



Morris Goding
Access Consulting

China Centre Development
Pty Ltd

338 Pitt Street, Sydney NSW

**Access Review
Final**

31 January 2020



REPORT REVISIONS		
Date (Y.M.D)	Stage	Drawing No / Revision
2019.12.04	Draft	Architectural drawings contained in transmittal on 2 December 2019.
2020.01.31	Final	Architectural drawings contained in transmittal on 24 January 2020.
-	-	-

This report prepared by:

Eden Fong
BDes(Arch) (UTS) BA LLB (UNSW) ACAA Accredited

Associate
Morris Goding Access Consulting

Table of contents

1. Executive Summary	4
2. Overview	5
3. Accessibility Review	7
4. General Access Planning Considerations	10
5. Ingress & Egress	11
6. Paths of Travel	14
7. Hotel Accommodation	16
8. Hotel Guest Common Facilities	18
9. Hotel Function Spaces	19
10. Adaptable Units	20
11. SEPP 65 Silver Livable Units	22
12. Residential Common Facilities	24
13. Employee and Back-of-House Areas	25
14. Car Parking	26
15. Conclusion	28



1. Executive Summary

The Access Review Report is a key element in the design development of the proposed new mixed-use development at 338 Pitt Street, Sydney NSW, which will include hotel, residential, and retail uses, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Premises Standards (including DDA Access Code) and, ultimately, the Federal Disability Discrimination Act (DDA).

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 review will ensure that the following elements comply with relevant statutory guidelines, and in addition, target a higher level of accessibility and inclusiveness benchmarks: ingress and egress; paths of travel; circulation areas; common area access; and sanitary facilities.

2. Overview

2.1 Project Description

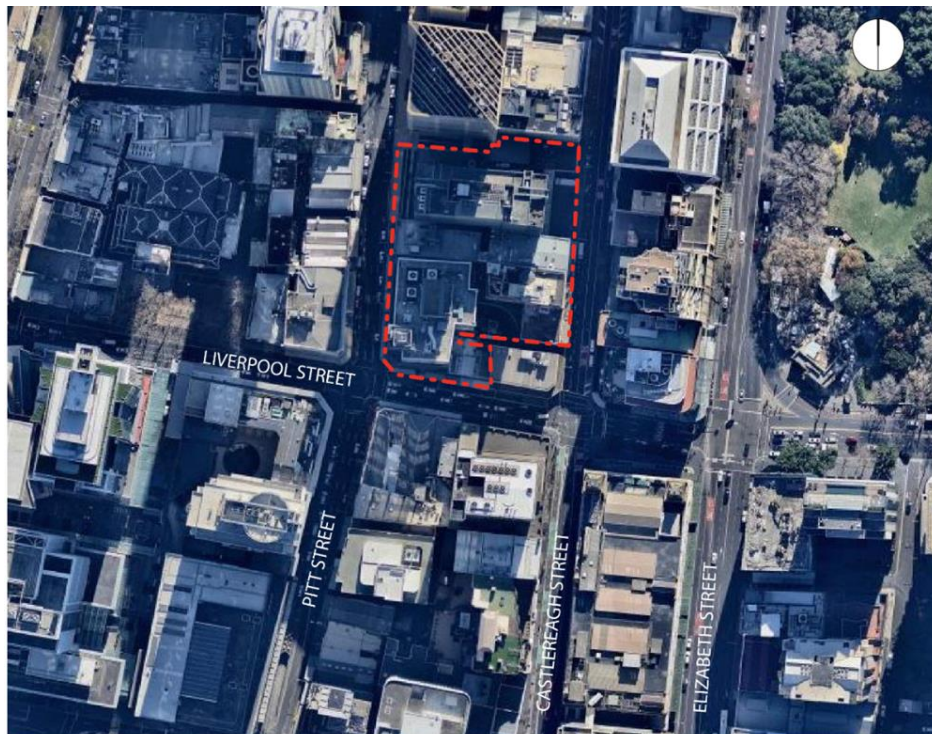
This report supports a Stage Significant Development Application (SSDA) for the mixed-use redevelopment of 338 Pitt Street, Sydney, which is submitted to the City of Sydney pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). China Centre Development Pty Ltd is the proponent of the SSDA.

