



WATERLOO METRO QUARTER OVERSTATION DEVELOPMENT

**Environmental Impact Statement
Appendix S – DDA Assessment**

SSD-10441 Concept DA Modification

State Significant Development
Development Application

Prepared for **WL Developer Pty Ltd**

30 September 2020

Reference	Description
Applicable SSD Applications	SSD-10441 Amending Concept DA
Author	Morris Goding Access Consulting Anthony Leuzzi
Reviewed	Waterloo Developer Pty Ltd Nick Owen
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1. Glossary and abbreviations

Reference	Description
ACHAR	Aboriginal Cultural Heritage Assessment Report
ADG	Apartment Design Guide
AHD	Australian height datum
AQIA	Air Quality Impact Assessment
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
BC Reg	Biodiversity Conservation Regulation 2017
BDAR	Biodiversity Development Assessment Report
CEEC	critically endangered ecological community
CIV	capital investment value
CMP	Construction Management Plan
Concept DA	A concept DA is a staged application often referred to as a 'Stage 1' DA. The subject application constitutes a detailed subsequent stage application to an approved concept DA (SSD 9393) lodged under section 4.22 of the EP&A Act.
Council	City of Sydney Council
CPTED	Crime Prevention Through Environmental Design
CSSI approval	critical State significant infrastructure approval
CTMP	Construction Traffic Management Plan
DA	development application
DPIE	NSW Department of Planning, Industry and Environment
DRP	Design Review Panel
EP&A Act	Environmental Planning and Assessment Act 1979
EPA	NSW Environment Protection Authority
EPA Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999

Reference	Description
ESD	ecologically sustainable design
GANSW	NSW Government Architect's Office
GFA	gross floor area
HIA	Heritage Impact Assessment
IAP	Interchange Access Plan
LGA	Local Government Area
NCC	National Construction Code
OSD	over station development
PIR	Preferred Infrastructure Report
POM	Plan of Management
PSI	Preliminary Site Investigation
RMS	Roads and Maritime Services
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SEPP 55	State Environmental Planning Policy No 55—Remediation of Land
SEPP 65	State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2009
SREP Sydney Harbour	State Regional Environmental Plan (Sydney Harbour Catchment) 2005
SSD	State significant development
SSD DA	State significant development application
SLEP	Sydney Local Environmental Plan 2012
Transport for NSW	Transport for New South Wales
TIA	Traffic Impact Assessment

Reference	Description
The proposal	The proposed development which is the subject of the detailed SSD DA
The site	The site which is the subject of the detailed SSD DA
VIA	Visual Impact Assessment
WMQ	Waterloo Metro Quarter
WMP	Waste Management Plan
WSUD	water sensitive urban design

2. Executive summary

This report has been prepared by Morris Goding Access Consulting to accompany a concept State significant development (SSD) development application (DA) for the Waterloo Metro Quarter over station development (OSD). This concept SSD DA is submitted as an 'amending DA', that modifies the previously approved concept SSD DA issued for the site (SSD 9393). The modifications contained within the amending DA relate to the northern precinct and central building only. No change is proposed to the original concept SSD DA as it relates to the southern precinct of the Waterloo Metro Quarter site.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the amending concept SSD DA (SSD 10441).

This report concludes that the proposed amending concept DA for the Waterloo Metro Quarter OSD is suitable and warrants approval. On this basis, MGAC is of the opinion that the proposed drawings do not require any additional supporting information, analysis or commentary at this stage of the design and will be able to achieve the accessibility design requirements as set out in the DDA Access to Premises Standards and other relevant accessibility standards.

3. Introduction

This report has been prepared to accompany a concept SSD DA for the over station development (OSD) at the Waterloo Metro Quarter site. The concept DA seeks consent for an amended building envelope and description of development for the northern precinct and central building of the Waterloo Quarter site approved under SSD 9393. For clarity, this concept DA (formerly referred to as a 'Stage 1' DA) is made under Section 4.22 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Minister for Planning, or their delegate, is the consent authority for the SSD DA and this application is lodged with the NSW Department of Planning, Industry and Environment (DPIE) for assessment.

The concept DA seeks to modify the approved building envelope for the northern precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393) through:

- increasing the maximum building height for the southern portion of the building envelope from [RL56.2 to RL76.50]
- removing the 'tower component' of the northern precinct, to enable the redistribution of floor space to commercial office floor plates
- amending the description of development to refer to a mid-rise (approximately 13 storey) commercial office building, comprising approximately 33,000sqm of commercial office floor space within the northern portion of the site, rather than a third residential tower.

