AS/NZS2890.6 (2009); AS4299 (1995))
- City of Sydney Development Control Plan 2012
- Apartment Design Guide 2015
- Universal Design (UD) principles
- Livable Housing Australia (LHA) Design Guidelines (4th Edition)
- Changing Places Design Specifications 2020

SUMMARY OF BCA COMPLIANCE

A separate pre-Construction Certificate capability statement has been prepared to confirm that we have commenced the assessment of the proposed building for compliance with the relevant accessibility-related requirements of the Building Code of Australia 2022 (BCA) for the residential, retail and office areas of the building including associated carparking, common areas, amenities and end-of-trip facilities. However, please note that the internal areas of the residential apartments on levels 09 to 45 do not have any accessibility requirements prescribed by the BCA.

CLASSIFICATIONS FOR THE BUILDING

The different parts of the building are classified as follows.

Class 2: *A Class 2 building is a building containing two or more sole-occupancy units. Each sole-occupancy unit in a Class 2 building is a separate dwelling.*



Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—

- (a) an eating room, café, restaurant, milk or soft-drink bar; or
- (b) a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- (d) market or sale room, showroom, or service station.

Class 7: a building which is—

- (a) Class 7a — a carpark; or
- (b) Class 7b — for storage, or display of goods or produce for sale by wholesale.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Class 9 buildings: a Class 9 building is a building of a public nature that includes one or more of the following sub-classifications:

- (1) Class 9a — a health-care building including any parts of the building set aside as laboratories, and includes a health-care building used as a residential care building.
- (2) Class 9b — an assembly building including a trade workshop or laboratory in a primary or secondary school

Class 10 buildings: a Class 10 building is a non-habitable building or structure and includes the following sub-classifications:

- (a) Class 10a is a non-habitable building including a private garage, carport, shed or the like.
- (b) Class 10b is a structure that is a fence, mast, antenna, retaining wall or free-standing wall or swimming pool or the like.
- (c) Class 10c is a private bushfire shelter.

The table below designates the classifications applicable for each level of the proposed building:

Level	Use	BCA Class
Level B5	Carpark lift pit	Class 7a
Level B4	Carpark, lift lobby, plant room and ancillary storerooms	Class 7a, Class 7b (ancillary)
Level B3	Carpark, lift lobby, plant room and ancillary storerooms	Class 7a; Class 7b (ancillary)
Level B2	Carpark, lift lobby, plant room and ancillary storerooms	Class 7a; Class 7b (ancillary)
Level B1	Carpark including storerooms, waste rooms & bin store comms, and plant	Class 7a; Class 7b (ancillary)
Ground Level	Retail, commercial lobby, residential lobby, EOT; loading dock, plant rooms and substation	Class 2 (ancillary); Class 5, Class 6 and Class 8
Level 01	Commercial, Events and Conference	Class 5; Class 9b
Level 02	Commercial, retail, waterfront garden	Class 5, Class 6; Class 10
Level 03	Commercial, Bunn Street Bridge	Class 5, Class 10b
Level 04	Commercial, plant rooms	Class 5
Level 05	Indoor & outdoor pools, wellness centre, gym, function space, meeting rooms, lounge, private dining, plant	Class 2 (ancillary), Class 9b, and Class 10b
Level 06 to Level 45	Apartments	Class 2
Level 46	Sub-penthouse	Class 2
Level 47	Penthouse and ancillary plant	Class 2
Level 48	Penthouse and ancillary plant	Class 2, Class 8
Level 48 Mezzanine	Ancillary plant	Class 8
Level 49	Roof Plan	Class 8 (ancillary)



Philip Chun Accessibility has reviewed the Pre-Construction Certificate drawings referenced in Appendix A that will form part of the SSDA2 Main Works Design Package as relevant to Modification 2.

SUMMARY OF PERFORMANCE SOLUTIONS FOR THE BUILDING

The following performance solutions are currently tabled, needing justification. The table may change as the design development progresses.

