

MIRVAC

**2 FIGTREE DRIVE
SYDNEY OLYMPIC PARK**

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL v3

7 August 2015

REPORT REVISIONS		
Date	Version	Drawing No / Revision
16.06.2015	Draft	DA1002A, DA2101A, DA2102A, DA2103A, DA2104A, DA2105A, DA2106A, DA2107A, DA2108A, DA2109A, DA2010A, DA2011A, DA2012A, DA2013A, DA2014A, DA2015A, DA2016A, DA2017A, DA3000A, DA3001A, DA3002A, DA3003A, DA3100A, DA3101A, DA3102A, DA3103A, DA8000A Unit matrix excerpt and location diagrams for visitable/adaptable units issued to MGAC on 10.06.2015
21.07.2015	Final	DA1002A, DA2101C, DA2102C, DA2103C, DA2104D, DA2105D, DA2106D, DA2107D, DA2108D, DA2109D, DA2110D, DA2111D, DA2112D, DA2113C, DA2114D, DA2115D, DA2116D, DA2117D, DA2118D, DA2200 A (Adaptable Apartments) DA3000C, DA3001C, DA3002C, DA3003C.
07.08.2015	Final v2	DA1002A, DA2101C, DA2102C, DA2103C, DA2104F, DA2105D, DA2106D, DA2107D, DA2108D, DA2109D, DA2110D, DA2111D, DA2112D, DA2113C, DA2114D, DA2115D, DA2116D, DA2117D, DA2118D, DA2200 C (Adaptable Apartments) DA3000C, DA3001C, DA3002C, DA3003C.
07.08.2015	Final v3	DA1002A, DA2101C, DA2102C, DA2103C, DA2104F, DA2105D, DA2106D, DA2107D, DA2108D, DA2109D, DA2110D, DA2111D, DA2112D, DA2113C, DA2114D, DA2115D, DA2116D, DA2117D, DA2118D, DA2200 C (Adaptable Apartments) DA3000C, DA3001C, DA3002C, DA3003C.

This report prepared by:



Elisa Moechtar
Associate
Morris Goding Accessibility Consulting

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	4
2.	INTRODUCTION.....	6
2.1.	General	6
2.2.	Objectives.....	6
2.3.	Limitations	6
2.4.	Statutory Requirements	7
3.	INGRESS & EGRESS	8
3.1.	External Approach.....	8
3.2.	Level 01 Podium	9
3.3.	Main Entry Level 01 Residential Towers	9
3.4.	Main Entry Level 00 Retail Tenancy	10
3.5.	Emergency Egress	10
4.	RESIDENTIAL.....	12
4.1.	Path of Travel	12
4.2.	Passenger Lifts	12
4.3.	Internal Stairs	12
4.4.	Community Room, West Building.....	13
4.5.	Mail Boxes	13
4.6.	Garbage Rooms	13
5.	ACCOMMODATION	14
5.1.	Residential Units	14
5.2.	Adaptable Unit Design/s	14
5.3.	Recommendations for All Adaptable Unit Types:.....	15
5.4.	Visitable Units.....	16
6.	CAR PARKING.....	17
6.1.	General	17
6.2.	Residential Accessible Car Parking	17
6.3.	Visitor Accessible Car Parking	18

1. EXECUTIVE SUMMARY

The Access Review Report is submitted with the Development Application for a mixed use residential development located at 2 Figtree Drive, Sydney Olympic Park NSW 2127, to satisfy the requirement of the SOPA Access Guidelines 3rd Edition, May 2011 for an Access Strategy. This Report is an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

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

The review of the development has been made in accordance with the SOPA Masterplan 2030 Chapter 4 General Controls and Guidelines and Chapter 5.2 Central Precinct and the SOPA Access Guidelines 3rd edition, May 2011.

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, car parking, residential accommodation, common areas and sanitary facilities comply with relevant statutory guidelines.

