



**DARLING HARBOUR LIVE**

**ACCESS REPORT FOR SSDA2**

**THE HAYMARKET**

**Morris-Goding Accessibility Consulting**

**FINAL v3**

11<sup>th</sup> March 2013

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<b>REPORT REVISIONS</b>		
<b>Date</b>	<b>Version</b>	<b>Drawing No / Revision</b>
25/02/2013	Draft	MCD AR D101_F, MCD AR D102_D and MCD AR D103_D. (dated 15/02/2013)
28/02/2013	Final	MCD AR D101_F, MCD AR D102_, MCD AR D103_D, MCD AR D104_D, MCD AR D105_, MCD AR SS10_, MCDAS SS111_, MCD AR SS112_, MCD AR D120_, MCD AR D121_, MCD AR D122_, MCD AR D123_, MCD AR D124_ and MCD AR D125_. (dated 25/02/2013)
05/03/2013	Final v2	MCD AR D101_F, MCD AR D102_, MCD AR D103_D, MCD AR D104_D, MCD AR D105_, MCD AR SS10_, MCDAS SS111_, MCD AR SS112_, MCD AR D120_, MCD AR D121_, MCD AR D122_, MCD AR D123_, MCD AR D124_ and MCD AR D125_. (dated 25/02/2013)
11/03/2013	Final v3	MCD AR D101_F, MCD AR D102_, MCD AR D103_D, MCD AR D104_D, MCD AR D105_, MCD AR SS10_, MCDAS SS111_, MCD AR SS112_, MCD AR D120_, MCD AR D121_, MCD AR D122_, MCD AR D123_, MCD AR D124_ and MCD AR D125_. (dated 25/02/2013)

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## 1. EXECUTIVE SUMMARY

This report supports a State Significant Development Application (SSDA2 5752-2012) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Application seeks approval for the establishment of building envelopes and design parameters for a new neighbourhood and a community hub (referred to as The Haymarket) as part of the Sydney international convention, exhibition and entertainment precinct SICEEP Project at Darling Harbour.

The project will develop The Haymarket into one of Sydney's most innovative residential and working districts. Through the delivery of the overall project, Darling Harbour will also become home to Australia's largest convention and exhibition facilities, Sydney's largest red carpet entertainment venue, and a hotel complex of up to 900 rooms. The SICEEP Project importantly forms a critical element of the NSW Government's aspiration to "make NSW number one again".

This report is an appropriate response to the AS1428 series, Building Code of Australia, DDA (Access to Premises – Buildings) Standards 2010 and ultimately the Commonwealth Disability Discrimination Act 1992.

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

Although approval is only sought for maximum building envelopes, the illustrative scheme for the proposed development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, accommodation, sanitary facilities and car parking comply with relevant statutory guidelines. Based on a review of the illustrative scheme, it appears that accessibility can be adequately addressed through design development.

The recommendations in this report are associated with detailed design which will be the subject of future development applications and are achievable.

The main recommendations that have arisen from the access review include:

- Ensure the podium entry stairs from the adjoining pedestrian footpaths, are recessed a minimum 900mm from the transverse path of travel (The Boulevard, pedestrian footpaths), in accordance with AS1428.1-2009.
- Ensure the student housing has a minimum of 19 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 50 units or part thereof in excess of 500, in accordance with DDA Access Code 2010 Clause D3.1.
- Ensure accessible sanitary facilities are provided in the student housing, retail, community and commercial areas, in accordance with DDA Access Code 2010.

- Provide a continuous accessible path of travel from the accessible pedestrian entrance of the residential buildings to at least one floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level, in accordance with DDA Access Code 2010 and BCA.
- Ensure 1% of the commercial office car parking bays are allocated for people with a disability, in accordance with DDA Access Code 2010.
- Ensure 1% of the public car parking bays are allocated for people with a disability, in accordance with DDA Access Code 2010.

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## 2. INTRODUCTION

### 2.1. General

Darling Harbour Live has engaged Morris-Goding Accessibility Consulting, to provide a design review of The Haymarket component of the new Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) precinct at Darling Harbour.