DtS Clause	Variance from deemed to satisfy provisions	Comment including Performance Requirement
D4D2(4)(b)	It has been proposed to permit the non-provision of latch-side clearance to the internal side of the waste room doors on levels 09-45 which does not meet the deemed-to-satisfy provisions of BCA D4D2(4)(b) inter alia AS1428.1 (2009) Clause 13.3.4.	A performance solution to permit the non-provision of latch-side clearance to the internal side of waste room doors is considered to be acceptable on the basis doors will be power-operated which negates the need for latch-side clearance as people with disabilities are not required to move close to the door to operate a handle.
D4D11	It has been proposed to permit the use of a removable sling-style swimming pool lift.	A performance solution to permit the provision of a removable sling-style hoist is considered to be acceptable in the context of the proposed management of the building. The client is to provide details about the proposed management plan associated with deployment of a sling-style swimming pool lift by staff on an as-needs basis to address Performance Requirement D1P1. As advised, the design team are exploring options to provide a passive solution to pool access which does not involve a sling-style hoist.

SUMMARY OF PREMISES STANDARDS COMPLIANCE

The Premises Standards is Commonwealth legislation, the requirements of which are largely mirrored in the BCA. The design has been assessed against the Premises Standards requirements and it is noted that with further development of the design during subsequent stages the design is capable of compliance with the Standards.

SUMMARY OF OTHER ACCESSIBILITY CONSIDERATIONS

The BCA and Premises Standards do not address a broad range of accessibility issues including consideration to the accessibility of outdoor and public realm areas, the interior fit-out of buildings, the layout of private apartments, and the design of sanitary facilities that are not mandatory for BCA compliance such as accessible adult change facilities.

The DDA makes it unlawful to discriminate against a person with a disability on the basis of their disability, including the areas of:

- Work;
- Accommodation;
- The provision of goods and services; and
- Access to buildings or premises.

In order to enhance accessibility and reduce the risk of attracting a complaint under the DDA, accessibility of the design has been assessed in relation to other access-related legislation, Australian Standards, Universal Design principles, and industry-recognised guidelines and design benchmarks.



Apartment Design

Apartment design has been assessed against the Livable Housing Australia (LHA) Design Guidelines and Adaptable Housing Australian Standard AS4299 (1995). With further development of the design during subsequent design stages, the following is noted:

- 20% of apartments are capable of meeting the LHA 'Silver' level; and
- 10% of apartments are capable of meeting 'Class C' level.

Accessible Adult Change Facilities

Two accessible adult change facilities have been nominated on the plans with floor areas that are capable of meeting the requirements of the Changing Places Design Specifications 2020.

CONCLUSION

On review of the documentation, we confirm the works proposed will be capable of achieving compliance with the Building Code of Australia 2022 and the Premises Standards, subject to normal design development and assessment reviews required at the next stage of documentation and prior to the issue of the Construction Certification for the works.

Philip Chun Accessibility has been engaged to review documentation during the design development phase and further best-practice recommendations intended to enhance accessibility will be made for the consideration of the client and design team on how to meet the requirements of the DDA, Universal Design principles, and other access-related Standards and guidelines.

Access for persons with disabilities has been considered in our evaluation of the documentation provided.

If you have any queries in regard to the above, please do not hesitate to contact the undersigned.

Regards,

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Senior Access Consultant

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Appendix A

This statement is based upon the following design documents produced by Snøhetta + Hassell:

Document No	Title	Revision
AR-SSDA2-1095_B5	General Arrangement -Basement 5 Plan	C
AR-SSDA2- 1096_B4	General Arrangement - Basement 4 Plan	C
AR-SSDA2- 1097_B3	General Arrangement - Basement 3 Plan	C
AR-SSDA2- 1098_B2	General Arrangement - Basement 2 Plan	C
AR-SSDA2-1099_B1	General Arrangement -Basement 1 Plan	C
AR-SSDA2-1100_00	General Arrangement -L00 Ground Plan	D
AR-SSDA2-1101_00	General Arrangement -L01 Plan	C
AR-SSDA2-1102_00	General Arrangement -L02 Plan	C
AR-SSDA2-1103_00	General Arrangement -L03 Plan	C
AR-SSDA2-1104_00	General Arrangement -L04 Plan	C
AR-SSDA2-1105_00	General Arrangement -L05 Plan	C
AR-SSDA2-1106_00	General Arrangement -L06 Plan -CV	D
AR-SSDA2- 1106_01	General Arrangement - L06 Plan – CV	C
AR-SSDA2- 1107_00	General Arrangement - L07 Plan - CV	D
AR-SSDA2- 1107_01	General Arrangement - L07 Plan – CV	C
AR-SSDA2- 1108_00	General Arrangement - L08 Plan - LR-A	D
AR-SSDA2- 1108_01	General Arrangement - L08 Plan - LR-A	C
AR-SSDA2- 1146_00	General Arrangement - L46 Plan – Subpenthouse	D
AR-SSDA2- 1146_01	General Arrangement - L46 Plan - Subpenthouse	C
AR-SSDA2- 1147_00	General Arrangement - L47 Plan – Penthouse	D
AR-SSDA2- 1147_01	General Arrangement - L47 Plan - Penthouse	C
AR-SSDA2-1148_00	General Arrangement -L48 Plan -Penthouse/Plant	D
AR-SSDA2- 1148_01	General Arrangement - L48 Plan - Penthouse/Plant	C
AR-SSDA2- 1148M_00	General Arrangement - L48 Mezzanine Plant	D
AR-SSDA2- 1148M_01	General Arrangement - L48 Mezzanine Plant	C
AR-SSDA2- 1149_00	General Arrangement - L49 Roof Plan	D
AR-SSDA2- 1149_01	General Arrangement - L49 Roof Plan	C
AR-SSDA2-2000_00	General Arrangement -North Elevation	C
AR-SSDA2-2000_01	General Arrangement -North Elevation -Part 1	C
AR-SSDA2-2000_02	General Arrangement -North Elevation -Part 2	C



Document No	Title	Revision
AR-SSDA2-2001_00	General Arrangement -South Elevation	C
AR-SSDA2-2001_01	General Arrangement -South Elevation -Part 1	C
AR-SSDA2-2001_02	General Arrangement -South Elevation -Part 2	C
AR-SSDA2-2002_00	General Arrangement -East Elevation	C
AR-SSDA2-2002_01	General Arrangement -East Elevation -Part 1	C
AR-SSDA2-2002_02	General Arrangement -East Elevation -Part 2	C
AR-SSDA2-2002_03	General Arrangement -East Elevation -Part 3	C
AR-SSDA2-2003_00	General Arrangement -West Elevation	C
AR-SSDA2-2003_01	General Arrangement -West Elevation -Part 1 & 2	C
AR-SSDA2-2003_02	General Arrangement -West Elevation -Part 3	C
AR-SSDA2-3000_00	Section A & B	C
AR-SSDA2-3001_00	Section C	C
AR-SSDA2-3001_01	Section C -Part 1	C
AR-SSDA2-3001_02	Section C -Part 2	C
AR-SSDA2-3002_00	Section D	C
AR-SSDA2-3003_00	Section E & F	C
AR-SSDA2-3004_00	Section G & H	C
LA-SSDA2-MOD-0051_01	LEGEND	C
LA-SSDA2-MOD-1051_01	SITE MASTER PLAN -ROOF	C
LA-SSDA2-MOD-1151_01	GENERAL ARRANGEMENT PLAN -L5 AMENITIES	C
LA-SSDA2-MOD-1152_01	GENERAL ARRANGEMENT PLAN -L6 TERRACE	C
LA-SSDA2-MOD-1153_01	GENERAL ARRANGEMENT PLAN -L7 TERRACE	C
LA-SSDA2-MOD-1154_02	GENERAL ARRANGEMENT PLAN -L48 PENTHOUSE TERRACE	C
LA-SSDA2-MOD- 1501_03	GENERAL ARRANGEMENT PLAN – SOUTHERN GREEN ROOF	C
LA-SSDA2-MOD- 1501_04	GENERAL ARRANGEMENT PLAN – NORTHERN GREEN ROOF	C