In general, the development can achieve accessible paths of travel that are continuous throughout. In line with the report recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking, adaptable units and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development prior to construction certificate stage. The main recommendations that have arisen from the access review, include:

- Provide an alternate accessible entry point to development within reasonable proximity of southern stairs (level 00) to ensure an equitable accessible route from Linear Park to residential podium (level 01), in accordance with BCA/DDA Access Code D3.2.
- Ensure that northern tower lifts, level 00 are available to all visitors and all residents of the residential towers, as an alternate accessible path of travel to the eastern stairs from retail tenancy forecourt.
- Ensure the podium level 01 landscaped pathways between the buildings have sufficient gradients, clear widths and circulation areas for people with disabilities compliant with BCA/DDA Access Code D3.2.
- Provide documented 'protect in place strategy' for people with disabilities within each home unit (fire-isolated compartment) to satisfy SOPA Access Guidelines 2.6.

- Ensure at least 43 units out of 422 units of the residential units are designed to be adaptable (10% min. required), compliant with AS4299 Class B.
- Ensure 30% of ground floor units required to be visitable in accordance with SOPA Masterplan 2030 are designed to be visitable for people with disabilities compliant with AS4299.
- Ensure accessible residential car bays are located within close proximity of lift providing direct access to the residential tower of the associated adaptable unit.

2. INTRODUCTION

2.1. General

Mirvac has engaged Morris-Goding Accessibility Consulting to undertake a design review of the proposed residential development located at 2 Figtree Drive, Sydney Olympic Park NSW 2127.

The development consists of a total of 422 residential units across four residential towers (north, east, south and west). The north tower extends to level 5, east tower to level 15, south to level 10 and west to level 11.

The residential towers each share the basement car parking on levels 00, B1, B2, and the landscaped common-use courtyard on podium level (level 01).

There a retail space provided on level 00 of the development and public domain areas at various street frontages, including an extension of an existing Linear Park on the south side of the development, between the rail corridor and the southern site boundary.

The requirements of the design review are to:

- Review supplied drawings of the proposed development,
- Provide a report that will analyse the provisions for accessibility within the development, and,
- Recommend solutions that will ensure the design complies with the Federal Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code), Building Code of Australia (BCA), AS 1428 series, the SOPA Masterplan 2030 and the SOPA Access Guidelines.

2.2. Objectives

The Access Review Report considers user groups, who include residential occupants, staff and visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment
- People with mobility impairments
- People with dexterity impairments

The Report is written to satisfy the requirement of SOPA Access Guidelines 3rd Edition, May 2011 for an Access Strategy and to guide the design to meet the objectives of the DDA. In doing so, the Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSI's, handrail design, signage, hearing augmentation etc. that will be included in construction documentation.

2.4. Statutory Requirements

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

- Disability Discrimination Act 1992
- DDA (Access to Premises- Buildings) Standards 2010 (DDA Access Code)
- Building Code of Australia 2015
- AS 1428.1-2009 (General Requirements for Access)
- AS 4299-1995 (Adaptable Housing Code)
- AS 1735.12-1999 (Lifts, Escalators, & Moving Walks)
- AS2890.6-2009 (Carparking)
- SOPA Masterplan 2030, Chapter 4.0 General Controls and Guidelines and Chapter 5.2 Central Precinct
- SOPA Access Guidelines – Third Edition May 2011 (as relevant)

3. INGRESS & EGRESS

3.1. External Approach

The development is bound by Figtree Drive to the north, Australia Avenue to the east, a new road (accessing the on-site car parking) to the west and the railway corridor to the south.

There is an existing public domain area known as 'Linear Park' (outside the site boundary) between the south boundary and the railway corridor, with existing stairs and ramps that connect to the footpath on Australia Avenue. This public domain area is to be retained and extended to link Australia Avenue to the new street on the west boundary of the development.

There will be new public domain areas within the perimeter of the site boundary that will interface with the surrounding public footpaths and the development.

