

# DA DDA review



**Project Title:** SICEEP Hotel

**Date:** 27<sup>th</sup> August 2013

**Prepared For:** Madeleine Macdessi | Project Manager,  
Commercial | Project Management &  
Construction | Lend Lease  
30 The Bond, 30 Hickson Road, Millers Point  
NSW 2000 Australia  
T +61 2 9237 5469 | F +61 2 9327 5051 |  
M +61 408 693 541  
madeleine.macdessi@lendlease.com

**Prepared By:** Nick Morris  
Technical Director, Accessibility Services  
1300 885 785  
[sales@onegroupid.com.au](mailto:sales@onegroupid.com.au)

## Introduction

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

The DDA report specifically highlights the key features of the development and how these have been encompassed in the application, in particular AS 1428 series, Building Code of Australia and the Access to Premises standard.

In general the application highlights a high degree of compliant accessibility as the key features have been provided which include:-

- Appropriately located accessible parking and drop offs close to undercover areas and entries
- Pathways surrounding and within the proposed hotel that are of appropriate gradients and crossfalls
- Building lines that are predictable and clear from obstructions
- Entrances that are in predictable locations with direct access to drop offs and parking areas
- Vertical access to the key areas of the building that allow independent access to the key features of the building
- Inclusion of unisex and ambulant accessible toilets adjacent and within all gender facilities in public and staff areas
- Provision of accessible hotel rooms

The Application (referred to as SSDA6) seeks approval for construction of the International Convention Centre (ICC) Hotel component of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) at Darling Harbour.

This SSDA follows SSDA1, which seeks approval for the core convention, exhibition and entertainment facilities of the SICEEP Project; SSDA2, a staged application that sets out a Concept Proposal for a new mixed use neighbourhood at Darling Harbour known as 'The Haymarket'; and a number of detailed proposals (SSDA3, SSDA4, and SSDA5) for use of development plots within The Haymarket. SSDAs 1 and 2 were submitted to the Department of Planning and Infrastructure (DoPI) in March 2013, and the SSDAs 3-5 were submitted in May 2013.

The ICC Hotel forms part of the SICEEP Project, which will deliver Australia's global city with new world class convention, exhibition and entertainment facilities and support the NSW Government's goal to "make NSW number one again".

## Overview of Proposed Development

The proposal relates to a SSDA for the ICC Hotel component of the SICEEP Project. The hotel is located at the northern end of the precinct and comprises a single building with up to 656 keys. The hotel is being developed by Lend Lease and is consistent with Darling Harbour Live's Preferred Precinct Plan.

More specifically, this SSDA seeks approval for the following components of the development:

- Demolition of existing site improvements;
- Associated tree removal and replanting;
- Construction and use of a single hotel tower providing for up to 656 keys and including guest facilities, restaurant and ballroom;
- Public domain improvements including integration with existing / proposed works; and
- Extension, realignment and augmentation of physical infrastructure / utilities as required.

## Background

The NSW Government considers that a precinct-wide renewal and expansion of the existing convention, exhibition and entertainment centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of the Sydney International Convention, Exhibition and Entertainment Precinct.

Following an extensive and rigorous Expressions of Interest and Request for Proposals process, a consortium comprising AEG Ogden, Lend Lease, Capella Capital and Spotless was announced by the NSW Government in December 2012 as the preferred proponent to transform Darling Harbour and create SICEEP.

Key features of the Preferred Precinct Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
  - Up to 40,000m<sup>2</sup> exhibition space;
  - Over 8,000m<sup>2</sup> of meeting rooms space, across 40 rooms;
  - Overall convention space capacity for more than 12,000 people;
  - A ballroom capable of accommodating 2,000 people; and
  - A premium, red-carpet entertainment facility with a capacity of 8,000 persons.
- Providing a hotel complex at the northern end of the precinct, immediately adjacent to the new International Convention Centre.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, called 'The Haymarket', including apartments, student accommodation, community facilities, shops, cafes and restaurants.
- Renewed and upgraded public domain that has been increased by a hectare, including an outdoor event space for up to 27,000 people at an expanded Tumbalong Park.
- Improved pedestrian connections linking to the proposed Goods Line (formerly Ultimo Pedestrian Network) drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pymont and the City.

## Site Description

The SICEEP Site is located within Darling Harbour. 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 redevelopment areas – Bayside, Darling Central and The Haymarket.

The ICC Hotel Site (refer to **Figure 1**):

- is located within the northern end of the Bayside precinct;
- is bound by Harbourside Shopping Centre to the north and east, the International Convention Centre to the south and Darling Drive to the west; and
- occupies an area of approximately 3,730m<sup>2</sup>.



**Figure 1** – Aerial Photograph of the SICEEP Site and Redevelopment Areas

## Planning Approvals Strategy

The SICEEP Project will result in the lodgement of numerous SSDAs for the various components of the redevelopment project. SSDAs have already been lodged for the PPP component of the SICEEP Project (comprising the convention centre, exhibition centre, entertainment facility and ancillary commercial premises and associated public domain upgrades), the Stage 1 Concept Proposal for The Haymarket, and the Stage 2 detailed proposals for three of the development plots within The Haymarket. Future applications will be lodged for the remaining development plots within The Haymarket Site.

This Application relates to a SSDA6 for the ICC Hotel component of the SICEEP Project and is consistent with Darling Harbour Live's Preferred Precinct Plan.

