COCKLE BAY PARK REDEVELOPMENT

Appendix F Accessibility (DDA) Report

State Significant Development, Development Application (SSD DA)

Prepared for DPT Operator Pty Ltd and DPPT Operator Pty Ltd

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Revision [D]

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1 Executive Summary

The Access Review Report is a key element in the design of the new mixed use development known as Cockle Bay Park, located at Cockle Bay Wharf, Sydney NSW 2000, and is an appropriate response to the Building Code of Australia (BCA), and DDA Access to Premises Standards (including DDA Access Code).

Morris Goding Access Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities. The proposed development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation will ensure that appropriate access is provided to and throughout the development.

2 Introduction

This report has been prepared to accompany a detailed State Significant Development (SSD) Development Application (DA) (Stage 2) for a commercial mixed use development, Cockle Bay Park, which is submitted to the Minister for Planning and Public Spaces pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The development is being conducted in stages comprising the following planning applications:

- Stage 1 – Concept Proposal setting the overall 'vision' for the redevelopment of the site including the building envelope and land uses, as well as development consent for the carrying out of early works including demolition of the existing buildings and structures. This stage was determined on 13 May 2019, and is proposed to be modified to align with the Stage 2 SSD DA.
- Stage 2 – detailed design, construction, and operation of Cockle Bay Park pursuant to the Concept Proposal.

The Site

The site is located at 241-249 Wheat Road, Sydney to the immediate south of Pyrmont Bridge, within the Sydney CBD, on the eastern side of the Darling Harbour precinct. The site encompasses the Cockle Bay Wharf development, parts of the Eastern Distributor and Wheat Road, Darling Park and Pyrmont Bridge.

The Darling Harbour Precinct is undergoing significant redevelopment as part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) including Darling Square and the W Hotel projects. More broadly, the western edge of the Sydney CBD has been subject to significant change following the development of the Barangaroo precinct.

