

**SYDNEY INTERNATIONAL CONVENTION,
EXHIBITION AND ENTERTAINMENT PRECINCT
(SICEEP)**

DARLING SQUARE NORTH-EAST PLOT

ACCESS REPORT

**REPORT FOR STAGE 2 STATE SIGNIFICANT
DEVELOPMENT APPLICATION (SSDA 7)**

Morris-Goding Accessibility Consulting

FINAL v7

31 October 2014

REPORT REVISIONS		
Date	Version	Drawing No / Revision
3 October 2014	Draft	DHL-AD000100-B; DHL-AD020100-B; DHL-AD020200-B; DHL-AD030100-B; DHL-AD030200-B; DHL-AD030300-B; DHL-AD030400-B; DHL-AD030500-B; DHL-AD030600-B; DHL-AD030700-B; DHL-AD030800-B; DHL-AD030900-B; DHL-AD031000-B; DHL-AD031100-B; DHL-AD031200-B; DHL-AD031300-B; DHL-AD031400-B; DHL-AD031500-B; DHL-AD031600-B; DHL-AD031700-B; DHL-AD031800-B; DHL-AD031900-B; DHL-AD032000-B; DHL-AD032100-B; DHL-AD032200-B; DHL-AD032300-B; DHL-AD032400-B; and DHL-AD032000-B.
9 October 2014	Final	DHL-AD000100-D; DHL-AD020100-D; DHL-AD020200-D; DHL-AD030100-D; DHL-AD030200-D; DHL-AD030300-D; DHL-AD030400-D; DHL-AD030500-D; DHL-AD030600-D; DHL-AD030700-D; DHL-AD030800-D; DHL-AD030900-D; DHL-AD031000-D; DHL-AD031100-D; DHL-AD031200-D; DHL-AD031300-D; DHL-AD031400-D; DHL-AD031500-D; DHL-AD031700-D; DHL-AD031800-D; DHL-AD031900-D; DHL-AD032100-D; DHL-AD032200-D; DHL-AD032300-D; DHL-AD032400-D; and DHL-AD032500-D.
16 October 2014	Final v2	DHL-AD000100-E; DHL-AD020100-E; DHL-AD020200-E; DHL-AD030100-E; DHL-AD030200-E; DHL-AD030300-E; DHL-AD030400-E; DHL-AD030500-E; DHL-AD030600-E; DHL-AD030700-E; DHL-AD030800-E; DHL-AD030900-E; DHL-AD031000-E; DHL-AD031100-E; DHL-AD031200-E; DHL-AD031300-E; DHL-AD031400-E; DHL-AD031500-E; DHL-AD031700-E; DHL-AD031800-E; DHL-AD031900-E; DHL-AD032100-E; DHL-AD032200-E; DHL-AD032300-E; DHL-AD032400-E; and DHL-AD032500-E.
17 October 2014	Final v3	Ditto
22 October 2014	Final v4	Ditto
23 October 2014	Final v5	Ditto
24 October 2014	Final v6	Ditto
31 October 2014	Final v7	DHL-AD000001-B; DHL-AD000100-F; DHL-AD020100-G; DHL-AD020200-F; DHL-AD030100-F; DHL-AD030200-F; DHL-AD030300-F; DHL-AD030400-F; DHL-AD030500-F; DHL-AD030600-F; DHL-AD030700-F; DHL-AD030800-F; DHL-AD030900-F; DHL-AD031000-F; DHL-AD031100-H; DHL-AD031200-H; DHL-AD031300-H; DHL-AD031400-H; DHL-AD031500-H; DHL-AD031700-F; DHL-AD031800-F; DHL-AD031900-F; DHL-AD032100-F; DHL-AD032200-F; DHL-AD032300-F; DHL-AD032400-F; and DHL-AD032500-F.
-	-	-

Prepared by:


Eden Fong
Access Consultant
Morris Goding Accessibility Consulting

Reviewed by:


David Goding
Director
Morris Goding Accessibility Consulting

TABLE OF CONTENTS

1.	INTRODUCTION	4
2.	PROJECT REQUIREMENTS	9
3.	INGRESS & EGRESS	10
4.	RETAIL AREAS	12
5.	RESIDENTIAL ACCOMMODATION	13
6.	RESIDENTIAL COMMON FACILITIES	15
7.	CAR PARKING.....	18
8.	SIGNAGE AND COMMUNICATIONS	19
9.	CONCLUSION.....	20