This report supports a State Significant Development Application (SSDA2 5752-2012) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It has been prepared to address the Director-General's Requirements (DGRs) that have been issued for the project.

The proposal relates to a staged development application and seeks to establish concept plan details for The Haymarket, located within the southern part of the SICEEP Site.

The Haymarket will include student housing, public car parking, a commercial office building, and four mixed use development blocks (retail/commercial/residential podium with residential towers above) centred around a new public square to be named Haymarket Square.

More specifically concept approval is sought for the following:

- Demolition of existing site improvements, including the existing Sydney entertainment Centre (SEC), Entertainment car park, and part of the pedestrian footbridge connected to the Entertainment car park and associated tree removal;
- North-west block - construction of a part public car park and part commercial/office building;
- North-east block - construction of a mixed use podium (comprising retail, commercial, above ground parking, and residential) with three residential buildings above;
- South-east block - construction of a mixed use podium (comprising retail, commercial, above ground parking, and residential) with three residential buildings above;
- South-west block - construction of a mixed use podium (comprising retail, commercial, above ground parking, and residential) with three residential buildings above;
- North block – construction of a mixed use building comprising retail, commercial and residential;
- Student housing – construction of two buildings providing for up to 1,000 beds;
- Public domain improvements including a new square, water features, new pedestrian streets and laneways, streetscape embellishments, and associated landscaping. (It is intended that a Stage 2 DA seeking approval for parts of the public domain (The Boulevard and Haymarket Square) will be lodged with the first residential stage);
- Reconfiguration and upgrade of Darling Drive (part);
- Remediation strategy; and
- Car parking rates.

## 2.2. Investigation

The requirements of the investigation are to:

- Review supplied drawings of illustrative scheme (MCD AR D101\_F, MCD AR D102\_, MCD AR D103\_D, MCD AR D104\_D, MCD AR D105\_, MCD AR SS10\_, MCDAS SS111\_, MCD AR SS112\_, MCD AR D120\_, MCD AR D121\_, MCD AR D122\_, MCD AR D123\_, MCD AR D124\_ and MCD AR D125\_ dated 25/02/2013) of proposed development:
- Provide a report that will analyse the provisions of disability design of the development; and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

## 2.3. Objectives

The report considers user groups such as staff and visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

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

The Report seeks to provide compliance with the Disability Discrimination Act 1992. In doing so, the Report seeks to eliminate, as far as possible, discrimination against persons on the ground of disability and ensure, as far as practicable, that persons with disabilities have the same rights of access to premises as the rest of the community.

## 2.4. Statutory Requirements

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

- BCA – Building Code of Australia 2013
- AS 1428.1-2009 - (80% of people with disabilities accommodated)
- AS 1428.2-1992 - (90% of people with disabilities accommodated)
- DDA Access Code 2010 – DDA (Access to Premises – Buildings) Standards 2010
- DDA – Disability Discrimination Act 1992

## 2.5. External Domain

The BCA and DDA Access Code 2010 set the minimum access requirements for people with disabilities in relation to access to buildings. External domain areas (landscape areas), are not covered under the mandatory BCA and DDA Access Code 2010. However, remain subject to the DDA, a complaint based legislation.

The DDA is the framework national legislation in relation to disability discrimination and is a complaints based legislation. The DDA provides, amongst other things, that it is unlawful to discriminate against people with a disability with respect to access to premises. The primary enforcement mechanism for the DDA is via complaints by aggrieved persons to the Australian Human Right and Equal Opportunity Commission (HREOC).