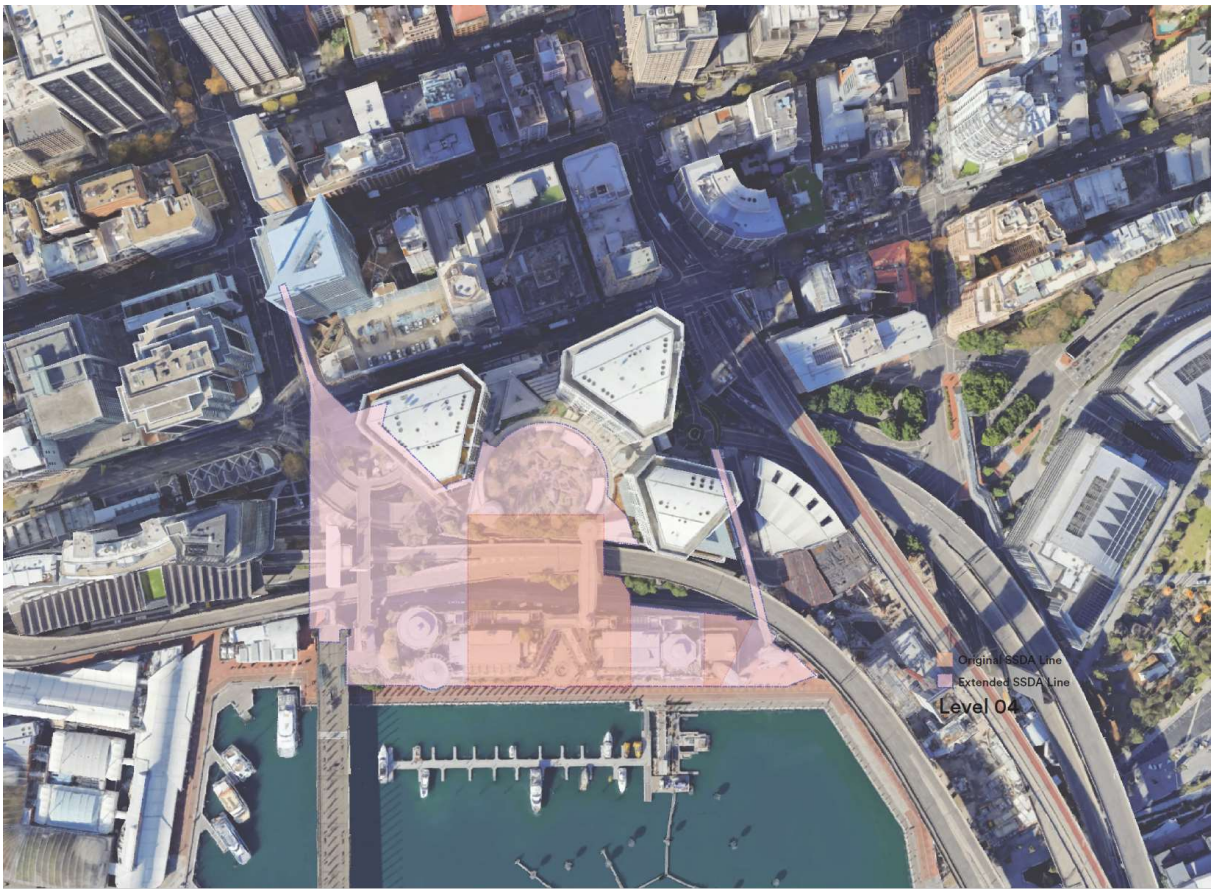

Figure 1 – Location Plan

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARS) dated 12 November 2020 for SSD-9978934. Specifically, this report has been prepared to respond to those SEARS summarised in Table 1.

TABLE 1 - SEARs requirements		
Item	**Description of Requirement**	**Section Reference (this report)**
-	-	-

This report has also been prepared in response to the following Stage 1 (SSD 7684) conditions of consent summarised in Table 2.

Table 2 - Concept approval of Conditions of Consent		
Item	**Description of Requirement**	**Section Reference (this report)**
C3	Building Design Future Development Application(s) shall include an Access Report demonstrating that the development achieves an appropriate degree of accessibility.	8 Conclusion

3 Background and Objectives

3.1 Background

Morris Goding Access Consulting has been engaged to provide an Access Review Report of the proposed new mixed use development known as Cockle Bay Park, located at Cockle Bay Wharf, Sydney NSW 2000.

The development consists of the following:

- Podium and Public Domain levels L00 – L04
- Tower levels L05 – L43
- Landscaped areas
- Interface with adjacent Darling Park development including Crescent Garden

The proposed development falls under a number of BCA classifications:

- Class 5 (commercial)
- Class 6 (retail)

The requirements of the investigation are to:

- Review supplied drawings of the 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), relevant Australian Standards, and enhanced benchmark requirements set by the project.

3.2 Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include staff, visitors and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision);
- People with a dexterity impairment; and
- People with cognitive impairment

In addition, through considering universal design principles, the report also seeks to encourage increased inclusion of:

- Older people
- People with Children
- People of non-English speaking backgrounds
- Diverse community groups

The Report seeks to provide compliance with the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the grounds of disability.

3.3 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, Universal Design principles, AS1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

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 premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

3.4 Universal Design Principles

Universal Design is a philosophy and approach that uses principle based thinking within the design and planning process. It is based on seven recognized principles that were developed in 1997 by a working group of architects, product designers, engineers and environmental design researchers, led by the Centre for Universal Design, North Carolina State University, USA.

The Principles were developed to *"guide the design of environments, products and communications to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design" (Mace 1985)*. They 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

The consideration and application of universal design principles within the early planning and design stages of this project will assist in creating an inclusive environment that can be accessed, understood and used by as many people as possible.

An accessible environment that is designed on universal design principles is one that considers all people including older people, families with children and people pushing prams, people from other cultures and language groups, tourists in transit and people with disability.

Moving beyond the minimum mandatory compliance levels set by the current access legislation for buildings will help to future-proof the building to ensure it can achieve and maintain its goal as a 21st century development for Sydney that reflects the global nature of the city.

3.5 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed 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, E3, F2;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 – (Parking for people with disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);
- Sydney Development Control Plan 2012
- Central Sydney Development Control Plans 1996
- City of Sydney Access Development Control Plan 2004

Reference has also been made to advisory disability planning principles including:

- Universal Design Principles;
- AS1428.2 – 1992 (Enhanced and Additional Requirements - Buildings & Facilities);
- AS1428.5 – 2010 (Communication for People who are Deaf or Hearing Impaired);
- Human Rights Commission (HEREOC) Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.4.1 Draft Way-finding Standard;

- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance).