The principal point of pedestrian access to the residential development is from Figtree Drive (level 01). An accessible path of travel from the site boundary on Figtree Drive footpath can be achieved to the principal pedestrian entrances of each residential building at level 01 via the common landscaped podium as required under the BCA/DDA Access Code.

There are alternate points of access at the site boundary to the residential development. These are from Linear Park via new stairs on the south edge of the podium (level 00 to level 01); Australia Ave through retail forecourt via eastern stairs (level 00 to level 01) and the new road development/footpath in the west (level 01). Due to the existing and new street levels and the height variation with the podium level 01, not all alternate entry points are currently accessible to wheelchair users.

There is an alternate accessible entry point to the development within reasonable proximity (within 50m distance) of the non-accessible eastern stair entry, via a public/retail corridor to northern tower lifts, (from level 00 to level 01) from the retail forecourt.

An alternate accessible entry point to development within reasonable proximity of the southern stairs (level 00) is required to be provided to achieve compliance with BCA Clause D3.2. The existing external connection via the 'Linear Park' ramps that connect to the Australia Avenue footpath is more than 100m distance from the stairs. The alternative accessible entry point will require review during design development, prior to Construction Certificate, to ensure compliance.

There are significant site constraints with providing an alternate accessible path of travel to link the new road development/footpath in the west (level 01) to the residential development (and to Linear Park in south) due to new civil road levels driven by the Masterplan and existing large trees that must be retained.

Continuous paths of travel from the site boundary entry points on Figtree Drive, Australia Avenue and Linear Park to the main entry points to the residential units on L01 podium and the main forecourt entry to retail area on level 00 can be achieved to comply with BCA/DDA Access Code.

Recommendations:

- (i) Provide an alternate accessible entry point to development within reasonable proximity of southern stairs (level 00) to ensure an equitable accessible route from Linear Park to the residential podium (level 01), compliant with BCA/DDA Access Code D3.2.
- (ii) Ensure that the northern tower lifts, level 00 are available to visitors and residents of all residential towers, to provide an alternate accessible path of travel to the podium (in lieu of eastern stairs) from the retail forecourt.
- (iii) Ensure all stairways are suitably set-back at top and base areas for handrails on both sides that do not protrude into transverse paths of travel, compliant with BCA/DDA Access Code.
- (iv) Ensure there are continuous accessible paths of travel to and within public domain areas within the site boundary that connect to existing pedestrian network in line with the requirements of the SOPA Masterplan 2030 Chapter 4.3.

3.2. Level 01 Podium

The principal point of pedestrian access to the residential development is from Figtree Drive. An accessible path of travel from the site boundary entry point on the Figtree Drive footpath can be achieved to the principal pedestrian entrances of each residential tower building and the community room at level 01 via the common landscaped podium. The podium level (level 01) of the development provides access to the entry door of each of the residential towers and the community room of the development as required by the BCA/DDA Access Code.

The podium level is accessed via the on-grade access from Figtree Drive footpath. The alternate access points to the podium level have been covered in Section 3.1. The access pathways within the podium level 01 to the entry door of each of the residential towers will be developed as part of the landscape design documentation.

Recommendation:

- (i) Ensure the podium level 01 pathways between the buildings have sufficient gradients, clear widths and circulation areas for people with disabilities to access the entry door of each of the buildings, compliant with the BCA/DDA Access Code.

3.3. Main Entry Level 01 Residential Towers

The main entrance of each of the residential towers is accessed from the podium level of the development (L01).

The entry door of each of the residential towers has door clearances and circulation areas to allow wheelchair users to access the entry lobbies, compliant with the BCA/DDA Access Code.

The entry lobby of each of the residential towers has sufficient circulation areas for wheelchair users to perform a 180 degrees turn and to pass one

another in an equitable and dignified manner, compliant with BCA/DDA Access Code.