### 3. PROJECT PRECINCT

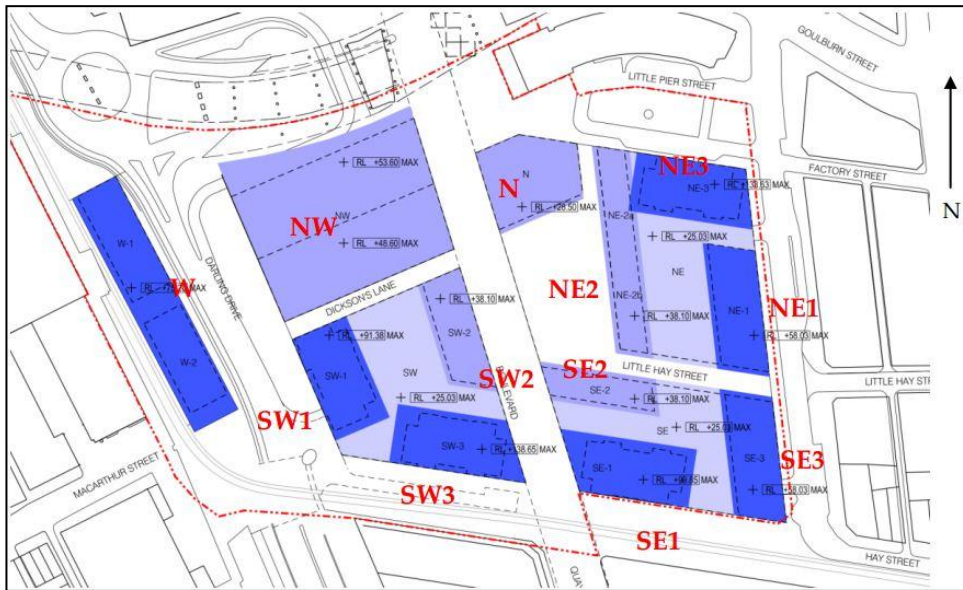
#### 3.1. SICEEP Site – The Haymarket

The SICEEP Site is located within the Darling Harbour precinct. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south.

The SICEEP Site has been divided into three distinct redevelopment areas (from north to south) – Bayside, Darling Central and The Haymarket. The Application Site area is located within The Haymarket as shown in the Figures below.





The Haymarket - Building Blocks

### 3.2. The Boulevard

The Boulevard is a wide pedestrian pathway that provides an essential pedestrian linkage between The Haymarket developments and the PPP site to the north.

The Boulevard will allow pedestrians, including people with disabilities, to access and transit between The Haymarket and the new Theatre, the Exhibition and Convention Centres, Tumbalong Place, Harbourside Place and from the surrounding areas such as Darling Harbour, Chinese Garden Plaza, Tumbalong Green and Darling Quarter.

In general, The Boulevard has gradients and circulation areas that allow wheelchair users to pass one another and to perform a 180° turn, in an equitable and dignified manner, in accordance with DDA Access Code 2010.

### 3.3. Haymarket Square

The Haymarket Square is a large square that is positioned directly along The Boulevard and is bounded by the five mixed used residential and commercial developments. The Haymarket Square is a public square that could possibly be used for small events and market activity.

Review is required during the intended Stage 2 DA applications, to ensure the Haymarket Square has sufficient gradients and unobstructed circulation areas for people with sensory and mobility impairment, which is believed to be achievable.

New pedestrian streets and laneways (i.e. Little Hay Street and Dickson's Lane) are to provide an accessible pedestrian linkage from The Boulevard and the Haymarket Square to the student accommodation along Darling Drive to the west and to the Chinatown precinct to the east.

### 3.4. Mixed Use Podium Level

The entry points of some of the retail areas and entry lift lobbies of the mixed used developments are positioned along the raised podium along the buildings. The use of stairs and ramps are to provide suitable access from The Boulevard, Haymarket Square and the adjoining public footpaths to the podium levels.

The ramps are positioned near the entry lift lobbies of the buildings and will ensure wheelchair users and people with a mobility aid have equitable access to and from the entry lift lobbies and retail areas, in accordance with DDA Access Code 2010.

In general, the proposed width of the podium levels (measured between the façade and the top of the podium entry stairs) is sufficient to allow for adequate stair handrails and TGSIs, while maintaining sufficient circulation areas for wheelchair users to pass one another or to perform a 360° turn or for wheelchair users, in accordance with AS1428.1-2009.

