

AMENITIES PLAN OF MANAGEMENT

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SSDA6626 (MOD 1)

DARLING SQUARE – NORTH AND NORTH EAST PLOT



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SSDA 6626 (MOD 1) - Introduction

This report supports an application made under section 96 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent, SSD 6626 relating to the development of the North East Plot of Darling Square which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

Development Consent SSD 6626 was granted on 16 April 2015 by the delegate of the Minister for Planning for the following components of development:

- site preparation works including demolition of existing Sydney Entertainment Centre;
- staged construction of 8 storey, 19 storey and 41 storey buildings, including a 5 storey podium, to be used for:
 - 2,050m² retail floor space at ground floor level;
 - 445 above ground car parking spaces and storage; and
 - 581 residential apartments
- various public domain improvements including:
 - provision of footpath treatment to the northern and eastern frontages and associated landscaping along the northern boundary; and
 - interim surface treatments to the southern and western frontages.

This section 96 application (the Modification Application) constitutes the first modification to the consent. This Modification Application follows the approval and current assessment of a number of SSDAs within the SICEEP site as set out in **Table 1**.

Table 1 – Status of initial SICEEP SSD DAs

DA No	Description of Application	Status
12_5752	SICEEP Core Facilities – Exhibition Centre, Convention Centre, The Theatre, Event Deck and Tumbalong Park	Approved: 22 August 2013
MOD 1	S96(1A) - various	Approved: 20 February 2014
MOD 2	S96(1A) – various	Approved: 18 July 2014
MOD 3	S96(1A) – various	Approved: 1 July 2015
13-5878	Darling Square Concept Proposal	Approved: 5 December 2013
MOD 1	S96(1A) – various	Approved: 26 November 2015
MOD 2	S96(1A) – various	Approved: 4 October 2016
6010	Western Plot (Student Accommodation – Building W2)	Approved: 7 May 2014
MOD 1	S96(2) – various	Approved: 1 April 2016
6013	North-West Plot (Public car park/ commercial office building)	Approved: 7 May 2014
MOD 1	S96(2) – various	Approved: 20 July 2015
MOD 2	S96(1A) – various	Approved: 26 November 2015
MOD 3	S96(1A) – various	<i>Under Assessment</i>

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DA No	Description of Application	Status
6011	South-West Plot (Mixed Use Residential Development)	Approved: 21 May 2014
MOD 1	S96(1A) – various	Approved: 27 July 2015
6116	ICC Hotel	Approved: 15 June 2014
MOD 1	S96(1A) – various	Approved: 8 July 2015
6626	North-East Plot (Mixed Use Residential Development)	Approved: 16 April 2015
MOD 1	S96(1A) – various	Subject of this application
6831	ICC Hotel fit-out, façade lighting system and subdivision	Approved: 16 October 2015
7133	Western Plot (Student Accommodation – Building W1)	Approved: 1 April 2016
7021	North Plot (Community and Retail Building and Public Open Space)	Under Assessment
6633	South East Plot (Mixed Use Residential Development)	Under Assessment

Overview of Proposed Modifications

This Modification Application seeks approval for the following amendments:

- internal amendments to the podium levels, including the provision of new public amenities and additional service parking spaces;
- minor internal revisions to some residential apartments; and
- Minor external amendments at the upper and lower levels, including refined interfaces with the public domain.

A range of other minor amendments resulting from design development, including amendments made in light of the continual design of surrounding buildings and public domain elements, are illustrated on the amended Architectural Drawings. These changes are to be expected in any project, especially given the nature and scale of the approved North East Plot development.

Site Description

The SICEEP Site is located within Darling Harbor. Darling Harbor is a 60-hectare waterfront precinct on the southwestern 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 (refer to **Figure 1**).

The Darling Square Site is:

- located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;
- bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
- irregular in shape and occupies an area of approximately 37,701m².