The site is located at the corner of Pitt Street and Liverpool Street, within the 'Mid Town' precinct of Sydney's Central Business District (CBD). The site is approximately 150m west of Museum Station and Hyde Park, and approximately 350m from Town Hall Station. The site includes several allotments and constitutes nearly one third of the city block between Bathurst Street, Pitt Street and Liverpool Street. The site is an irregular shape and has a combined area of approximately 5,900m².

The proposed development comprises of hotel, residential, commercial and retail uses and will include:

- demolition of all existing structures;
- excavation and site preparation, including any required remediation;
- construction and use of a mixed-use development, with an iconic 258m two-tower built form above a podium and internal courtyard;
- four (4) basement levels and a lower ground level accommodating residential, retail and hotel car parking, motorcycle parking, bicycle parking, loading dock, storage and relevant building services;
- improvements to the public domain, including landscaping, pedestrian thoroughfares / connections, and landscaping; and
- augmentation and extension of utilities and services.

A detailed description of development is provided by Ethos Urban within the EIS.



 The Site

2.2 Consultant Requirements

Table 1: Planning Secretary's Environmental Assessment Requirements

Requirement	Relevant report section(s)
Key issues 1. Statutory and Strategic Context The EIS must address the following specific matters: ... Address the relevant planning provisions, goals and strategic planning objectives in the following: ... Sydney Development Control Plan 2012	5, 6, 10, and 14
Key issues 5. Amenity The EIS shall include: ... Detail on the amenity ... in accordance with the Sydney DCP and Apartment Design Guide	10, 11
Plans and Documents The EIS must include the following: ... Access impact statement	Entirety of document

3. Accessibility Review

3.1 General

Morris Goding Access Consulting has been engaged by China Centre Development Pty Ltd to provide a design review of the proposed multi-storey residential and hotel building at 338 Pitt Street, Sydney NSW 2000, cited herein as 'the subject building'.

The requirements of the investigation are to:

- Review supplied drawings of the subject building;
- Provide a report that will analyse the provisions of disability design of the subject 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. The Report considers user groups, who will variously include the following: residents, hotel guests, function guests, retail customers, visitors, staff, and members of the public.

The Report seeks 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); and
- People with a dexterity impairment.

The Report seeks to ensure the development is designed to meet the object of the federal Disability Discrimination Act 1992 to eliminate, as far as possible, discrimination against persons on the ground of disability.

3.3 Building Classifications

The following table sets out the components of the subject building and the corresponding building classifications.

Table 2: Building Classifications

Element	Building Classification(s)
Car parking – residential	Class 2 / 7b
Car parking – hotel	Class 3 / 7b
Car parking – retail	Class 6 / 7b
Car parking – Telstra	Class 7b
Retail tenancies	Class 6
Hotel common areas	Class 3
Function spaces	Class 9b
Hotel sole-occupancy units	Class 3
Residential common facilities	Class 2
Residential sole-occupancy units	Class 2

3.4 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-resistance of floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

3.5 Accessibility of Design

This report will apply all of the following for the purposes of providing reasonable access provisions for people with disabilities: the Federal Disability Discrimination Act (DDA), the Disability (Access to Premises – Buildings) Standards 2010, the BCA, Universal Design principles, the AS 1428 Series, and other design guidelines.

The project architect and an appropriately qualified accessibility consultant will, during design development stage, examine key physical elements to identify physical barriers and incorporate solutions as a suitable response to the project objectives and the relevant disability statutory regulations.