The concept DA seeks to modify the central building approved building envelope (previously comprising 'Building E' under SSD 9393) through:

- modifying the eastern extent of the podium envelope.

This proposal will not exceed the permissible building height for the site under the Sydney Local Environmental Plan 2012 (SLEP) or the maximum height approved under SSD 9393. Separate detailed SSD DA (s) will be lodged concurrently for the detailed design, construction and operation of the northern precinct and central building. No changes are proposed to the original concept DA as it relates to the southern precinct.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 9 April 2020 and issued for the detailed SSD DA. Specifically, this report has been prepared to respond to the SEARs requirements summarised below.

Item	Description of Requirement	Section Reference (this report)
52	DDA/access assessment	9

Table 1 - SEARs Requirements

4. The site

The site is located within the City of Sydney Local Government Area (LGA). The site is situated approximately 3.3 kilometres south of Sydney CBD and approximately 8 kilometres northeast of Sydney International Airport within the suburb of Waterloo.

The Waterloo Metro Quarter site comprises land to the west of Cope Street, east of Botany Road, south of Raglan Street and north of Wellington Street (refer to Figure 1). The heritage listed Waterloo Congregational Church located at 103–105 Botany Road is within this street block but does not form a part of the Waterloo Metro Quarter Site boundaries.

The Waterloo Metro Quarter site (the site) is a rectangular shaped allotment and an overall site area of approximately 1.287 hectares.

The Waterloo Metro Quarter site comprises the following allotments and legal description at the date of this report. Following consolidation by Sydney Metro (the Principal) the land will be set out in deposited plan DP1257150.

- 1368 Raglan Street (Lot 4 DP 215751)
- 59 Botany Road (Lot 5 DP 215751)
- 65 Botany Road (Lot 1 DP 814205)
- 67 Botany Road (Lot 1 DP 228641)
- 124–128 Cope Street (Lot 2 DP 228641)
- 69–83 Botany Road (Lot 1, DP 1084919)
- 130–134 Cope Street (Lot 12 DP 399757)
- 136–144 Cope Street (Lots A-E DP 108312)
- 85 Botany Road (Lot 1 DP 27454)
- 87 Botany Road (Lot 2 DP 27454)
- 89–91 Botany Road (Lot 1 DP 996765)
- 93–101 Botany Road (Lot 1 DP 433969 and Lot 1 DP 738891)
- 119 Botany Road (Lot 1 DP 205942 and Lot 1 DP 436831)
- 156–160 Cope Street (Lot 31 DP 805384)
- 107–117A Botany Road (Lot 32 DP 805384 and Lot A DP 408116)
- 170–174 Cope Street (Lot 2 DP 205942).

The boundaries of the site the subject of the amending concept DA is identified at Figure 5.1. The site is reasonably flat with a slight fall to the south.

The site previously included three to five storey commercial, light industrial and shop top housing buildings. All previous structures except for an office building at the corner of Botany Road and Wellington Street have been demolished to facilitate construction of the new Sydney Metro Waterloo station. As such the existing site is predominately vacant and being used as a construction site.

Construction of the Sydney metro is currently underway on site in accordance with critical State significant infrastructure approval (CSSI 7400).



Figure 1 - Aerial of the site
Source: Urbis

The area surrounding the site consists of commercial premises to the north, light industrial and mixed-use development to the south, residential development to the east and predominantly commercial and light industry uses to the west.

5. Background

5.1 About Sydney Metro

Sydney metro is Australia's biggest public transport project. Services started in May 2019 in the city's North-west with a train every four minutes in the peak. A new standalone railway, this 21st century network will revolutionise the way Sydney travels. There are four core components:

5.1.1 Sydney Metro North West

This project is now complete and passenger services commenced in May 2019 between Rouse Hill and Chatswood, with a metro train every four minutes in the peak. The project was delivered on time and \$1 billion under budget.

5.1.2 Sydney Metro City & Southwest

Sydney Metro City & Southwest project includes a new 30km metro line extending metro rail from the end of Metro Northwest at Chatswood, under Sydney Harbour, through new CBD stations and southwest to Bankstown. It is due to open in 2024 with the ultimate capacity to run a metro train every two minutes each way through the centre of Sydney.