## CORRESPONDENCE SCOPE

This correspondence is specific to the following key DA stage drawings:

| Drawings                             | Revision | Drawing Title                                                            |
|--------------------------------------|----------|--------------------------------------------------------------------------|
| 20130826 – ICC Hotel<br>DA Set REV C | C        | SICEP ICC HOTEL _ DEVELOPMENT APPLICATION SSDA6 – architectural drawings |
| L602_sm.pdf                          |          | Sectional elevations – SSDA6 SICEEP – ICC hotel                          |
| L601_sm.pdf                          |          | Sectional elevations – SSDA6 SICEEP – ICC hotel                          |
| L2012_sm.pdf                         |          | General arrangement plan – SSDA6 SICEEP – ICC hotel                      |

---

## **ACCESSIBILITY REVIEW - COMMON AREAS**

### **1. Car Parking – (reference AS 2890.1 2003)**

Where provided all accessible short term parking / drop offs at the Porte-cochere will provide a minimum of 2400mm with a shared zone of 2400mm and a clearance height of 2500mm at the space. Consideration of providing accessible drop zones will greatly assist the elderly and people with disabilities moving vehicles to the entry and reception areas.

### **2. Entrances - (reference AS 1428.1 2009)**

The main entrances are directly accessible from the surrounding pathways and vehicle drop offs without steps or thresholds. The entrances are a combination of dual glass sliding doors and manual dual swing doors with each entry linking to the lobby, reception or luggage areas of the hotel. The door types and predictable locations will provide independent accessibility into the building for all potential users. It should be noted that any of the doors that are manual swing doors, will have a light operating door mechanisms with appropriate D shaped door handles or be automated.

### **3. Access to and within the lifts – (reference AS 1735.12)**

There are six full size lifts located within the central core. No technical details of the design of the lift have been highlighted at this stage, however it is proposed as standard that the lift will have control panels and call buttons that have raised, Braille and backlit features, the internal panel will be provided at a universal accessible height and handrails are provided within the lift. The use of voice annunciation of lift movement is now also standard and of assistance to people with vision impairments.

### **4. Walkways and Pathways – (reference AS 1428.1 2009)**

The walkways, circulation spaces and pathways to and within the building are of compliant gradient and widths according to AS 1428.1 2009 as they are not greater than 1 in 20 gradient nor 1 in 40. As the designs progress, the use of color and textural contrasting surfaces and door architraves, tactile hazard indicators, handrails (where appropriate), signage or the use of enhanced lighting will increase the visual perception of the walkways.

Appropriate widths and passing spaces will also be provided from the lift to the entry doors of the accommodation areas.

### **5. Doorways (reference AS 1428.1 2009)**

The key doorways to and within the building indicate to be of appropriate dimension, mechanism and latchside clearances. Further review will be required on the entry doors to the hotel rooms to ensure appropriate accessibility is provided. It should be noted that staff areas also benefit from appropriate latchside clearances, light operating mechanisms and door widths.

## **6. Provision of tactile indicators – (reference AS 1428.4 2009)**

The layout of the hotel will minimise the use of tactile indicators as the majority of the pathways are graded i.e. 1 in 21 where no tactile indicators are needed. The escalators and pathway crossing will provide compliant tactile hazard indicators compliant with AS 1428.4. It should also be noted that where possible the use of color and textural contrast is preferred over the use of tactile indicators.

## **7. Emergency evacuation – (reference Equity provisions of the DDA)**

The BCA or Access to premises standards do not directly require that an emergency evacuation site be made available specific for people with disabilities i.e. emergency refuges or smoke isolated lift lobbies even though they are highly recommended. It is widely recognised however that an accessibility specific emergency evacuation plan should be developed in conjunction with the standard evacuation plan. Such a plan should detail operational solutions such as “protect in place” or a “buddy system”.

The use of evacuation chairs should be considered as a secondary mean of evacuation where all other means of evacuation have been exhausted i.e. lift as the use of an evacuation chair takes away the mobility of someone who uses their own mobility aid. In general evacuation via lift is the preferred method by the Fire Brigade.

## **8. Visitable and Accessible accommodation – (reference AS 1428.1 and AS 4299 1995)**

The hotel will provide a range of accommodation, a feature of which will be accessible apartments within this development. Where possible the design of the apartments will be enhanced for universal accessibility i.e. door clearances, circulation spaces and turning widths. The following highlights the differing definitions of accommodation provided and include:-

### Visitable accommodation:

A visitable hotel room is one that can be visited by a person with mobility requirements. This is most commonly an individual with a disability, but can also encompass parents with strollers/ prams and the elderly. This will be provided by creating accessible circulation spaces, passing areas and latchside clearances to the entry door.

### Accessible accommodation:

An accessible hotel room has been specifically designed and fitted out to cater for a person with a disability. Fitout is primarily based on the Australian Standards AS 1428.1 2009 for access and mobility and will encompass needs of most potential users. For this project accessible hotel rooms have been provided within the development.

## **9. Sanitary facilities (reference AS 1428.1)**

All gender facilities throughout the development are being provided with unisex accessible toilets that are compliant with AS 1428.1 2009 and the Access to Premises Standards. It should also be noted that where leisure or recreation and staff facilities are also provided that a shower will also be considered to enhance the flexibility or use for all people.

Consideration will also be given to providing baby changing tables within the unisex accessible toilet to enhance usage

All gender facilities will be provided with ambulant accessible toilets that enhance use by people with mobility impairments.



## DDA COMPLIANCE STATEMENT

ONE GROUP ID have completed a review of provided documentation to evaluate the compliance and functionality of the development relative to accessibility requirements in common areas and hotel design.

This review specifically considered the 2010 Access to Premises Standard and pertinent Australian Standards, inclusive of the AS1428 series and AS4299-1995 Adaptable Housing Standard and the Disability Discrimination Act (DDA).

Following this review, ONE GROUP ID are able to confirm that designs are compliant and will positively support the State Significant Development Application (SSDA) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## SIGN OFF PROVIDED BY:



Nick Morris  
Technical Director

---

END OF CORRESPONDENCE

---