1. INTRODUCTION

1.1. General

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Application (referred to as SSDA 7) follows the approval of a staged SSD DA (SSDA 2) in December 2013. SSDA 2 sets out a Concept Proposal for a new mixed use residential neighbourhood at Haymarket referred to as ‘Darling Square’, previously known as ‘The Haymarket’. Darling Square forms part of the Sydney International Convention, Exhibition and Entertainment precinct (SICEEP) Project, which will deliver Australia’s global city with new world class convention, exhibition and entertainment facilities and support the NSW Government’s goal to ‘make NSW number one again’.

More specifically this subsequent DA seeks approval for mixed use development within the North East development plot of Darling Square and associated public domain works. The DA has been prepared and structured to be consistent with the Concept Proposal DA.

1.2. Overview of Proposed Development

The proposal relates to a detailed (‘Stage 2’) DA for a mixed use residential development in the North East Plot of Darling Square together with associated public domain works. The Darling Square Site is to be developed for a mix of residential and non-residential uses, including but not limited to residential buildings, commercial, retail, community and open space. The North East Plot is one of six development plots identified within the approved Concept Proposal.

Under the Concept Proposal, the North East Plot is planned to accommodate a mixed use podium and three residential buildings (NE1, NE2, and NE3) above and within the podium structure. More specifically, this SSD DA seeks approval for the following components of the development:

- Demolition of existing site improvements, including the existing Sydney Entertainment Centre (SEC);
- Associated tree removal and planting;
- Construction and use of a predominantly 6 storey mixed use podium, including:
 - retail floor space and residential lobbies on Ground Level;
 - above ground parking;
 - residential apartments; and
 - communal facilities.
- Construction and use of three residential buildings above podium;
- Public domain improvements surrounding the site, including interim works;
- Provision of vehicle access to the development from Harbour Street;
- Landscaping works to the podium roof level; and
- Extension and augmentation of physical infrastructure / utilities as required.

1.3. Background

The NSW Government considers that a precinct-wide renewal and expansion of the existing convention, exhibition and entertainment centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of SICEEP.

Following an extensive and rigorous Expressions of Interest and Request for Proposals process, a consortium comprising AEG Ogden, Lend Lease, Capella Capital and Spotless was announced by the NSW Government in December 2012 as the preferred proponent to transform Darling Harbour and create SICEEP.

Key features of the Preferred Master Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
 - Up to 40,000m² exhibition space;
 - Over 8,000m² of meeting rooms space, across 40 rooms;
 - Overall convention space capacity for more than 12,000 people;
 - A ballroom capable of accommodating 2,000 people; and
 - A premium, red-carpet entertainment facility with a capacity of 8,000 persons.
- Providing a hotel complex at the northern end of the precinct.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, now called ‘Darling Square’, including apartments, student accommodation, shops, cafes and restaurants.
- Renewed and upgraded public domain that has been increased by a hectare, including an outdoor event space for up to 27,000 people at an expanded Tumbalong Park; and
- Improved pedestrian connections linking to the proposed Ultimo Pedestrian Network drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pymont and the City.

On 21 March 2013 a critical step in realising the NSW Government’s vision for the SICEEP Project was made, with the lodgement of the first two SSD DAs with the (now) Department of Planning and Environment. The key components of these proposals are outlined below.

Public Private Partnership SSD DA (SSD 12_5752)

The Public-Private Partnership (PPP) SSD DA (SSDA 1) includes the core facilities of the SICEEP Project, comprising the new, integrated and world-class convention, exhibition and entertainment facilities along with ancillary commercial premises and public domain upgrades. SSDA1 was approved on 22 August 2013.