Recommendation:

- (i) Ensure the building entry doorways comply with the BCA/DDA Access Code.

3.4. Main Entry Level 00 Retail Tenancy

The external retail tenancy is located at level L00 addressing Australia Avenue, with entry via an accessible retail forecourt. The detailed retail fitout will be subject to a future development application by the landowner. Therefore the shopfront design, including the main entry door, is not detailed as part of this Development Application. However, there is sufficient frontage to the retail entry forecourt to achieve an accessible entrance as required under the BCA/DDA Access Code.

There is a retail corridor to the north of the open-plan retail tenancy that connects the retail forecourt to the L00 carpark and the north tower passenger lift. The corridor has sufficient circulation areas, to allow wheelchair users to perform a 180 degrees turn and to pass one another in an equitable and dignified manner, compliant with BCA/DDA Access Code.

Recommendations:

- (i) Ensure the building retail entrance doorway/s, and connecting doorways to car-park and north tower comply with the BCA/DDA Access Code.
- (ii) Ensure retail walkways have gradients not exceeding 1:20 (max. 1:40 cross falls) with suitable landing areas, compliant with the BCA/DDA Access Code.

3.5. Emergency Egress

Each residential tower has emergency fire isolated stairways that provide egress to street level and/or open space from the upper residential levels and from the basement levels. There are additional doors from the L01 common corridors in the west, south and east towers that provide required egress for these spaces.

The SOPA Access Guidelines require the provision of accessible emergency egress or suitable fire evacuation refuge areas that are fire-rated to assist people with disabilities in the event of an emergency. A 'protect in place strategy' for people with disabilities within each home residential unit (fire-isolated compartment) will be developed and formalised through strata by-laws and managed by the Owner's corporation and/or Building Manager.

Recommendations:

- (i) Ensure egress doors at level 01 within west, south and east towers have 850mm min. clear width and level door threshold to external areas.
- (ii) Ensure continuous handrails required along egress routes (e.g. fire stairs) comply with BCA D2.17.

- (iii) Provide documented 'protect in place strategy' for people with disabilities within each home unit (fire-isolated compartment) to satisfy SOPA Access Guidelines 2.6.
- (iv) Provide suitable visual system for emergency announcements in common areas to assist people who are deaf or hearing impaired to respond the emergencies, to satisfy SOPA Access Guidelines 2.6. (eg. strobe lights: incorporating 2 colours, preferably blue/orange or similar; visual messages on a computer system).

4. RESIDENTIAL

4.1. Path of Travel

There is an accessible path of travel from the pedestrian building entrances (i.e. each residential tower lobby) to the entry door of each of the residential units within the building, compliant with BCA/DDA Access Code.

Per residential tower, one or two passenger lifts provide a path of travel from entry lobby to the basement levels and the common use corridors on the upper residential levels of the building.

The common residential corridors provide a continuous accessible path of travel to the entry door of each of the residential units in the building, compliant with BCA/DDA Access Code.

The common residential corridors have sufficient clearances and circulation areas, to allow wheelchair users to pass one another at suitable intervals. The corridors have sufficient clearances to allow wheelchair users to perform a 90° turn at change of directions and to perform a 180° turn at corridor ends, compliant with the BCA/DDA Access Code and SOPA Access Guidelines.

Recommendation:

- (i) Ensure all common use doorways (e.g. building entrances, garbage rooms, community room, storage) have 850mm clear opening width and suitable latch side door circulation area, compliant with the BCA/DDA Access Code.

4.2. Passenger Lifts

Per residential tower, one or two passenger lifts provide vertical access between the basement levels, entry lobby (podium level) and the upper residential levels.

The passenger lifts have 1400mm (width) x 2000mm (depth) internal dimensions to satisfy BCA/DDA Access Code (Lift Services Design brief).

There are sufficient circulation areas of at least 1800mm min. width provided in front of each of the passenger lifts to allow wheelchair users to pass one another and to access the lift car in an equitable and dignified manner, compliant with BCA/DDA Access Code.