3.6 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, TGSIs, handrail design, signage etc. that will be included in construction documentation.

3.6 Acronym Legend

DDA	Disability Discrimination Act 1992
BCA	Building Code of Australia 2019 – Amendment 1
HEREOC	Human Rights and Equal Opportunity Commission
UD	Universal Design
MGAC	Morris Goding Access Consulting
TGSI	Tactile Ground Surface Indicator
LH	Left Hand
RH	Right Hand
WC	Water Closet
IR	Infrared
FM	Frequency Modulation
TTY	Telephone Typewriter

4 Proposed Scheme and Regulatory Background

4.1 General

The project objectives, BCA building classifications, and applicable development controls, bring into relevance the Building Code of Australia 2019 and the Disability (Access to Premises – Buildings) Standards 2010.

4.2 DDA Premises Standards

The Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards 2010') are a federal legislative instrument that was made under the Disability Discrimination Act 1992 (DDA). The Premises Standards 2010 prescribe minimum design and performance standards of accessibility in relation to built premises in general.

The site is subject to the requirements of the Premises Standards due to proposals for buildings, or spaces, within the development, that are categorised by a particular building classification in the Building Code of Australia.

The BCA building classifications of relevance to the development will include at a minimum;

- Class 5 (commercial)
- Class 6 (retail)

Areas of the development classified under the above BCA building classifications will need to consider the following key issues;

- Access to and within principal entrances to the premises from the allotment boundary
- Access to and within common use areas
- Access to and within all areas normally used by the occupants
- Accessible car parking spaces
- Signage for persons with disabilities
- Sanitary facilities for persons with disabilities

5 Ingress & Egress

5.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- An accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009.
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements are capable of achieving compliance. The site is open to approaches from many vantage points. The proposed interfaces with these public domain zones appear capable of compliance, as is the path of travel from these areas to building entrances within the development footprint.

The pedestrian interfaces include the boardwalk promenade, Druitt Street footbridge, Sussex Plaza, Crescent Garden, Pyrmont Bridge, and Market Street footbridge. Within the footprint and area of influence of the project all of these interface points to building entrances are capable of compliance.

The information presented in the documents is suitable and demonstrates that compliance is achieved (or readily achievable). The detailed design must be reviewed to ensure that the accessibility principles of the design are maintained.

5.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (i.e. when they have a separate function and/or use e.g. external retail tenancy). Note: It is preferred that all entrances are accessible.
- A non-accessible entry located no more than 50m distance from an accessible entry (for buildings greater than 500m²).
- All accessible doors with 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009.
- An accessible path of travel e.g. ramp or lift provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent

so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements are capable of achieving compliance. The path of travel to and through all building entrances from the site linkage points appears compliant. There is suitable provision of passenger lifts in close proximity to the numerous stairs and escalators which pass through and connect the various levels of the podium and the lower levels of the tower. A wayfinding strategy is strongly recommended to improve visibility of lifts which are not in the same field of view as the stairs and escalators they complement.

The information presented in the documents is suitable and demonstrates that compliance is achieved (or readily achievable). The detailed design must be reviewed to ensure that the accessibility principles of the design are maintained.

5.3 Emergency Egress

BCA 2019 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections).

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum at detail design stage.

Consideration should be given to management systems and fire wardens for emergency egress for people with disabilities, and systems which use both visual alarms in addition to audible alarms.

It is noted that the design incorporates wheelchair refuge spaces within some fire stairs. Although not required under the BCA or DDA Premises Standards, nor under any development control, this initiative is to be commended, and is noted as consistent with the intent of City of Sydney DCP as it applies to residential settings. The detailing of the wheelchair refuges should be developed further in future stages.

6 Paths of Travel

6.1 General Level of Access

The BCA and DDA Premises Standards contain requirements for the extents of access within a building for the use of persons with disabilities. These requirements can be summarised as follows:

- For Class 5 and 6 – to and within all areas normally used by the occupants.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements generally achieve compliance. All relevant areas of the building are accessible via an equitable step free pathway.

