



A Jensen Hughes Company

Multiplex

Sydney Fish Markets
Bridge Road Alternative

Concept Design Report v2

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REPORT REVISIONS		
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1. Introduction

2.1 Background

This report has been prepared, on behalf of Multiplex in support of the conceptual design of the Bridge Road Alternative Scheme for the Sydney Fish Markets Project.

The concept design has been developed by Aspect Studios. This report will analyse the concept design with regards to accessibility under the objectives of the DDA and the requirements of the DDA Premises Standards 2010 and provide a statement of accessibility commitments that the project will work towards.

2.2 Project Description

As part of the new Fish Markets project, SSD8925 was approved to raise the level of a section of Bridge Road along the frontage of the site by approximately 1 metre, to align with the level of Wentworth Park and the ground floor concourse of the new Fish Markets building.

In response to various stakeholder feedback, INSW and Multiplex have considered a revised scheme. This scheme proposes the Bridge Road promenade along the building frontage be raised as per the approved scheme, but the existing road levels retained in lieu of raising them.

Under the revised scheme, the transport user zone for bus and taxis would be at the (existing) road levels, with stair and ramp access provided to access the raised Bridge Road promenade. The raised section of promenade will transition at each end (east and west) to meet the existing level at the intersections of Wattle Street and Wentworth Park Road (which will include the new Fish Markets access road).

The approximate extent of the Bridge Road works and the relationship to the new Fish Markets construction site is presented below.



2.5 Objectives

The Concept Report considers operational modes and user groups in relation to the Sydney Fish Markets Project.

The Statement of Commitments attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with mobility impairments
3. People with dexterity impairments

The Concept Report seeks to provide compliance with the DDA. In doing so, it attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use

4. Accessibility Statement

4.1 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, AS 1428 Series to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

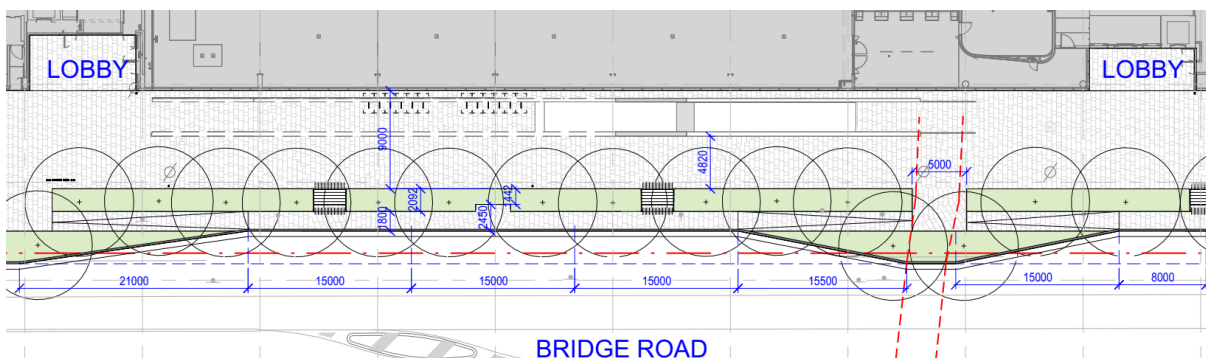
The Project Architect and Morris Goding Access Consulting being a suitably qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premises, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS1428.1-2009. The developed design will consider all user groups, who include members of the public, visitors, and staff members.

4.2 Bridge Road Coach Drop Off Design

The scheme proposes a coach drop off with embarkation/disembarkation landing that leads to two accessible walkways on both sides of the drop off area.



The drop off area has a width of 1.8 metres. There is a suitable zone midway (2450mm width to kerb) along the drop off area that will allow a person in wheelchair to pass a person in wheelchair waiting for coach. The developed design will provide a consistent accessible environment through detailed design and planning of a new integrated accessible network of paths of travel.

This accessible design will include the provision of appropriate accessible circulation areas and accessible pedestrian linkages in accordance with the DDA Premises Standards.



4.3 Public Domain Design

The scheme proposes the publicly accessible connection from the coach drop off walkways to the 2 lift lobbies fronting Bridge Road. From the lobbies, there is suitable lift access to and within all floors of the Fish Markets.

The developed design of the new public domain areas will provide a consistent accessible environment through detailed design and planning of integrated accessible network of paths of travel.

This will include the provision of appropriate continuous accessible paths of travel, circulation areas, way finding signage, lighting, seating, handrails, stair, ramps, lift and accessible pedestrian linkages.

4.6 Standards and Regulations

The statutory and regulatory guidelines that will be encompassed in the design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;

5. Conclusion

The Concept Design Drawings indicate that accessibility requirements, pertaining to site access, common area access, can be readily achieved. It is advised that MGAC work with the project team to ensure appropriate outcomes are achieved in building design and external domain design as the design progresses.