3.6 Statutory and Regulatory Requirements

The report has been prepared with reference to the following:

- AS1428.1(2009) – Design for Access and Mobility
- AS1735.12(1999) – Passenger Lifts for People with a Disability
- AS2890.6(2009) – Car Parking for People with a Disability



- AS4299(1995) – Adaptable Housing
- Livable Housing Design Guidelines, fourth edition
- Building Code of Australia Parts D3, E3, and F2
- Sydney DCP 2012
- Federal Disability (Access to Premises – Buildings) Standards 2010, Schedule 1 of which is known as the ‘Access Code for Buildings’
- Federal Disability Discrimination Act 1992 (DDA)

3.7 Advisory Standards

There are also additional advisory standards that are not currently adopted by the DDA Access Code 2010 or the BCA or that can be considered, including:

- Universal Design Principles
- AS1428.2(1992) – Enhanced and Additional requirements

4. General Access Planning Considerations

4.1 Codes

The Disability Discrimination Act 1992 (DDA) is federal law. Under the DDA, it is unlawful to discriminate against a person on the grounds of that person's disability.

The Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards 2010') are disability standards that were made pursuant to the DDA. The Premises Standards 2010 entered into force on 1 May 2011, and apply both to new buildings and to the affected parts of existing buildings. Schedule 1 of the Premises Standards 2010 is also known as the Access Code 2010. The disability provisions in the Building Code of Australia are substantially similar to those of the Premises Standards 2010.

Compliance with the Premises Standards 2010 and the BCA is achieved either via satisfaction of the Deemed-to-Satisfy requirements, or via an appropriate Performance Solution, or via a combination of both.

4.2 Universal Design

MGAC supports the use of universal design ('UD') principles to maximise access for all people. MGAC will assist the design team to incorporate UD principles where possible within the project, whilst still meeting mandatory compliance requirements.

UD principles consider the needs of a broad range of people including older people, families with children, 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 specialised 'accessible' features that can be costly, visually unappealing, and may perpetuate exclusion and potential stigma.

A UD approach has numerous benefits for the client, for businesses within the building, for individual users, and for society in general. An inclusive environment that can be accessed, understood, and used by as many people as possible makes good business sense, and is more sustainable.

The seven key Universal Design principles are:

- 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

5. Ingress & Egress

5.1 Site Ingress

The DDA Access Code 2010 and BCA contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- An accessible path of travel that complies with AS1428.1(2009) is required from the main pedestrian entry points at the allotment boundary to the building entrances.
- An accessible path of travel that complies with AS1428.1(2009) is required between buildings (or parts of buildings) that are connected by a pedestrian linkage.
- The principal pedestrian entrance is required to be accessible.

Further, section 3.12 of Sydney DCP 2012 requires access to the principal pedestrian entrances to be seamlessly integrated into the design of the subject building.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

There will be multiple on-grade pedestrian entry points into the subject building respectively on Pitt Street, Liverpool Street, and Castlereagh Street. Each will be capable of providing an accessible entry point into the site.

There will be multiple public entry stairways on Ground Level and Level 1 that respectively front Pitt Street, Liverpool Street, and Castlereagh Street. Each of the above stairways will require compliance with AS1428.1(2009). This will be achieved during design development phase.

Each main entry stairway will be located at a distance of less than 50 metres from either a passenger lift or an on-grade entry point into the site. This is in accordance with the DDA Access Code 2010 / BCA.

5.2 Main Entrances

The DDA Access Code 2010 and BCA contain requirements for building entrances to be suitable for the use of persons with disabilities. Key amongst those requirements are the following:

- The principal pedestrian entrance is required to be accessible.
- Where there is more than one main entrance, access is required through at least 50 per cent of the entrances. Note that, wherever possible, it is preferred that 100 per cent of the entrances are accessible.
- For buildings with a floor area of greater than 500m², any non-accessible entrance cannot be located more than 50m distance from an accessible entrance.



- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1(2009). Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not deemed to be accessible; if they are provided, an alternate accessible entry door is required adjacent.
- An accessible path of travel, eg. ramp or lift, needs to be 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 is accordance with UD principles.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

The main entrances of the hotel, the Skybridge and function centre, and the residential units will each respectively be located on Ground Level. Each of the above main entrances will be detailed to meet AS1428.1(2009) during design development phase.

There will be multiple retail tenancies on Ground Level. Wherever applicable, the base-building main entrances for the retail tenancies will be detailed to comply with AS1428.1 during design development phase.