Concept Proposal (SSD 13_5878)

The Concept Proposal SSD DA (SSDA 2) establishes the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within the Darling Square Site. SSDA2 was approved on 5 December 2013. The Stage 1 Concept Proposal approved the following key components and development parameters:

- Indicative staging of demolition and development of future development plots;
- Land uses across the site including residential and non-residential uses;
- Street and laneway layouts and pedestrian routes;
- Open spaces and through-site links;
- Six separate development plots, development plot sizes and separation, building envelopes, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area of 197,236m² (excluding ancillary above ground parking), comprised of:
 - A maximum of 49,545m² non-residential GFA; and
 - A maximum of 147,691m² residential GFA
- Above ground car parking including public car parking;
- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy.

In addition to the approval of SSDA1 and SSDA2, the following approvals have been granted for various stages of Darling Square site:

- Darling Drive (part) development plot (SSDA3) for the construction and use of a residential building (student accommodation) and the provision of associated public domain works approved on 7 May 2014;
- North-West development plot (SSDA4) for the construction and use of a mixed use commercial development and public car park building and associated public domain works approved on 7 May 2014; and
- South-West development plot (SSDA5) – construction and use of a mixed use residential development and associated public domain works approved on 21 May 2014.

Approval was also granted on 15 June 2014 for SSDA6 which includes the construction and use of the International Convention Centre (ICC) Hotel and provision of public domain works.

This report has been prepared to support a detailed Stage 2 SSD DA for mixed use development and associated public domain works within Darling Square (SSDA 7), consistent with the approved Concept Proposal (SSDA 2).

1.4. Site Description

The SICEEP Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the light rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south (refer to **Figure 1**). The Darling Square Site is:

- located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;

- bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
- irregular in shape and occupies an area of approximately 43,807m².



Figure 1 – Aerial Photograph of the SICEEP Site

The Concept Proposal DA provides for six (6) separate development plots across the Darling Square Site (refer to **Figure 2**):

1. North Plot;
2. North East Plot;
3. South East Plot;
4. South West Plot;
5. North West Plot; and
6. Western Plot (Darling Drive).

The Application Site area relates to the North East Plot and surrounds as detailed within the architectural and landscape plans submitted in support of the DA.



Figure 2 – Concept Proposal Development Plots

1.5. Planning Approvals Strategy

The SICEEP Project has resulted in the lodgement of numerous SSD DAs for the various components of the redevelopment project. Future applications will continue to be lodged in accordance with the Concept Proposal SSD DA for the remaining development plots of Darling Square Site.

2. PROJECT REQUIREMENTS

2.1. General

Lend Lease has engaged Morris-Goding Accessibility Consulting to provide an accessibility design review of the North-East Plot of Darling Square as required by the Secretary's Environmental Assessment Requirements ('SEARs').

The requirements of the investigation were to:

- Review supplied DA 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) and AS 1428 series.

2.2. Objectives

The report considers user groups, such as staff and visitors. The Report seeks to deliver equality, independence and functionality for people with disabilities with respect to the subject development, inclusive of:

- People with sensory impairment (hearing and vision);
- People with mobility impairments (ambulant and wheelchair); and
- People with dexterity impairments.

The Report seeks to provide compliance with the Disability Discrimination Act 1992. In doing so, the Report seeks to eliminate, as far as possible, discrimination against persons on the ground of disability and ensure, as far as practicable, that persons with disabilities have the same rights of access to premises as the rest of the community.

2.3. Referenced Standards

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

- BCA – Building Code of Australia 2014
- AS 1428.1-2009 - (80% of people with disabilities accommodated)
- AS 1428.2-1992 - (90% of people with disabilities accommodated)
- AS 1735.12(1999) – Lift Access for People with a Disability
- Disability (Access to Premises – Buildings) Standards 2010, Schedule 1 of which is known as 'DDA Access Code 2010'
- DDA – Disability Discrimination Act 1992

3. INGRESS & EGRESS

3.1. Main Entrances into Retail Tenancies

There are multiple retail tenancies in the subject development, all of which are located on ground level. It is noted that the retail break-up / tenancy mix is not yet finalised. Under DDA Access Code 2010 / BCA, the provision of an accessible main entrance that complies with AS1428.1(2009) is required into each retail tenancy.

The provision of an accessible main entrance into each of the above retail tenancies is achievable. The provision of a suitable continuous accessible path of travel from the external domain into the tenancies themselves via the main entrances is achievable. All of the main entrances will be detailed to comply in full with AS1428.1(2009) during design development stage in satisfaction of the DDA Access Code 2010 and BCA.