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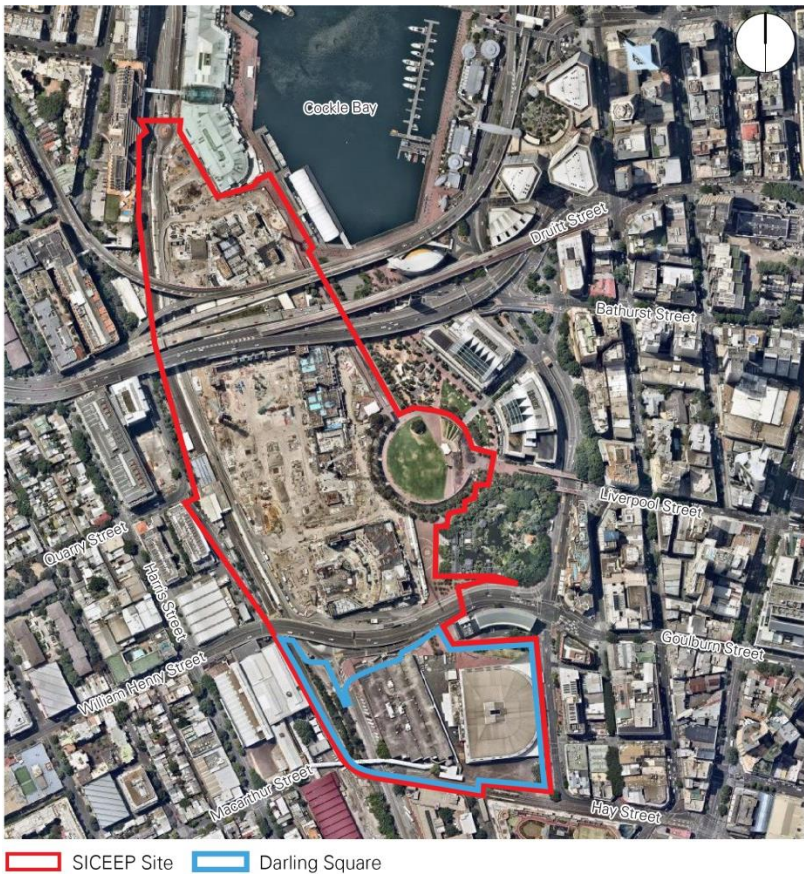


Figure 1 – Aerial Photograph of the SICEEP Site

The Modification Application Site relates to the North East Plot and surrounds as detailed within the drawings submitted in support of Modification Application. **Figure 2** illustrates the North East Plot in the approved Concept Proposal.