There will be a porte cochere entrance for hotel guests on Basement Level 1. The provision of an accessible path of travel from the vehicular aisle to the lift lobby is achievable for compliance with the DDA Access Code 2010 and BCA.

Appropriate measures to delineate the pedestrian lobby and the vehicular aisle will be provided during design development phase for compliance with section 3.12 of Sydney DCP and AS1428.4.1(2009).

All of the above main entrances will be seamlessly integrated into the design of the subject building for satisfaction of section 3.12 of Sydney DCP 2012.

5.3 Emergency Egress

The DDA Access Code 2010 and BCA contain limited requirements for accessible egress. Key amongst those requirements are the following:

- Clause D2.17 of BCA 2019 requires fire-isolated egress stairs from areas required to be accessible to include at least one continuous handrail designed to be compliant with clause 12 of AS1428.1(2009).
- The provision of either 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, would be considered appropriate to ensure that handrail achieves a consistent height – that is, without vertical or sections of an inconsistent rake.



Assessment

The designated paths of travel for egress from the subject building will be various fire-isolated stairways. Each of the above stairways will be capable of accommodating at least one handrail. The handrails will each require a consistent height above the stair nosings for compliance with the BCA. This will be addressed during design development phase.

6. Paths of Travel

6.1 Common Circulation within Buildings

The DDA Access Code 2010 and BCA contain requirements for circulation areas for the use of persons with disabilities. Key amongst those requirements are the following:

- Wheelchair passing bays of 1800mm (width) x 2000mm (length) are required along the parts of an accessway at which a direct line of sight is not available and are to be provided at 20m max. intervals along accessways.
- Wheelchair turning bays of 1540mm (width) x 2070mm (length) are required within 2m of every corridor end and at 20m max intervals along all accessways. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1(2009).
- All doorways for common use to have 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 to be at least 1000mm min. width when travelling in linear direction. Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, it is noted that all of the internal common-use lobbies and corridors will be capable of accommodating accessible paths of travel for compliance with the DDA Access Code 2010 and BCA.

The accessible paths of travel are seamlessly integrated into the design of the subject building and are as direct as possible for satisfaction of section 3.12 of Sydney DCP 2012.

6.2 Passenger Lifts

The DDA Access Code 2010 and BCA contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. Key amongst those requirements are the following:

- Passenger lifts to have min. internal size at floor of 1400mm width x 1600mm depth, compliant with Part E3.6 of the DDA Access Code 2010 / BCA.
- All lift lobbies and main corridors on each floor level should have a minimum clear width of 1800mm to allow two wheelchairs the ability to 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 appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



6.3 Stairways

The DDA Access Code 2010 and BCA require common-use stairways to comply 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. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7. Hotel Accommodation

7.1 Accessible Sole-Occupancy Units: Quantity

The hotel portion of the subject building has a building classification of Class 3. The DDA Access Code 2010 and BCA contain requirements for accessible hotel accommodation for persons with disabilities. Key amongst those requirements are the following:

- The proportion of accessible sole-occupancy units out of the total quantity of sole-occupancy units is to meet the requirements of Table D3.1 of the DDA Access Code 2010 / BCA.
- There is to be a spread of types and locations of accessible hotel sole-occupancy units.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

The subject building will have a total of 157 hotel sole-occupancy units ('SOUs'). Of those SOUs, a total of eight SOUs are designated as accessible. This meets the minimum proportion of accessible SOUs that is required under the DDA Access Code 2010 / BCA.

The designated accessible hotel SOUs will be of a mix of designs, and they will be allocated over a number of floor levels within the subject building. This is in accordance with the DDA Access Code 2010 and the BCA.

7.2 Accessible Sole-Occupancy Units: Design

The following requirements are to be satisfied in the provision of adaptable unit design at pre-adaptation stage.