Recommendation:

- (i) Ensure the lift car components (grabrail, control buttons, lighting) comply with BCA/DDA Access Code.

4.3. Internal Stairs

There are connecting common stairs within basement carpark levels B2, B1 that connect split level car-parking between the east and west tower lifts. These stairs are required to be compliant with the BCA/DDA Access Code.

Recommendation:

- (i) Ensure stairways are suitably set-back at top and base areas for handrail extensions on both sides that do not protrude into transverse paths of travel, compliant with the BCA/DDA Access Code.

4.4. Community Room, West Building

There is a community room located on the ground floor of the west residential tower. While an external entry door is not shown at this stage, there is sufficient frontage to the landscaped podium to achieve an accessible entrance as required under the BCA/DDA Access Code. An internal doorway is provided to the bicycle storage area.

Appropriate means of access for people with disability to the community area can be provided through the provision of external pathways from each of the residential tower entry doors.

The community room has sufficient internal dimensions to allow wheelchair users to perform a 360 degrees turn, compliant with BCA/DDA Access Code and gain access to the kitchenette area provided within. The provision of an accessible unisex toilet adjacent to the community room satisfies BCA/DDA Access Code Part F2.4 and can achieve compliance with required circulation areas between fixtures.

Recommendations:

- (i) Provide appropriate means of access from each of the residential tower entry doors to the community room and the adjacent accessible toilet, compliant with the BCA/DDA Access Code.
- (ii) Ensure entry doors to the community room and accessible toilet have a minimum 850mm clear opening width (each active leaf) and door circulation, compliant with the BCA/DDA Access Code.
- (iii) Ensure accessible unisex toilet is compliant with the BCA/DDA Access Code.

4.5. Mail Boxes

Recommendations:

- (i) Provide the mailboxes for each residential tower in an accessible location with suitable gradients and cross-fall (no steeper than 1:40) for people with disabilities, compliant with BCA/DDA Access Code.
- (ii) Ensure there is a minimum 1550m diameter turning area in front of the mailboxes, suitable for wheelchair users to perform a 180 degrees turn, compliant with AS4299.

4.6. Garbage Rooms

The garbage chute rooms are positioned along each of the common use residential corridors on each level.

Each of the garbage rooms has sufficient internal clearances, to allow wheelchair users to access the room and the garbage facilities in accordance with the BCA/DDA Access Code.

5. ACCOMMODATION

5.1. Residential Units

The passenger lifts in the residential towers provide a continuous accessible path of travel from the basement car parking and entry podium level 01 to the upper levels containing residential units, compliant with BCA/DDA Access Code.

There are a total of 422 residential apartments spread across the four residential towers. The development contains a variety of 1bed (158x), 2bed (220x) and 3bed (44x) apartments. 10% of apartments are proposed to be designed as adaptable units, in accordance with AS4299. This adaptable housing provision satisfies the 10% min. requirement under SOPA Access Guidelines 5.3.

Nine (9) of the twenty-seven (27) apartments on the L01 podium (ground floor) are visitable and this satisfies the 30% min. visitable requirement of ground floor units under the SOPA Masterplan Chapter 4.6.9, Point 2.

The adaptable units are proposed as a mix of 1bed, 2bed and 3bed apartments, across the west, south and east towers. They are distributed with a choice of levels, aspect and price range in accordance with SOPA Access Guidelines.

Recommendation:

- (i) Ensure at least 10% of the total number of residential units are designed as adaptable units in accordance with AS4299 Class B (All essential, and minimum 50% of desirable features incorporated, including all those notated 'first priority) to satisfy the requirements of the SOPA Access Guidelines.

5.2. Adaptable Unit Design/s

The concept of adaptable housing is to design units with provisions in place from the outset (pre-adaption) so they can be easily adapted to meet changing needs of residents in the future (post-adaption). The adaptable unit is also required to be 'visitable' from the outset i.e. enable visitors with disabilities to enter the unit through the front entry door and have access to the living room and a 'visitable' toilet, in accordance with AS4299.