It should be noted that the podium widths will need to remain sufficient in width once external seating areas are provided in front of the retail areas. This will depend on the positioning and orientation of the external seating area.

Review is also required, to ensure the podium entry stairs are appropriately set back from the adjoining pedestrian footpaths, to allow for suitable handrail extensions and TGSIs at the bottom of the stairs, as required under AS1428.1-2009.

#### *Recommendations:*

- (i) Ensure the podium entry stairs from the adjoining pedestrian footpaths, are recessed a minimum 900mm from the transverse path of travel (The Boulevard, pedestrian footpaths), in accordance with AS1428.1-2009. This to ensure the handrail extensions and TGSIs at the bottom of the stair are not protruding in the transverse path of travel of the pedestrian pathways.
- (ii) The entry ramps of the podium levels shall have a gradient of no steeper than 1:14 with landing areas at suitable intervals, in accordance with AS1428.1-2009.
- (iii) Ensure the top of the podium entry ramps are positioned near the residential lift lobbies, to reduce the travel distance for wheelchair users. (Advisory – best practice)

### 3.5. Street Furniture

#### *Recommendations:*

- (i) Ensure street furniture, including seats, tables, drinking fountains and rubbish bins or the like, are placed so that they do not obstruct the accessible path of travel, in accordance with AS1428.2-1992. (Advisory – best practice)
- (ii) Ensure that street furniture that is designed so that it is accessible by both pedestrians and wheelchair users, in accordance with AS1428.2-1992. (Advisory – best practice)

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## **4. STUDENT ACCOMMODATION**

### **4.1. Ingress and Egress**

There are two buildings with student housing located along Darling Drive, opposite the existing Power House Museum.

In general, there is a continuous accessible path of travel provided from the public footpath to the ground floor entry lobbies of the buildings, in accordance with DDA Access Code 2010.

### **4.2. Emergency Egress**

The fire-isolated stairways are indicatively provided on each end of the two buildings. In accordance with the DDA it is advised to provide emergency escape provisions for people with mobility impairment.

*Recommendation:*

- (i) Consider providing fire safety refuges in fire stair landings on all floors for wheelchair users and people with mobility impairment, compliant with AS1428.2-1992. (Advisory – best practice)

### **4.3. Path of Travel**

The use of multiple passenger lifts in each of the buildings will ensure a continuous accessible path of travel is provided from the ground floor entry lobbies to the common use facilities and the accessible sole-occupancy units in the building, in accordance with DDA Access Code 2010.

The lift lobbies have sufficient circulation areas for wheelchair users to pass one another in an equitable and dignified manner, in accordance with DDA Access Code 2010.

The corridors to the student apartments have a sufficient width to allow wheelchair users to perform a 180° turn at corridor ends in an equitable and dignified manner, in accordance with DDA Access Code 2010 and AS1428.1-2009. There are also wheelchair passing bays provided at suitable intervals.

### **4.4. Student Accommodation**

The two buildings are proposed to accommodate up to 1000 beds. In general, it is achievable to provide adequate sole-occupancy units for people with disabilities, in accordance with DDA Access Code 2010.

*Recommendations:*

- (i) Provide a minimum of 19 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 50 units or part thereof in excess of 500, in accordance with DDA Access Code 2010 Clause D3.1.
- (ii) Ensure wheelchair access is provided to common use facilities, in accordance with DDA Access Code 2010 Clause D3.1.
- (iii) Provide accessible unisex sanitary facilities within the accessible sole-occupancy unit, in accordance with DDA Access Code 2010 Clause F2.4.

- (iv) Provide accessible unisex toilet facilities at each common use bank of toilets containing male and female toilets, in accordance with DDA Access Code 2010 Clause F2.4.
- (v) Provide an accessible shower facility for every 10 showers or part thereof provided in common areas, in accordance with DDA Access Code 2010 Clause F2.4.

## **5. RETAIL AREAS**

### **5.1. Path of Travel**

There are numerous retail areas provided on the lower floors of the four mixed used residential buildings.