Sydney Metro City & Southwest will deliver new metro stations at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo and new underground metro platforms at Central Station. In addition, it will upgrade and convert all 11 stations between Sydenham and Bankstown to metro standards.

5.1.3 Sydney Metro West

Sydney Metro West is a new underground railway connecting Greater Parramatta and the Sydney CBD. This once-in-a-century infrastructure investment will transform Sydney for generations to come, doubling rail capacity between these two areas, linking new communities to rail services and supporting employment growth and housing supply between the two CBDs.

The locations of seven proposed metro stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock and The Bays.

The NSW Government is assessing an optional station at Pyrmont and further planning is underway to determine the location of a new metro station in the Sydney CBD.

5.1.4 Sydney Metro Greater West

Metro rail will also service Greater Western Sydney and the new Western Sydney International (Nancy Bird Walton) Airport. The new railway line will become the transport spine for the Western Parkland City's growth for generations to come, connecting communities and travellers with the rest of Sydney's public transport system with a fast, safe and easy metro service. The Australian and NSW governments are equal partners in the delivery of this new railway.

The Sydney Metro project is illustrated in Figure 2.



On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest - Chatswood to Sydenham project as a critical State significant infrastructure (CSSI) project (reference SSI 7400) (CSSI approval). The terms of the CSSI approval includes all works required to construct the Sydney Metro Waterloo Station. The CSSI approval also includes the construction of below and above ground works within the metro station structure for appropriate integration with the OSD.

Except to the extent described in the EIS or Preferred Infrastructure Report (PIR) submitted with the CSSI application, any OSD buildings and uses do not form part of the CSSI approval and will be subject to the relevant assessment pathway prescribed by the EP&A Act.

The delineation between the approved Sydney metro works, generally described as within the two ‘metro station boxes’ and surrounding public domain works, and the OSD elements are illustrated in Figure 3.

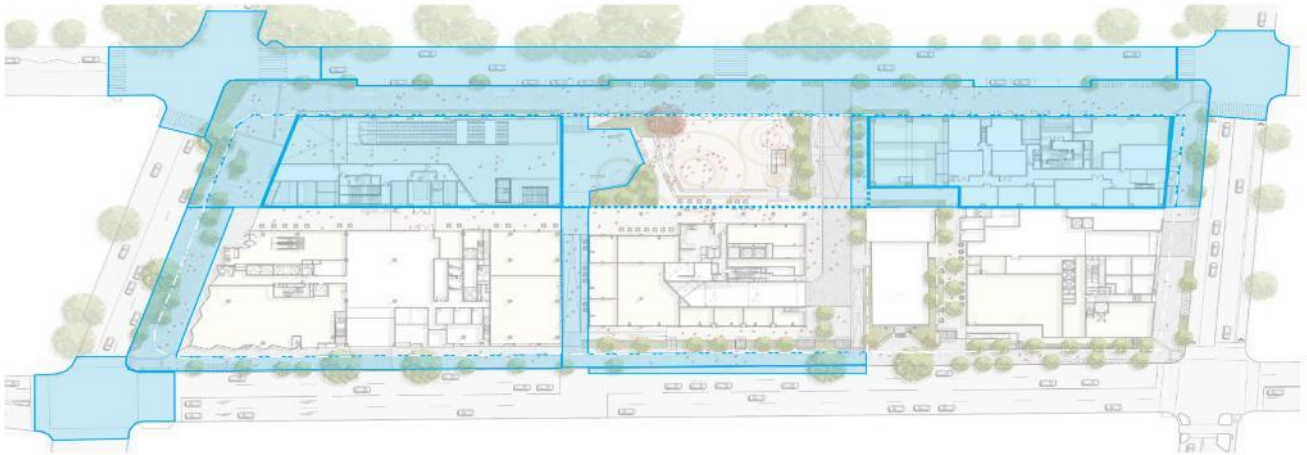


Figure 3 - CSSI Approval scope of works
Source: WL Developer Pty Ltd

5.3 Concept Approval (SSD 9393)

As per the requirements of clause 7.20 of the *Sydney Local Environmental Plan 2012 (SLEP)*, as the OSD exceeds a height of 25 metres above ground level (among other triggers), development consent is first required to be issued in a concept DA (formerly known as Stage 1 DA).