Drawing No: DA-2200-C has been reviewed for the key elements required at pre-adaption stage to satisfy the spatial requirements of AS4299. There are 4 adaptable unit types proposed within the development that include 1 Bed – Type 1, 2 Bed – Type 1, 2 Bed – Type 2, 3 bed- Type 1.

Each adaptable unit type has an 850mm clear width opening hinged unit entry door that can achieve door clearances compliant with AS4299.

There are accessible internal corridors leading to the essential features of the adaptable unit. The internal doors within the adaptable housing unit (as defined in AS4299 clause 1.4.6) have appropriate 850mm clear width opening and can achieve door clearances compliant with AS4299.

The adaptable bedroom has appropriate internal dimensions to satisfy AS4299 circulation requirements.

The adaptable bathroom has suitable internal dimensions to satisfy shower, pan, wash basin circulation area requirements of AS4299. A visitable toilet has provided within the adaptable unit as required by AS4299.

The kitchen can achieve appropriate clearance of 1550mm as required under AS4299 and can achieve work bench spaces adjacent to refrigerator, cook top, oven and sink under AS4299.

The living area has minimum clear area of 2250mm minimum diameter after the furniture has been placed, suitable under AS4299.

The laundry area can achieve circulation area in front of the laundry appliances of 1550mm in diameter, suitable under AS4299.

5.3. Recommendations for All Adaptable Unit Types:

In addition to the currently documented spatial provisions on Drawing No: DA-2200-C, the following recommendations are applicable to all adaptable unit types.

- (i) Provide a slip-resistant floor surface (AS4586/HB198) in kitchen, laundry and adaptable bathroom at pre-adaption stage as required by AS4299 clause 4.5.4.
- (ii) All internal doors of the adaptable housing unit (as defined in AS4299 clause 1.4.6 as a 'single residence or part of a residence, containing living area and sleeping space, kitchen, toilet and bath or shower room') require 850mm clear width (pre-adaption). This is in accordance with the SOPA Access Guidelines, over and above the 820mm clear width noted as an essential feature in AS4299 clause 4.3.3. Provision is to be made for door circulation spaces at these doorways in post-adaption, in accordance with AS4299 clause 4.3.7.
- (iii) Where sanitary fixtures are not located to suit AS1428.1 from outset, suitable provision i.e. extra capped off plumbing supplies/waste to be provided for bathroom fixtures/fittings, compliant with AS1428.1 for ease of adaption.
- (iv) For any bathtub, plinth or joinery units (adaptable bathroom) proposed to be removed at post-adaption, provide continuous waterproofing underneath/behind from the outset to allow for ease of adaptation.
- (v) For any plinth or joinery units (adaptable kitchen) proposed to be removed at post-adaption, provide continuous tiling underneath/behind from the outset to allow for ease of adaptation.
- (vi) Within adaptable bathroom; wall-strengthening around pan, shower and bath (for grab rails and shower seat) and waterproofing of walls to be provided at pre-adaptation stage in accordance with AS4299, clause 4.4.4h.
- (vii) Ensure no services are installed from the outset within any adaptable stud walls proposed to be removed at post-adaption.
- (viii) The laundry area have provision for 1550mm diameter circulation area in front of appliances/tub that can be easily achieved.

- (ix) Provide 800mm min. width workspace beside cooktop and sink or provide continuous tiling under all kitchen joinery from outset as provision for the relocation of cooktop and sink to achieve.
- (x) The kitchen to have 1550mm min. clearance in front of kitchen benches or provision made from the outset (e.g. capped off services or extra wide bench) to easily achieve this at post adaption
- (xi) Ensure at least one door to balcony has 850mm min. clear width opening.
- (xii) The adaptable unit balconies to make provision for future wheelchair ramp access from lounge area ie. it is understood that proposed approach is for minimal height hob with raised self-draining flooring system to finish at same FFL. The external balustrade will be installed above the raised external floor to satisfy BCA requirements at pre-adaption stage.