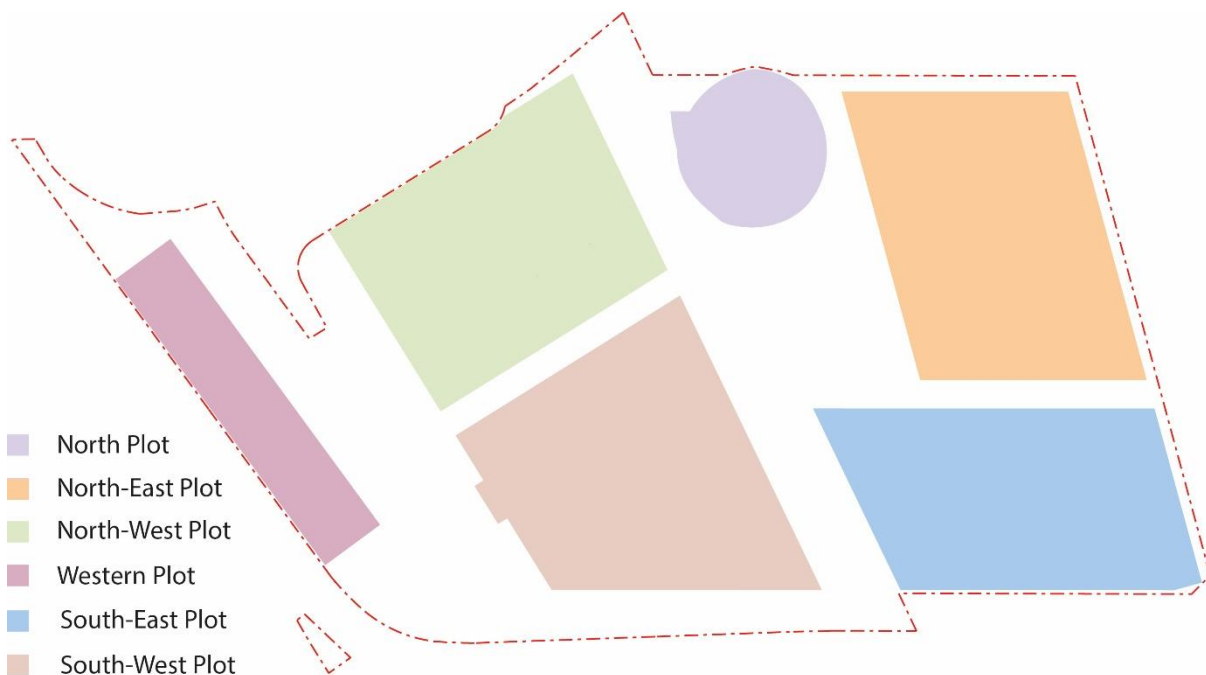


Figure 2 – Concept Proposal Development Plots

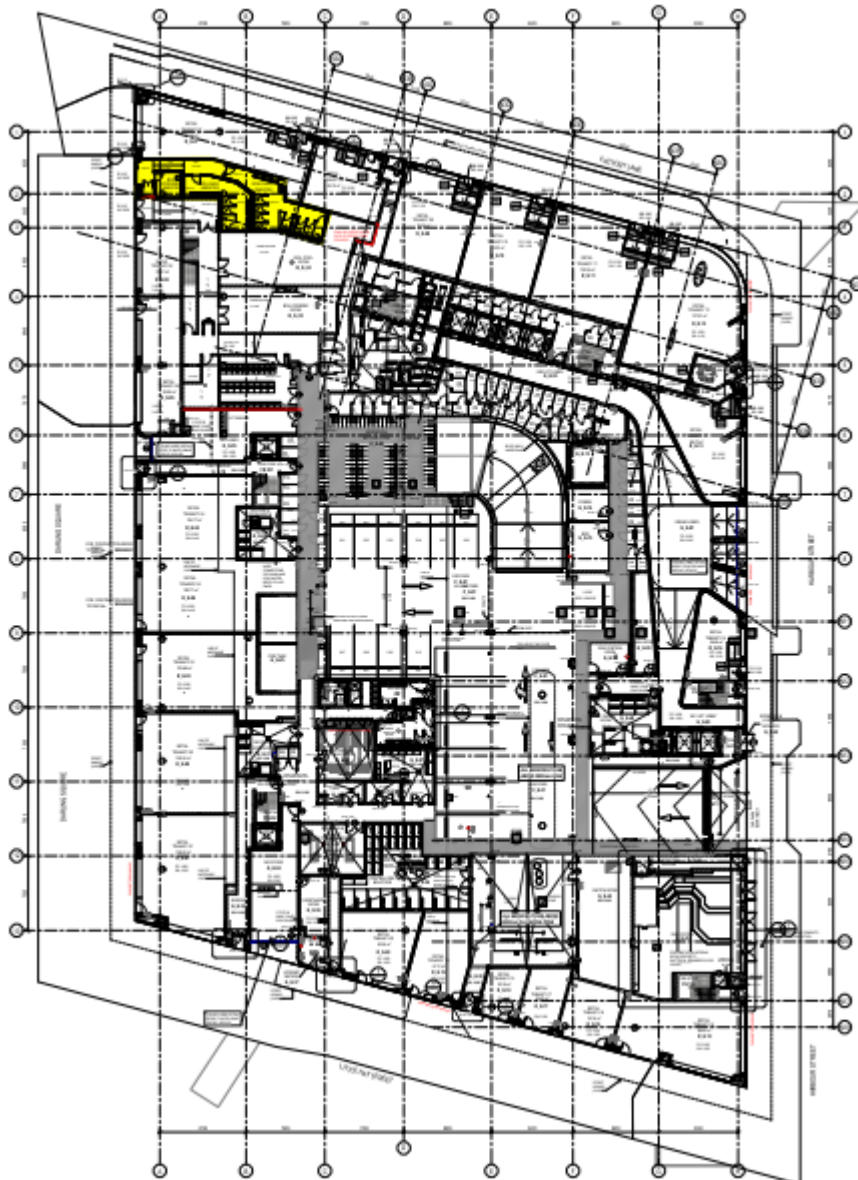
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Amenities Plan of Management

This Amenities Plan of Management has been prepared to support the current provision of accessible toilet facilities servicing retail tenancies of the North and North East Plots of the Darling Square Development (see Figure 3).