It is noted that the retail tenancies on ground level front Little Pier Street to the north, Harbour Street to the east, Little Hay Street to the south, and Darling Square itself to the west. It is also noted that the public domain at the above areas are outside of the allotment of the North-East Plot and, as such, will be subject to separate approvals to the present development application.

Recommendation:

- (i) Ensure each retail main entry doorway has a minimum clear width of 850mm (920mm door leaf) and level transition areas for compliance with AS1428.1(2009).

3.2. Residential Main Entrances

There are a total of three residential towers in the subject development – namely, towers NE1, NE2, and NE3. Under DDA Access Code 2010 / BCA, the provision of an accessible main entrance that complies with AS1428.1(2009) is required into each of the residential towers.

There is a new residential foyer on ground level that fronts Harbour Street. This entrance serves both the NE1 and NE3 residential towers. The entry doorways at the above main entrance will be detailed to comply with AS1428.1(2009).

There are 1:20 gradient walkways within the foyers that lead to the passenger lift lobbies for the NE1 and NE3 residential towers respectively. With respect to the 1:20 walkway that runs to the NE1 lift lobby, the lower edge of that walkway that leads to the NE1 lift lobby will need to be modified so as to be perpendicular to the dominant path of travel for compliance with AS1428.12(2009). This will be achieved during design development stage for the satisfaction of the DDA Access Code 2010 and BCA.

Further, with respect to the 1:20 walkway that runs to the NE3 lift lobby: the provision of a level landing will be required at the point at which the walkway changes direction for compliance with AS1428.1. This will be achieved during design development stage for the satisfaction of the DDA Access Code 2010 and BCA.

There is a second new residential foyer on ground level that fronts Darling Square. This entrance serves the NE2 (North) residential tower only and is capable of compliance with AS1428.1(2009). There is a continuous accessible path of travel that complies with AS1428.1(2009) from the main entrance to the residential passenger lift.

There is a third new residential foyer on ground level fronting Little Hay Street that serves the NE2 (South) residential tower only. This entrance is capable of compliance with

AS1428.1(2009), and there is a continuous accessible path of travel that complies with AS1428.1(2009) from the main entrance to the residential passenger lift.

Recommendations:

- (i) Ensure each residential main entry doorway has a minimum clear width of 850mm level transition areas for compliance with AS1428.1(2009).
- (ii) Ensure the lowermost edge of the 1:20 walkway that runs from the Harbour Street main entrance to the NE1 lift lobby on ground level is perpendicular to the dominant path of travel for compliance with AS1428.1(2009).
- (iii) Provide a level intermediate landing within the 1:20 walkway that runs from the Harbour Street main entrance to the NE3 lift lobby on ground level at the point at which that walkway changes direction for compliance with AS1428.1(2009).
- (iv) Where applicable, provide handrails on both sides of any main entry stairway within the above main entry lobby.

3.3. Emergency Egress

The main paths of travel for emergency egress from each of the retail tenancies on ground level are via the main entry doorways of those tenancies.

The main paths of travel for emergency egress from the residential levels of the subject development are via various fire-isolated stairways.

It is advised that there are only limited Deemed-to-Satisfy requirements for emergency egress for people with a disability in the BCA 2014 and the DDA Access Code 2010. All of the DTS requirements will be addressed during design development. The following recommendations are made solely for the purposes of accessibility best practice, as opposed to code compliance.

Recommendations:

- (i) Consideration to be given to providing handrails on both sides of each fire-isolated stairway. (Advisory)
- (ii) Consideration for each fire door that leads to a fire-isolated stairway to have a minimum clear width of 850mm. (Advisory)

4. RETAIL AREAS

4.1. Paths of Travel

The present development application pertains solely to the base building component of the retail tenancies. The fitouts of the various retail tenancies on ground level will be subject to separate approvals to the present development application.

The base-building design of all of the retail tenancies will enable the provision of continuous accessible paths that comply with AS1428.1(2009) of travel from the tenancy main entrances to and within those tenancy areas.

4.2. Sanitary Facilities

Sanitary facilities are located on the ground level of the NE Plot for the use of retail staff and customers.

