HARBOURSIDE SHOPPING CENTRE REDEVELOPMENT

DDA / ACCESSIBILITY (BUILDING CODE OF AUSTRALIA BCA 2022) CAPABILITY REPORT FOR HARBOURSIDE SSDA 2 MOD 8

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DOCUMENT ACCEPTANCE

	Name	Signed	Date
Reviewed by	Sam Dikstein *Senior Access Consultant* *ACAA Accredited #784*		12/09/2025

REVISION HISTORY

Revision No.	Prepared by	Description	Date
01	Sam Dikstein	SSDA 2 MOD 8 CAP STAT	12/09/2025

INTRODUCTION

SSDA2 MOD 8

This report has been prepared by Philip Chun Accessibility in relation to the Harbourside redevelopment project. The report supports Section 4.55 Modification Applications submitted to the Department of Planning, Housing and Infrastructure (DPHI) for removal of the “Northern Bridge”.

The report supports a Response to Submissions for State Significant Development Application SSD-49653211 and concurrent Modifications to the Concept Proposal (SSD-7874) and Main Works Development Application (SSD-49295711, known as SSDA 2) made to the Minister for Planning and Public Spaces pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for removal of the “Northern Bridge”.

Following consent being granted for the Concept Proposal, Stage 1 demolition works (SSD-7874), bulk excavation works (SSD-38881729, known as SSDA 1) and SSDA 2 (SSD-42925711) for the construction of a 50 storey development (RL 170) including tower, podium and basement levels for residential accommodation, office and retail, Mirvac Retail Sub SPV Pty Ltd (Mirvac) is now pursuing the next stage of planning approvals for the public domain elements associated with the redevelopment of the Harbourside Shopping Centre at Darling Harbour (SSDA-49653211, known as SSDA3). The Harbourside redevelopment will deliver a world-class mixed-use retail, commercial and lifestyle precinct and contribute to the ongoing renewal and revitalisation of Darling Harbour.

Mirvac has divided the stages of work into three related, but separate, detailed SSDAs to ensure the efficient staged delivery of this large-scale project.

SSDA 3 relates to the construction and use of the public domain and Waterfront Garden, including the construction and use of the Bunn Street and North Bridge works associated with the Harbourside redevelopment.

This report has been prepared in response to public submissions raised in SSDA 3 which queried the value of retaining the existing Northern Bridge. In response to submissions, Mirvac now propose removal of the Northern Bridge. The removal of the Northern Bridge will facilitate an improved urban design outcome for the Waterfront Garden, Pyrmont Bridge landing and broader Darling Drive intersection along with other wider benefits.

To facilitate removal of the Northern Bridge, the following amendments to planning applications are required:

- SSD-7874 (Concept and Demolition Approval): Section 4.55 modification application to increase scope of demolition and amend the maximum building envelope to remove the Northern Bridge.
- SSD-49295711 (SSDA 2): Section 4.55 modification application to amend the general arrangement of the Northern Podium to enable demolition and re-construction of a new pedestrian lift to the waterfront.
- SSD-49653211 (SSDA3): Removal of Northern Bridge from the public domain works DA through Response to Submissions along with consequential amendments to the Waterfront Garden design.

ASSESSMENT

The proposed works are capable of achieving compliance with the Deemed-to-Satisfy provisions and the Performance Requirements of the Building Code of Australia 2022 and the Premises Standards.

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 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.

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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Appendix A

This statement is based upon the following design documents provided by Mirvac and produced by

Snohetta & Hassell

Document No	Title	Revision
AR-SSDA2-0000-00	COVER SHEET	F
AR-SSDA2-0100-00	SITE PLAN	E
AR-SSDA2-1100-00	GENERAL ARRANGEMENT -L00 GROUND PLAN	H
AR-SSDA2-1101-00	GENERAL ARRANGEMENT -L01 PLAN	F
AR-SSDA2-1102-00	GENERAL ARRANGEMENT -L02 PLAN	F
AR-SSDA2-1103-00	GENERAL ARRANGEMENT -L03 PLAN	F
AR-SSDA2-1104-00	GENERAL ARRANGEMENT -L04 PLAN	F
AR-SSDA2-1105-00	GENERAL ARRANGEMENT -L05 PLAN	E
AR-SSDA2-2000-00	GENERAL ARRANGEMENT-NORTH ELEVATION	J
AR-SSDA2-2000-01	GENERAL ARRANGEMENT-NORTH ELEVATION PART 1	G
AR-SSDA2-2002-00	GENERAL ARRANGEMENT-EAST ELEVATION	H
AR-SSDA2-2002-02	GENERAL ARRANGEMENT-NORTH ELEVATION PART 2	G
AR-SSDA2- 2003_00	GENERAL ARRANGEMENT-WEST ELEVATION	H
AR-SSDA2- 2003_01	GENERAL ARRANGEMENT-WEST ELEVATION PART 1 & 2	G
AR-SSDA2- 3002_00	SECTION D	H