In general, there is a continuous accessible path of travel from the public footpath, The Boulevard and the Haymarket Square to the retail areas, in accordance with AS1428.1-2009.

The passenger lifts will ensure equitable wheelchair access is provided to the areas on the higher floors, in accordance with DDA Access Code 2010.

The passenger lifts have minimum 1400mm x 1600mm internal dimensions which is compliant with the DDA Access Code 2010.

*Recommendation:*

- (i) Ensure wheelchair access is provided to and within all areas in the retail areas used by the occupants, in accordance with DDA Access Code 2010.

### **5.2. Sanitary Facilities**

Currently the sanitary facilities in the retail areas are not yet shown.

*Recommendation:*

- (i) Ensure an accessible unisex toilet facility is provided on every storey containing male and female toilets, in accordance with DDA Access Code 2010.

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## **6. COMMERCIAL AREAS**

### **6.1. Ingress and Egress**

There are commercial offices provided in Block NW. In general, there is a continuous accessible path from the public footpath to the entry lobby dedicated as the entrance for the commercial offices.

The entry lobby of the commercial office is located adjacent the entry lobby of the child care centre and public car park. The commercial entry point consists of two revolving doorways with a hinged doorway adjacent, which allows wheelchair users to use the hinged doorways and to enter the building in an equitable and dignified manner, in accordance with DDA Access Code 2010.

In general, there is a continuous accessible path of travel from the hinged doorways to the passenger lifts in the building, in accordance with AS1428.1-2009.

### **6.2. Emergency Egress**

The fire-isolated stairways are provided in the centre of the building. In accordance with the DDA it is advised to provide emergency escape provisions for people with mobility impairment.

*Recommendation:*

- (i) Consider providing fire safety refuges in fire stair landings on all floors for wheelchair users and people with mobility impairment, compliant with AS1428.2-1992. (Advisory – best practice)

### **6.3. Path of Travel**

The passenger lifts provide a continuous accessible path of travel from the entry lobby to the office floors, in accordance with DDA Access Code 2010.

The passenger lifts have minimum 1400mm x 1600mm internal dimensions which is compliant with the DDA Access Code 2010.

### **6.4. Sanitary Facilities**

There are male, female toilets and an accessible unisex toilet facility provided in the centre of each of the office floors, which is compliant with DDA Access Code 2010.

The accessible unisex toilets have internal dimension that are sufficient to allow for a minimum 1900mm x 2300mm unobstructed circulation area around the toilet pans, in accordance with AS1428.1-2009.

Additionally, there is an ambulant cubicle facility provided in both the male and female toilets on each floor, which is compliant with DDA Access Code 2010.

## **7. COMMUNITY AREAS**

### **7.1. General**

The illustrative scheme shows a child care facility at the top of the commercial building Block NW. The illustrative scheme also shows a library facility on level 1 of the mixed used residential building Block N.

The IQ Hub areas can be found on the lower floors of the mixed used residential buildings Block SW and NE.

### **7.2. Child Care Facility**

In general, there is a continuous accessible path of travel from the pedestrian footpath to the child care facility at the top of the commercial building Block NW.

There is a continuous accessible path of travel from the public footpath and public car park to the lift lobby to the child care centre. Two passenger lifts will ensure a continuous accessible path of travel is provided from the entry lobby to the child care facility, in accordance with DDA Access Code 2010.

The passenger lifts have minimum 1400mm x 1600mm internal dimensions which is compliant with the DDA Access Code 2010.

*Recommendations:*

- (i) Ensure wheelchair access is provided to and within all areas in the child care facility used by the occupants, in accordance with DDA Access Code 2010.
- (ii) Ensure an accessible unisex toilet facility is provided on every storey with sanitary compartments, in accordance with DDA Access Code 2010.

### **7.3. Library**

In general, there is a continuous accessible path of travel from the pedestrian footpath to the library on level 1 of the mixed used residential building Block N.

The entry lobby of the building contains of a lift lobby for the library and for the residents of the apartments on the floors above.

The reserved passenger lift for the library will ensure a continuous accessible path of travel is provided from the library entry lobby to the library, in accordance with DDA Access Code 2010.