- The entry door of the unit achieves 850mm clear width opening (generally 920 door leaf). Latch-side clearance of 530mm needs to be achieved at pre-adaptation stage, externally and internally of the door in accordance with AS4299.
- The bathroom needs to be of an adequate size to accommodate the combined circulation requirements under AS1428.1(2009) for pan, shower, washbasin and entry doorway.
- The bedroom needs to achieve a 1 metre clearance on either side of a queen-size bed and clear circulation area of 1540mm x 2070mm at the base of bed, or similar configuration
- All doors need to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post-adaptation, compliant with AS1428.1(2009).
- The division between left-hand-transfer and right-hand-transfer pans in the accessible bathrooms of the accessible SOUs is required to be as even as possible.



Assessment

There will be a total of three different accessible hotel SOU designs. Each design will have an accessible main entry doorway and accessible internal paths of travel for compliance with the DDA Access Code 2010 and BCA. Each design will also contain an accessible bathroom for compliance with the DDA Access Code 2010 and BCA.

8. Hotel Guest Common Facilities

8.1 General

The DDA Access Code 2010 and BCA contain requirements for access to and within common areas for persons with disabilities. Key amongst those requirements are the following:

- For Class 3 buildings, access is required to each unique common-use facility, such as a gym, swimming pool, entertainment room.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

There will be spa facilities for the common use of hotel guests on Level 8 of the subject building. An accessible path of travel will be provided to the above area for compliance with the DDA Access Code 2010 / BCA. The design includes one accessible spa for compliance with the DDA Access Code 2010 / BCA. The provision of one accessible sauna facility is achievable, and will be addressed during design development phase.

There will be a restaurant and bar on Level 32, and a gym and a swimming pool on Level 34 of the subject building. An accessible path of travel will be provided to and within the above areas for compliance with the DDA Access Code 2010 / BCA.

For the hotel swimming pool on Level 34, the provision of an accessible means of entry into the pool will be required for compliance with the DDA Access Code 2010 / BCA. This will be addressed during design development phase.

8.2 Hotel Guest Common Sanitary Facilities

Assessment

There will be multiple banks of common-use sanitary facilities within the hotel. Accessible toilets have been provided for compliance with the DDA Access Code 2010 / BCA. The provision of one male ambulant cubicle and one female ambulant cubicle at each bank of toilets is achievable for compliance with the DDA Access Code 2010 / BCA, and will be addressed during design development phase.

9. Hotel Function Spaces

9.1 General

Under the DDA Access Code 2010 and BCA, access is required to and within areas normally used by the occupants in Class 9b buildings.

Assessment

The following function facilities will be located on Level 2 of the subject building: a ballroom, two pre-function rooms, a function room, a dining room, and a bar. There will be access to and within each of the above areas for compliance with the DDA Access Code 2010 / BCA 2019.

9.2 Function Spaces: Sanitary Facilities

Assessment

There is a bank of male and female toilets adjacent to the all-day dining space on Level 2 of the subject building. There is one unisex accessible toilet at that bank. This meets the minimum quantity of accessible toilets at this bank for compliance with the DDA Access Code 2010 / BCA.

The male and female toilets will each require an ambulant cubicle for compliance with the DDA Access Code 2010 / BCA. This will be addressed as required during design development phase.

9.3 Function Spaces: Hearing Augmentation

Assessment

It is assumed that the ballroom, the pre-function rooms, and the function room on Level 2 will have each have in-built systems of audio amplification. On that assumption, systems of hearing augmentation will be required at those areas for compliance with the DDA Access Code 2010 / BCA. Of the types of hearing augmentation that are permissible under the DDA Access Code 2010 / BCA, a hearing loop system would be recommended here.

10. Adaptable Units

10.1 Adaptable Units: General

The concept of adaptable housing is to design a dwelling with provisions in place from the outset (that is, at pre-adaptation stage) to enable easy, cost-effective adaption of that dwelling to meet changing needs of the residents in the future.

10.2 Adaptable Units: Quantity

For a Class 2 building with a total of 30 or more dwellings, section 3.12.2 of Sydney DCP 2012 requires 15 per cent of those dwellings to be adaptable.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

There will be a total of 592 residential sole-occupancy units ('SOUs') in the subject building. Of those SOUs, there will be a total of 89 adaptable units in the subject building. This equates to a proportion of 15 per cent. This meets the minimum proportion that is required under the Sydney DCP 2012.