MGAC recommend that rest seating compliant with AS1428.2 is distributed throughout the scheme at maximum 60m intervals along main access pathways.

The information presented in the documents is suitable and demonstrates that compliance is achieved (or readily achievable). The detailed design must be reviewed to ensure that the accessibility principles of the design are maintained.

6.2 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
- Turning spaces (at least 1540mm W x 2070mm L) within 2m of every corridor end and at 20m max. intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
- All common-use doors (i.e. not excluded under Part D3.4) with 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- All common-use corridors and accessible paths of travel with at least 1000mm min. width when travelling in linear direction Note: Increased clear width paths of travel required for doorway circulation, turning areas.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements generally achieve compliance. There is suitable spatial provision in place to satisfy all circulation related access requirements.

The information presented in the documents is suitable and demonstrates that compliance is achieved (or readily achievable). The detailed design must be reviewed to ensure that the accessibility principles of the design are maintained.

6.3 Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Passenger lifts with min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA/DDA Access Code Part E3.6 and AS1735.12.
- All lift lobbies and main corridors on each level with 1800mm min. clear width to allow two wheelchairs ability to space pass each other.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements achieve compliance.

The information presented in the documents is suitable and demonstrates that compliance is achieved (or readily achievable). The detailed design must be reviewed to ensure that the accessibility principles of the design are maintained.

6.4 Stairs, Ramps and Walkways and Escalators

The BCA and DDA Premises Standards contain requirements for stairs and ramps, walkways and escalators for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps maximum 1:14 gradient with landings at no more than 9 metre intervals
- Ramps with handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1
- Landings 1200mm length with 1500mm length at 90 degree turns
- Stairs handrails on both sides in accordance with AS1428.1
- Stairs and ramps with offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp
- Walkway maximum 1:20 gradient with landings at no more that 15m intervals

- Edge protection to walkways and ramps
- Tactile indicators to stairs, ramps and escalators

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. There is suitable spatial provision in place to incorporate additional access features such as handrails and TGSIs at a later date, noting however that some stairway and ramp flights may require adjustment to address projection of handrail issues. There are also opportunities to adopt configurations of handrails other than deemed to satisfy under the BCA through a performance solution.

The information presented in the documents is suitable and demonstrates that compliance is achieved (or readily achievable). The detailed design must be reviewed to ensure that the accessibility principles of the design are maintained.

7 Facilities & Amenities

7.1 Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For Class 5 and 6: At least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under BCA/DDA Access Code part F2.4. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level.
- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) within the building. Alternating LH/RH layouts on each subsequent level is the most appropriate and inclusive approach.
- Accessible WC with 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. At present the amenities within the podium are not detailed however there is suitable overall spatial provision in place to achieve the requirements at a later date. Within the tower there is suitable spatial provision and general distribution of amenities, noting however that further development is required on the layout features within the compartments and the required even distribution of LH and RH transfer WC pans.

The information presented in the documents is suitable and demonstrates that compliance is achieved (or readily achievable). The detailed design must be reviewed to ensure that the accessibility principles of the design are maintained.

7.2 Car Parking

The proposal does not include any car parking therefore the BCA and DDA Premises Standards requirements for accessible parking for this building classification are not triggered. Rather there is a proposal to include a drop-off zone on Level 00 from Harbour Street. MGAC recommend that one of the drop-off bays are designed as accessible and given suitable signage and linemarking to make the intent clear. This is being further investigated by the design team as part of the detailed design stage.

The recommendations to be followed include:

- Accessible drop-off bay 7.8m x 3.2m in accordance with AS2890.6.
- Raised pavement to act as shared area adjacent, with kerb ramp connection to road in accordance with AS2890.6.

- 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible drop-off bay with 2.2 m min. vertical clearance leading to the accessible drop-off bay (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned recommendations.

On the basis of the current level of detail all access requirements appear capable of achieving compliance.

The information presented in the documents is suitable and demonstrates that compliance is achieved (or readily achievable). The detailed design must be reviewed to ensure that the accessibility principles of the design are maintained.