The passenger lifts have minimum 1400mm x 1600mm internal dimensions which is compliant with the DDA Access Code 2010.

*Recommendations:*

- (i) Ensure wheelchair access is provided to and within all areas in the library facility used by the occupants, in accordance with DDA Access Code 2010.
- (ii) Ensure an accessible unisex toilet facility is provided on every storey with sanitary compartments, in accordance with DDA Access Code 2010.

### **7.4. IQ Hub**

There are IQ hub facilities provided on the lower floors of the mixed used residential buildings Block NE and SW.

In general, there is a continuous accessible path of travel from the public footpath to the IQ Hub facilities in the buildings. The passenger lifts will ensure equitable wheelchair access is provided to the facilities on the higher floors, in accordance with DDA Access Code 2010.

The passenger lifts have minimum 1400mm x 1600mm internal dimensions which is compliant with the DDA Access Code 2010.

*Recommendations:*

- (i) Ensure wheelchair access is provided to and within all areas in the IQ Hub areas used by the occupants, in accordance with DDA Access Code 2010.
- (ii) Ensure an accessible unisex toilet facility is provided on every storey with sanitary compartments, in accordance with DDA Access Code 2010.

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## **8. RESIDENTIAL AREAS**

### **8.1. General**

The four mixed used residential developments Block N, NE, SE and SW comprise retail, commercial and residential. The residential units can be found on level 1 and the upper levels of the buildings.

### **8.2. Ingress and Egress**

In general, there is a continuous accessible path of travel from the public footpath, The Boulevard and the Haymarket Square to the entry lobbies of the mixed used residential buildings, in accordance with AS1428.1-2009.

#### Block N

Block N consists of one large entry lobby to accommodate two lift lobbies. One lift lobby is allocated as the entry lift lobby of the library on level 1, while the other lift lobby is used to access the floors with the residential units above. The entry lift lobbies are positioned directly along the top of Haymarket Square.

There is a continuous accessible path of travel from the top of Haymarket Square into the residential lift lobby, in accordance with AS1428.1-2009. The residential lift lobby has sufficient internal circulation areas for wheelchair users to perform a 360° turn in an equitable and dignified manner, in accordance with DDA Access Code 2010.

#### Block NE

Block NE consists of four entry lift lobbies that are to be used to access the floors with retail areas, community facilities and residential units.

In general, there is level accessible path of travel from the raised external podiums and The Haymarket into the entry lift lobbies. Only, the northern entry lobby consist of a stair and ramp to access the raised podium in front of the passenger lifts. The use of a ramp will ensure equitable access is provided for people with a disability, in accordance with DDA Access Code 2010.

#### Block SE

Block NE consists of three entry lift lobbies that are to be used to access the floors with retail areas, community facilities and residential units.

In general, there is level accessible path of travel from the raised external podiums and The Haymarket into the entry lift lobbies. Only, the western entry lobby consist of a stair and two ramps to access the raised podium in front of the passenger lifts. The use of the two ramps will ensure equitable access is provided for people with a disability, in accordance with DDA Access Code 2010.

#### Block SW

Block SW consists of three entry lift lobbies that are to be used to access the floors with retail areas, community facilities and residential units.

In general, there is level accessible path of travel from the raised external podiums and The Haymarket into the entry lift lobbies. Only, the western entry lobby consist of a stair and two ramps to access the raised podium in front of the passenger lifts. The use of the

two ramps will ensure equitable access is provided for people with a disability, in accordance with DDA Access Code 2010.

*Recommendation:*

- (i) Ensure the entry ramps in the entry lobbies have a gradient of no steeper than 1:14, in accordance with AS1428.1-2009.

### **8.3. Emergency Egress**

The fire-isolated stairways located adjacent each set of the passenger lifts in the buildings are to provide escape route from each of the floors to street level. In accordance with the DDA it is advised to provide emergency escape provisions for people with mobility impairment.