5.4. Visitable Units

In line with SOPA Masterplan Chapter 4.6.9 Point 2, 30% of the ground floor apartments within the residential development are to be visitable as defined in AS4299. As shown on Drawing No: DA-2104-F, there are a total of 27 residential units provided on the podium level L01 (ground floor). These include 6 x visitable units and 3 x adaptable units, (also visitable under AS4299) which satisfies the requirement for 9 x visitable units.

Visitable units are required to have 850mm min. clear width unit entry door and achieve a minimum 1000mm clear path of travel from the unit entry door to a bathroom with a visitable toilet and the living area with balcony area.

All visitable units are to provide at least one bathroom with 850mm min. clear width opening door and a clear circulation area in front of toilet pan of at least 900mm x 1250mm as required under AS4299.

6. CAR PARKING

6.1. General

There are in total 501 car parking bays spread across Levels B2, B1 and L00 of the development.

There are in total 457 car parking bays reserved for residents and a total of 44 car bays for visitor and car share car parking.

6.2. Residential Accessible Car Parking

There is one accessible car parking bay provided for each adaptable unit, compliant with AS4299 and SOPA Access Guidelines. They are distributed over the level 00 and basement car-parking levels as follows:

Carpark level	No. of accessible bays	Tower
Basement 2	x 8	East
Basement 1	x 10	West
	x 8	East
	x 8	South
Level 00	x 1	South
	x 8	West
Total	x 43	

The residential accessible car parking bays are 2.4m wide and located directly adjacent a shared zone of the same dimensions, in line with AS2890.6-2009. It is noted that the SOPA Access Guidelines request accessible residential car bays to be 3.8m wide (without the need for a shared zone) to comply with AS4299. MGAC supports the provision of 2.4m wide car bays adjacent 2.4m shared zones as per the current accessible car-parking standard AS2890.6-2009.

The shared zones are to be marked and/or delineated so as to prevent the shared zones to be used for parking. If bollards or columns are introduced within the shared zone they are to not obstruct the required circulation areas adjacent the vehicle under AS2890.6 or AS4299. The current documentation indicates that this is achievable.

If the circulation space is shared between accessible car spaces then the shared zones remain common building property (to ensure its use as circulation zone and not an additional car bay).

Recommendations:

- (i) Ensure accessible residential car bays are located within close proximity of the lift providing direct access to the residential tower of the associated adaptable unit.
- (ii) Ensure the car park has 2.2m min. vertical clearance (2.3m min. preferred) leading up to the accessible car bays. The accessible

residential car bays (and shared zones) require 2.5m min. vertical clearance, to comply with AS2890.6-2009.

6.3. Visitor Accessible Car Parking

There are a total of 42 residential visitor car bays provided within the Visitors-Retail Car Park located at level 00. Of these, there are a total of 5 visitor car bays nominated as accessible car parking bays, which satisfies the minimum 3% requirement of the SOPA Access Guidelines and the exceeds the 2% requirement for retail development under BCA/DDA Access Code Table D3.5.

Accessible car bays are suitably located directly adjacent to the retail corridor that connects to retail tenancy forecourt, level 00 and the northern tower lift to residential podium level 01 and residential tower main entrances.

The 5 accessible visitor car bays are 2.4m wide and located adjacent a 2.4m wide shared zone, compliant with AS2890.6-2009. The shared zones will be marked and include a bollard; to prevent these shared zones being used for parking.

Recommendation:

- (i) Ensure the car park has 2.2m min. vertical clearance (2.3m min. preferred) leading up to the accessible car bays. The accessible visitor car bays (and shared zones) require 2.5m min. vertical clearance, to comply with AS2890.6-2009.