7.3 New Customer Service and Hospitality Areas

Recommendations:

- To promote inclusion and ensure equitable and dignified access to information and services consider providing an accessible lowered counter area on public side of all new service/information counters (e.g. Concierge, cloaking, cafés, bars, kiosks, serveries, restaurants, reception areas, security points, pop up facilities etc.), compliant with AS1428.2 (advisory).
- Consideration for Concierge and all accessible service areas, to include hearing counter loops to enhance access for people with hearing impairment. This exceeds minimum requirements of BCA and DDA Access Code (advisory).
- Ensure a level surface circulation area in front of each accessible service area of at least 2250mm diameter to enable a person using a wheelchair to turn 360 degrees (based on AS1428.2/advisory). This exceeds minimum requirements of BCA and DDA Access Code which is 1540mm x 2070mm (mandatory). Consideration may be needed to increase the size of this area in some high volume areas where extended waiting times and queuing may be required.

7.4 Hearing Augmentation

Recommendations:

- Any multipurpose space/auditorium, any spaces used for conference, meetings rooms, educational/lecture spaces that provide inbuilt amplification systems (except those solely for emergency warning purposes) require a hearing augmentation system to comply with BCA and DDA Access Code Part D3.7.
- This should also apply to any external areas associated with the building if they are proposed with inbuilt amplification e.g. entrances, outdoor and retail terraces, roof

terraces, presentation spaces and/or areas with in-built electrical, lighting and communications service provisions.

- Hearing loops are required to at least 80% of floor area with inbuilt amplification system. Infra-red or FM systems (that require the use of receivers) need to ensure coverage to 95% of floor area of room/areas served by inbuilt amplification system. The no. of receivers to be provided for each venue is to be determined based on D3.7 (b) (ii).
- Consider providing hearing augmentation systems at any areas that are anticipated to regularly use portable amplification systems, all accessible service counters, lift points, communication points (e.g. intercoms to buildings), and warning systems, compliant with AS1428.5 to enable all people making enquiries to clearly hear staff. This is above minimum requirements of BCA and DDA Access Code (advisory).
- Any accessible public payphones to have TTY capabilities and be signed with international symbol for deafness, compliant with AS1428.1 and AS1428.5. This is above minimum requirements of BCA and DDA Access Code (advisory).
- Consider providing appropriate, even lighting with minimal glare, particularly at counters to assist people with hearing impairment lip-read/communicate with staff (advisory).

7.5 Signage, Wayfinding & Technology

Recommendations:

- The development will be required to meet BCA and DDA Premises Standards for all statutory signage requirements e.g. identification signage for accessible entrances, sanitary amenity signage, hearing augmentation signage, accessible egress signage; and directional signage from non-accessible elements (e.g. revolving doors/stairs/escalators) to identify alternative accessible route (e.g. accessible entrance/lifts/ramps) to comply with DDA Access Code/BCA Part D3.6 and AS1428.1.
- A consistent system of way finding and directional signage should be used to assist building orientation and help direct people to building entrances, lifts, accessible toilets, presentation spaces and interest areas, key transport linkages, taxi and bus stops etc.
- In addition, there may be best practice opportunities within the developed design to consider/explore the potential of technology as a wayfinding tool for people with disability e.g. people who are blind or vision impaired or people who are Deaf or hearing impaired e.g. latest wayfinding automation linking “smart phones” “iBeacon” “Open Access Tours” at/from transport to concierge, lift lobbies, internal transition points and key facilities (advisory/best practice).

7.6 Lighting

Recommendations:

- Consideration for a uniform level of lighting to be provided in accordance with AS1428.2 to and within building areas (advisory).
- Consideration for the external lighting to be glare free in accordance with AS1680 and take into account safety by design and surveillance (advisory).
- As the proposed design will utilise significant areas of glazing, consideration to be made for potential shading solutions to assist people with sensory impairments (often highly sensitive to glare), particularly at and around customer service and information areas (advisory).

8 Conclusion

MGAC has assessed the proposed scheme for the new mixed use development known as Cockle Bay Park, located at Cockle Bay Wharf, Sydney NSW 2000.

The drawings for the proposal indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, and sanitary facilities can be readily achieved.

MGAC are aware of past community engagement sessions with various disability groups. MGAC considers that the design is consistent with the feedback raised, or is at least capable of addressing feedback issues at detail design stage.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.

MGAC is satisfied that Condition C3 of the Conditions of Consent will be achieved.