The designated adaptable SOUs will have a variety of designs and a variety of aspects. This will afford prospective residents a choice of accommodation stock, and is in line with accessibility best practice.

10.3 Adaptable Units: Design

The following requirements are to be satisfied in the provision of adaptable unit design at pre-adaptation stage.

- The entry door of the unit achieves 850mm clear width opening (generally 920 door leaf). Latch-side clearance of 530mm needs to be achieved at pre-adaptation stage, externally and internally of the door in accordance with AS4299.
- The bathroom needs to be of an adequate size to accommodate the combined circulation requirements under AS1428.1(2009) for pan, shower, washbasin and entry doorway. Capped-off services can be provided for the relocation of basin at post-adaptation. The shower recess will require review during design development.
- The bedroom needs to achieve a 1 metre clearance on either side of a queen-size bed and clear circulation area of 1540mm x 2070mm at the base of bed, or similar configuration
- All doors need to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post-adaptation, 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. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

11. SEPP 65 Silver Livable Units

11.1 Livable Housing Silver Units: Quantity

SEPP 65 references the Apartment Design Guide ('ADG'). The ADG, in turn, states that a minimum of 20 per cent of the residential units in a residential flat development are required to meet Silver Level of the Livable Housing Design ('LHD') Guidelines.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

There will be a total of 592 residential sole-occupancy units ('SOUs') in the subject building. Of those SOUs, there a total of 140 SOUs that are designated as meeting the Silver Level of the LHD Guidelines. This represents a proportion of 23.6 per cent. This exceeds the minimum prescribed under the ADG.

The designated residential SOUs will have a variety of designs and a variety of aspects. This is will afford prospective residents a choice of accommodation stock, and is in line with accessibility best practice.

11.2 Livable Housing Silver Units: Design

The following requirements are to be satisfied in the design of the units that have been nominated as Silver-Level units:

- The entry door of the unit is to be detailed to achieve a minimum clear width of 820mm during detailed design development stage for a Silver Level rating under the LHD Guidelines.
- From the unit entry, there needs to be appropriate 1m clearances throughout the unit to allow suitable accessible paths of travel within the unit for a Silver Level rating under LHD Guidelines.
- All internal doorways into bathroom and bedroom, and out to balcony, are required to achieve at least 820mm clear open width for a Silver Level rating under the LHD Guidelines.
- Each unit requires bathrooms that can accommodate the required 900mm x 1200mm clear toilet circulation space in front of the leading edge of the pan for a Silver Level rating under the LHD Guidelines.
- The walls surrounding the shower and toilet pan require sufficient reinforcements for the future installation of grabrails for a Silver Level rating under the LHD Guidelines.

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. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

12. Residential Common Facilities

12.1 General

The DDA Access Code 2010 and BCA contain requirements for access to and within common areas for persons with disabilities. Key amongst those requirements are the following:

- For Class 2 buildings, access is required to each unique common-use facility, such as a gym, swimming pool, entertainment room.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Upon review, the following is noted.

There are common rooms and a garden for the common use of residents on Level 4 of the subject building. There is also a swimming pool and a gym for the common use of residents on Level 34 of the subject building.

There are, in general, accessible paths of travel to each of the above facilities for compliance with the DDA Access Code 2010 / BCA. However, care will be required to ensure that at least one leaf of the dual-leaf doors leading the residential communal gardens on Level 4 will have a minimum clear width of 850mm for compliance with AS1428.1(2009).

For the residential common-use swimming pool on Level 34, the provision of an accessible means of entry into the pool will be required for compliance with the DDA Access Code 2010 / BCA. This will be addressed during design development phase.

12.2 Sanitary Facilities

Assessment

There will be a bank of toilets that will serve the residential common spaces on Level 4 of the subject building. There will be a bank of toilets that will serve the common-use residential pool and gym on Level 34.