*Recommendation:*

- (i) Consider providing fire safety refuges in fire stair landings on all residential floors for wheelchair users and people with mobility impairment, compliant with AS1428.2-1992. (Advisory – best practice)

### **8.4. Path of Travel**

The four mixed used residential developments each have passenger lifts that provide an appropriate continuous accessible path of travel from the entry lobby to the floors containing residential units, in accordance with the DDA Access Code 2010.

The passenger lifts have minimum 1400mm x 1600mm internal dimensions which is compliant with the DDA Access Code 2010.

In general, there is a continuous accessible path of travel provided from the lift lobbies to each of the units in the buildings, in accordance with DDA Access Code 2010 and AS1428.1-2009.

The lift lobbies have sufficient circulation areas for wheelchair users to pass one another while entering the passenger lifts, in accordance with AS1428.1-2009.

The corridors to the apartments have a sufficient width to allow wheelchair users to perform a 180° turn at corridor ends and for wheelchair users to pass one another in and equitable and dignified manner, in accordance with DDA Access Code 2010 and AS1428.1-2009.

### **8.5. Common Use Areas**

There are private green roofs provided over the car parks of the mixed used residential buildings that could possibly be used as courtyard area.

*Recommendations:*

- (i) Provide a continuous accessible path of travel from the accessible pedestrian entrance to at least one floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level, in accordance with DDA Access Code 2010 and BCA. This applies to each residential building.
- (ii) Ensure wheelchair access is provided to the courtyard areas and all other common areas (e.g. swimming pool areas, barbeque areas, gym or the like) in the building used by the occupants, in accordance with DDA Access Code 2010 and BCA.

## **9. CAR PARKING**

### **9.1. General**

There are above ground public and commercial car parking facilities provided in building NW. Additionally, above ground residential car parking facilities are provided on the lower floors of the mixed used residential buildings Block NE, SE and SW.

### **9.2. Commercial and Public Car Parking**

Block NW is proposed to accommodate above ground public and commercial car parking on level 1 to 4 of the building. In total 400 car parking bays are reserved for the public and 50 car parking bays for office use.

There are accessible car parking bays proposed to be provided for both the public and offices, as required under the BCA and DDA Access Code 2010.

In general, the passenger lifts in the building provide a continuous accessible path of travel from the accessible car parking bays to the building entry lobby and floors above, in accordance with DDA Access Code 2010.

#### *Recommendations:*

- (i) Ensure 1% of the office car parking bays are allocated for people with a disability, in accordance with DDA Access Code 2010.
- (ii) Ensure 1% of the public car parking bays are allocated for people with a disability, in accordance with DDA Access Code 2010.
- (iii) Ensure the accessible car parking bays are located near the passenger lifts, in accordance with DDA Access Code 2010.
- (iv) The accessible car parking bays shall be 2.4 metres wide and have an equivalent shared zone with bollard adjacent, in accordance with AS2890.6-2009.
- (v) The approach to each accessible car parking bay shall have a vertical clearance of not less than 2.2m and a height clearance of 2.5m at accessible unit car bays compliant with AS2890.6-2009.

### **9.3. Residential Car Parking**

There are above ground parking facilities provided on the lower floors of the mixed used residential buildings Block NE, SE and SW.

In general, the passenger lifts continue to the car parking levels of the building and provide a continuous accessible path of travel from the car park levels to building entry lobbies and the upper floors.

From the information provided, there are no visitor car parking facilities provided in the mixed used residential developments. If needed, visitors could park their vehicle in the public car park in Block NW. It is noted, the public car park will also facility car parking bays for people with a disability, in accordance with DDA Access Code 2010.

In general, there is a continuous accessible path of travel from the public car park entry lobby to the entry lobbies of the mixed used residential developments, in accordance with DDA Access Code 2010.

## 10. CONCLUSION

MGAC has assessed the Haymarket development illustrative scheme and prepared a report to support the State Significant Development Application (SSDA2 5752-2012) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In general, the illustrative scheme for the development provides continuous accessible paths of travel for people with disabilities. In line with the report's recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements and common area access facilities can be readily achieved.