In preparing this document, consideration has been given to the requirements of the relevant building codes and standards pertaining to publicly accessible amenities including the Building Code of Australia, The Disability (Access to Premises - Buildings) Standards 2010, and a range of relevant Australian Standards, including the AS1428 Design for Access and Mobility standards suite. Key operational requirements to service these amenities has been considered, alongside propositions to enable the provision of clean, healthy, safe, secure and accessible toilets that meet best practice Crime Prevention through Environmental Design (CPTED) and Ecologically Sustainable Design (ESD) principles.



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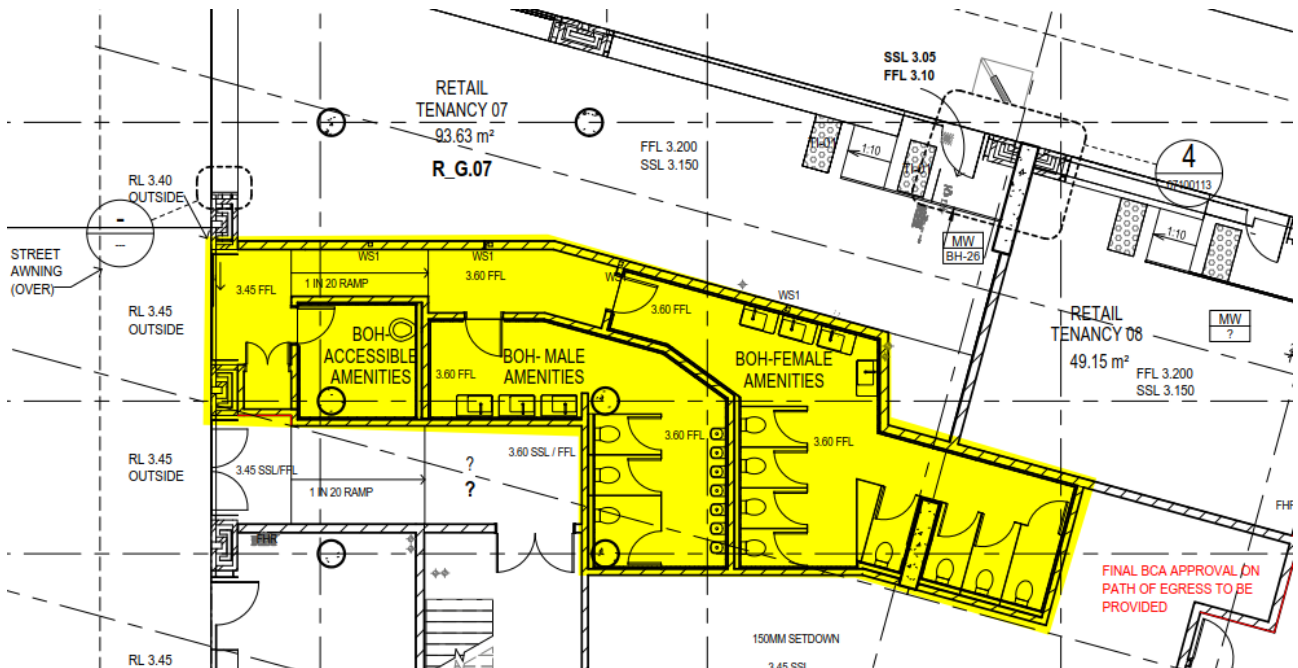


Figure 3 – North East Plot illustrating location of the publicly accessible amenities to service retail patrons of the North East Plot and staff and patrons of the adjacent North Plot.

Anticipated Hours of Operation

Retail tenancies within the North and North East Plot are to operate within the hours of 7:00am to 11:00pm, 7 days a week. The amenities will service these patrons and staff members.

Certain retailers will provide their own separate amenities for their customers and staff.

The amenities provided in the North and North East Plot are not public amenities. The Sydney Harbour Foreshore Authority (SHFA) will provide public amenities within close proximity of the Darling Square precinct under the precincts development agreement.

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Design and Quality

The amenities provided to service retail staff and patrons of the North and North East Plots will have regard to the following design considerations.

Accessible Toilets and Inclusive Access

Accessible toilets for persons with disabilities will be provided in accordance with the requirements stipulated under The Disability (Access to Premises - Buildings) Standards 2010, and the AS 1428 Design for Access and Mobility standards suite.