The provision of one unisex accessible toilet, one male ambulant cubicle, and one female ambulant cubicle will be required at each of the above banks of toilets for compliance with the DDA Access Code 2010 / BCA. This is achievable, and will be addressed during design development phase.

12.3 Hearing Augmentation

Assessment

It is assumed that each of the residential common rooms on Level 4 will have in-built systems of audio amplification. On that assumption, a system of hearing augmentation will be required at that space for compliance with the DDA Access Code 2010 / BCA. Of the types of hearing augmentation that are permissible under the DDA Access Code 2010 / BCA, a hearing loop system would be recommended here.

13. Employee and Back-of-House Areas

13.1 General

Assessment

There will be multiple employee and back-of-house facilities in the subject building. These facilities will variously include commercial kitchen facilities, storage facilities, plant, and administration facilities. Appropriate access will be provided to these areas for compliance with the DDA Access Code 2010 / BCA.

13.2 Sanitary Facilities

Assessment

Each bank of toilets for staff will require one unisex accessible toilet, as well as male and female ambulant cubicles for compliance with the DDA Access Code 2010 / BCA. This will be addressed as appropriate during design development phase.

14. Car Parking

14.1 Accessible Parking: Retail

Assessment

There is a car park for retail use on Lower-Ground Level of the subject building. The retail car park has a total of 43 car bays. The design will meet the requirement under the DDA Access Code 2010 and the BCA for a minimum of two per cent of the total car parking to be accessible.

14.2 Accessible Parking: Telstra

Assessment

There is a car park for Telstra use only on Basement Level 1 of the subject building. The car park has a total of 10 car bays. Under the DDA Access Code 2010 / BCA, not less than one of the bays in that car park will be required to be accessible.

14.3 Accessible Parking: Hotel

Assessment

There is a car park for hotel use on Basement Level 2 of the subject building. The hotel car park has a total of 35 car bays.

There are a total of 157 hotel SOUs in the subject building. Of those SOUs, a total of seven SOUs will be designated as accessible. This equates to a proportion of 5.1 per cent.

For compliance with the DDA Access Code 2010 / BCA, 5.1 per cent of the total quantity of car parking is required to be accessible. This would equate to two accessible bays.

The design will include two accessible car bays. This meets the minimum proportion required under the DDA Access Code 2010.

The accessible bays will be located in close proximity to the hotel passenger lifts. This will reduce the travel distance for people with a disability to and from the lifts.

14.4 Accessible Parking: Adaptable Units

Assessment

There is car parking for residential use on Basement Levels 2, 3, 4, and 5 of the subject building. There will be a total of 377 residential parking bays. This is less than one car bay per residential unit in the subject building.

Of the total residential car bays, there will be a total of 57 car bays for adaptable units. This represents 15 per cent of the total quantity of car parking. This is the same proportion as adaptable units out of all residential units.

14.5 Accessible Parking: Design

The design requirements for accessible car parking can be summarised as follows:



- Class 2 residential. Provide an adaptable unit car bay for each adaptable unit. These car bays can either have a 3.8 metre width, or minimum internal dimensions of 2.4m (width) x 5.4m (length), and an adjacent hatched shared area of internal dimensions of 2.4m (width) x 5.4m (length)
- A continuous accessible path of travel is to be provided from each accessible bay to the passenger lift or building main entrance, as applicable.
- A minimum vertical clearance of 2500mm is required over each accessible / adaptable unit car bay and its associated shared areas, compliant with Figure 2.7 of AS2890.6(2009).
- A minimum vertical clearance of 2200mm is required over the entire vehicular path of travel from the vehicular main entrance to each accessible and adaptable unit car bay. (Note: as a matter of good practice, consideration should be given for a minimum vertical clearance of 2300mm or 2400mm so as to accommodate vans and adapted vehicles.)

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

15. Conclusion

MGAC has assessed the proposed scheme for the development at 388 Pitt Street, Sydney NSW. The proposed drawings indicate that accessibility requirements pertaining to external site linkages, building access, common area access, and sanitary facilities can be readily achieved.

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