Development consent was granted on 10 December 2019 for the concept SSD DA (SSD 9393) for the Waterloo Metro Quarter OSD including:

- a maximum building envelope for podium, mid-rise and tower buildings
- a maximum gross floor area of 68,750sqm, excluding station floor space
- conceptual land use for non-residential and residential floor space
- minimum 12,000sqm of non-residential gross floor area including a minimum of 2,000sqm of community facilities
- minimum 5% residential gross floor area as affordable housing dwellings
- 70 social housing dwellings
- basement car parking, motorcycle parking, bicycle parking, and service vehicle spaces.

This concept DA has been prepared and submitted to the DPIE and proposes to make modifications to the approved building envelopes at the northern precinct and central building. This amending concept SSD DA does not impact the proposed development within the southern precinct.

A concurrent detailed SSD DA will seek development consent for the OSD located within the southern precinct of the site, consistent with the parameters of the original concept approval. Separate SSD DAs have been prepared and will be submitted for the northern precinct, central building, and basement proposed across the Waterloo Metro Quarter site consistent with the amending concept DA.

6. Proposed development

The amending concept DA seeks consent for an amended building envelope and description of development for the northern precinct of the Waterloo Metro Quarter site approved under SSD 9393. Specifically, the proposal seeks to modify the approved building envelope for the northern precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393) through:

- increasing the maximum building height for the southern portion of the Northern Precinct from RL56.2 to RL72.60
- removing the 'tower component' of the Northern Precinct, reducing the overall height of the tower envelope from RL116.9 to RL90.40, to enable the redistribution of floor space to commercial office floor plates
- amending the description of development to refer to a mid-rise (approximately 17 storey) commercial office building, comprising approximately 34,125sqm of commercial office floor space within the northern portion of the site, rather than a third residential tower.

The concept DA seeks to modify the central building approved building envelope (previously comprising 'Building E' under SSD 9393) through:

- modifying the eastern extent of the podium envelope.

The modification of the approved concept SSD DA will enable the detailed design of a new commercial building (comprising office and retail premises) to be pursued on the site, significantly increasing the proportion of employment generating floor space on the Waterloo Metro Quarter site. This new commercial building is proposed in replacement of four building envelopes approved under SSD 9393, which comprised one residential tower, and three mid-rise residential buildings.

This proposal will not exceed the permissible building height for the site under the SLEP or the maximum height approved under SSD 9393. As noted above, separate detailed SSD DA(s) will be lodged concurrently for the detailed design, construction and operation of the northern precinct, and central building.

This amending concept DA does not propose to amend the original concept approval as it relates to the southern precinct.

7. Methodology

The assessment methodology considers operational modes and user groups in relation to the WMQ Project.

The assessment 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 assessment 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.

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.

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.

7.1 Universal Design

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

7.2 Standards & 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);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);

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;
- 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)

7.3 Reference Drawings

Document No	▲ Title	Revision ▼	Status ▼	Drawing Type
WMQ-SITE-HAS-UD-DRG-A1000	Levels P3-P1	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1001	Ground	06	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1002	Levels 01-02	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1003	Levels 03-04	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1004	Levels 05-06	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1005	Levels 07-08	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1006	Levels 09-10	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1007	Levels 11-12	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1008	Levels 13-14	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1009	Levels 15-16	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1010	Levels 17-18	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1011	Levels 19-20	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1012	Levels 21-22	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1013	Levels 23-24	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1014	Roof	03	Preliminary	1000 General Layout Floor Plans
WMQ-SITE-HAS-UD-DRG-A1050	Elevations - West & East	03	Preliminary	1050 Elevations and Sections
WMQ-SITE-HAS-UD-DRG-A1051	Elevations - North and South	03	Preliminary	1050 Elevations and Sections
WMQ-SITE-HAS-UD-DRG-A1052	Elevations - Grit Lane	03	Preliminary	1050 Elevations and Sections
WMQ-SITE-HAS-UD-DRG-A1053	Elevations - Church Square	03	Preliminary	1050 Elevations and Sections
WMQ-SITE-HAS-UD-DRG-A1054	Sections - North-South	03	Preliminary	1050 Elevations and Sections
WMQ-SITE-HAS-UD-DRG-A1055	Sections - East-West	03	Preliminary	1050 Elevations and Sections

8. Assessment and findings

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 Architects 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.

8.1 Commercial Building Design

The scheme proposes an increase in commercial office area, with office areas to be located above ground floor.