Spatial Planning

Door access to male, female and accessible amenities shall be designed to be located away from primary sight lines from the public domain to ensure privacy in use. Cubicles and urinals will be located away from secondary entry doors into male, female and accessible amenities block, with door entrances avoiding opening onto mirrored wall surfaces.

All amenities banks will adhere to NCC and Australian Standard requirements regarding access and spatial use.

Signage

Wayfinding signage is to be provided to the external entrance of the amenities block. Internally, clear signage will be designated to indicate male, female and accessible amenities. The location of the signage will be located in close proximity to the entrance of each facility and clearly displayed at noticeable locations in main traffic passageways to direct people to the appropriate amenity areas.

The design of the signage will adhere to relevant statutory requirements including the provision of Braille and 30% colour contrast provision to all amenities signage, to enable all signage to be easily found and distinguished by persons with visual impairment and the aged.

Lighting

The amenities will maximize the use of natural light (if possible) so that users feel confident approaching and using the facility.

Where natural light cannot be utilised, general lighting will be provided to all access corridors and amenities blocks to assist in ease of wayfinding. Within individual amenity areas, down lights will also be provided above the washbasins and to individual cubicles.

Emergency illumination devices will be provided to illuminate the path of egress for occupant to exit the toilets safely as per statutory requirements.

Ultra violet light will not be used as such lighting reduces visibility and safety levels for all users and historically promotes illicit behaviour within areas in which this lighting type is used.

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Materials

Examples of materials that could be used within the amenities provision include the following:

a) Floor

Non-slip ceramic tiles, natural stone, homogeneous tiles or terrazzo to appropriate slip coefficient requirements.

b) Wall

Ceramic tiles, natural stone, homogenous tiles, stainless steel, enameled steel panels, glass block, aluminum panels or phenolic cladding.

c) Ceiling

Mineral fibreboard, fibrous plaster board, aluminum panels or strips.

Water Closets (WCs)

Cubicles will be provided with easily closeable free-swinging doors. Doors will be fitted with ergonomic and accessible latches, sliding dead bolts or other similar locking devices. Cubicle partitions will be of a rigid design and wall or ceiling hung, where practical.

Basins

Basins will be wall-mounted or free standing, with all basins being deep enough to prevent water splashing out of the basins when in use.

Provision of facilities

Where practical, auto sensor taps, auto sensor soap dispensers, litterbins and electronic hand-dryers or paper towels dispensers at the wash basin area will be provided to minimize the wetting of floors and potential slip risk.

Cleaning attendant's sink and equipment storage Space

A dedicated sink and tap point utilized by maintenance personnel to clean public toilets will be provided as well as an equipment room for cleaners to store cleaning equipment where practical.

Changing Stations

Changing stations, bench or tables will be provided in the unisex bathrooms where families may utilize this facility.

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Safety and Security

1) Lighting

Interior lighting will be provided at all times during operational hours when natural light is not available. Lighting will be of an illumination and IP rating sufficient to appropriately illuminate entrances, exists, washing areas, cubicle spaces and to any other areas the public may potentially access.

External lighting illuminating access to retail public amenities from public domain shall be provided at all times during operation hours.

2) CCTV

CCTV cameras will be provided to ensure coverage to the entrance of retail amenities.

3) Security

Appropriate security measures will be provided to ensure lock down of retail public amenities during non-operational hours. Shutters, locks or dead bolts may be employed to discourage vandalism and secure toilet entrances and windows. Swipe card access will be provided to security and cleaning staff to ensure access to retail staff and patrons is only available during designated operational hours.

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Service and Cleaning

General cleaning will be carried out daily and will follow a systematic sequence as part of a broader building retail management contract. The general cleaning will be divided into spot and thorough cleaning.

Spot cleaning refers to the process whereby only specific items of the bathrooms are cleaned. Thorough cleaning refers to the cleaning of the entire bathroom and is usually carried out one to two times a day.

Thorough cleaning of the amenities will be carried out during off peak hours when toilet usage is low. Spot cleaning and touch up cleaning will be done more often during peak hours.

The services provider (contracted cleaning company) will be encouraged to use green cleaning agents to lessen the adverse impact on the environment. The cleaning agents shall be used in accordance to the manufacturer's recommendation concerning dilution, application and safety precautions.