The developed design of the commercial office buildings will provide a consistent accessible environment through detailed design and planning of a new integrated accessible network of paths of travel.

The provision of multiple passenger lifts will provide continuous accessible paths of travel from the ground floor and basement car parking floors to all upper commercial office floors

This accessible design will include the provision of appropriate accessible building entrances, circulation areas, continuous accessible paths of travel, accessible sanitary facilities, and accessible facility and amenity in accordance with the DDA Premises Standards.

8.2 Residential Building Design

The scheme proposes modification to the quantum of residential apartments.

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

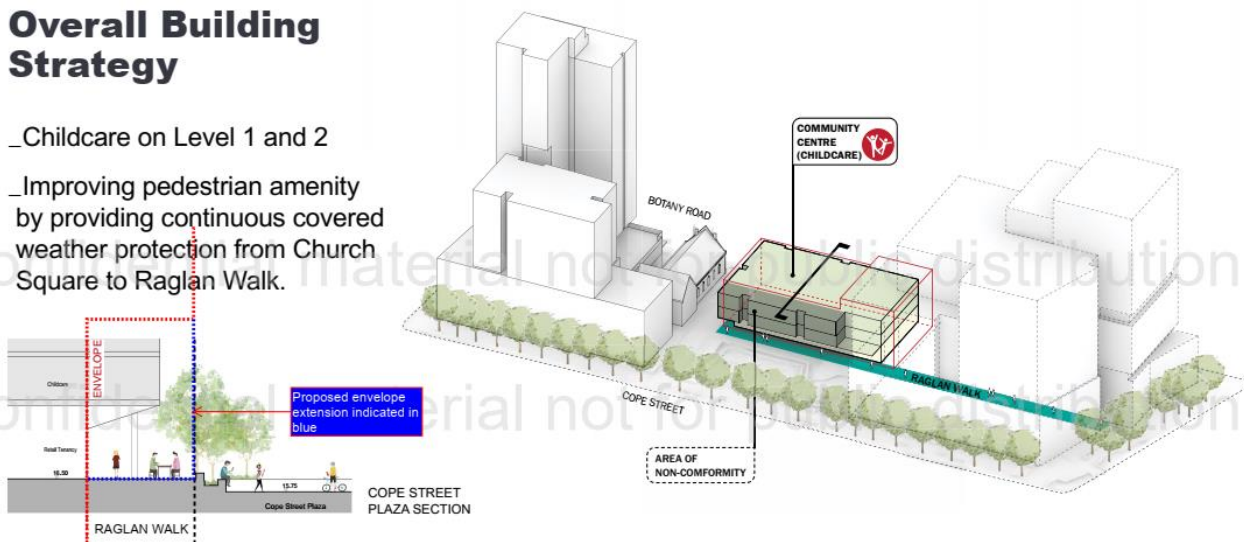
The extension of Central Precinct Podium toward Cope St Plaza provides extended continuous accessible covered path of travel from the Waterloo Congregation Church, to the Station Entry and Raglan St on the alignment of 'Raglan Lane'.

The provision of multiple passenger lifts will provide continuous accessible paths of travel from the ground floor and basement car parking floors to all upper residential floors.

This accessible design will include the provision of appropriate accessible building entrances, circulation areas, adaptable units, adaptable unit car bays, common amenity and facility and accessible pedestrian linkages in accordance with the DDA Premises Standards.

Overall Building Strategy

- _Childcare on Level 1 and 2
- _Improving pedestrian amenity by providing continuous covered weather protection from Church Square to Raglan Walk.



8.3 Retail Building Design

The developed design of the retail component 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 retail entrances, circulation areas, continuous accessible paths of travel, common amenity and facility and accessible pedestrian linkages in accordance with the DDA Premises Standards.

8.4 Public Domain Design

The scheme proposes the publicly accessible connections within the commercial, residential and retail precinct.

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 and equitable paths of travel, circulation areas, way finding signage, lighting, seating, handrails, stair, ramps, lift, accessible services and amenities, and accessible pedestrian linkages.

9. Mitigation measures

MGAC is of the opinion that the proposed drawings do not require any additional supporting information, analysis or commentary at this stage of the design and will be able to achieve the accessibility design requirements as set out in the DDA Access to Premises Standards and other relevant accessibility standards

10. Conclusion

The Concept DA 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.