For compliance with DDA Access Code 2010 and BCA 2014, the provision of a unisex accessible toilet that complies with AS1428.1(2009) has been provided on the ground level.

The corridors adjacent to the bank of sanitary facilities have clear widths to allow for wheelchair access to an accessible toilet in accordance with DDA Access Code 2010 and BCA requirements.

5. RESIDENTIAL ACCOMMODATION

5.1. General

The residential portion of the subject development has a class 2 building classification. Under the DDA Access Code 2010 and the BCA, the provision of access within the meaning of AS1428.1(2009) is required to the main entry doorway of every residential unit in a building of this classification.

5.2. Common Paths of Travel: Vertical Access

There are a total of two passenger lifts that serve the NE1 tower. There are a total of two passenger lifts that service the NE2 tower. There are a total of four passenger lifts that serve the NE3 tower. The above passenger lifts constitute the continuous accessible paths of travel from the respective residential main entrances on ground level to each of the residential floor levels for compliance with DDA Access Code 2010 / BCA 2014.

The lift shaft of each of the above passenger lifts will accommodate a lift car with minimum internal dimensions that comply with DDA Access Code 2010 / BCA 2014.

Recommendation:

- (i) Ensure lift components of each passenger lift in the subject development meet DDA Access Code 2010 and BCA requirements and AS1735.12(1999). (Mandatory)

5.3. Common Paths of Travel: Corridors and Lobbies

There is a continuous accessible path of travel from the above passenger lifts to the main entry doorway of each unit in the subject development. This is in accordance with the DDA Access Code 2010 / BCA 2014. There are suitable turning bays at the ends of the common-use corridors on each residential level to allow a wheelchair user to turn 180 degrees, as defined under AS1428.1(2009). This is in accordance with the DDA Access Code 2010 / BCA 2014.

In general, there are suitable passing bays at each corridor intersection where there are poor lines of sight which will allow two wheelchair users to pass each other as defined under AS1428.1(2009). This is in accordance with the DDA Access Code 2010 / BCA 2014.

5.4. Adaptable Units: Allocation

It is noted that there are no mandatory requirements with respect to the provision of a minimum quantity of adaptable units at the subject development. Notwithstanding, there are a total of 9 adaptable units in the subject development. A quantum of 9 adaptable units is on par with the nearby residential development at the South-West Plot of Darling Square (10 adaptable units).

The 9 adaptable units are spread across 5 floor levels in the subject development. The provision of a spread of adaptable units is in line with common DCP requirements in Sydney Local Government Areas for adaptable units to be of a range of types.

5.5. Adaptable Units: Design

There are a total of two separate adaptable unit designs. The provision of suitable paths of travel through the unit designs for compliance with AS4299(1995) is achievable.

There are accessible paths of travel leading to bedroom, living area, kitchen, bathroom and laundry. The circulation areas within these elements can allow the ability for AS4299 to be achieved.

Recommendation:

- (i) The designs of the 9 adaptable units are to comply with AS4299.

6. RESIDENTIAL COMMON FACILITIES

6.1. General

Under the DDA Access Code 2010 and BCA, the provision of access within the meaning of AS1428.1(2009) is required to and within each unique common facility in a class 2 building.

6.2. Mail Rooms

There is a mail room at each of the following locations:

- On ground level serving the NE1 tower.
- On ground level in the south-west sector serving the NE2 tower.
- On ground level in the west sector serving the NE2 tower.
- On ground level serving the NE3 tower.

The provision of access in accordance with AS1428.1(2009) is required to each of the above mail rooms. This is achievable.

Recommendations:

- (i) Ensure the main entry doorway into each of the above mail rooms has a minimum clear width of 850mm.

6.3. Common-Use Roof-Top Terrace (Level 6)

There is a common-use landscaped roof-top terrace on level 6. The terrace is for the use of all residents in the subject development. The above terrace is the sole facility of its type within the subject development.

Under the DDA Access Code 2010 / BCA 2014, the provision of access in accordance with AS1428.1(2009) is required to and within the above terrace. This is achievable.

Recommendations:

- (i) Ensure each of the doorways that connect the residential corridors on level 6 with the common-use terrace minimum clear width of 850mm level transition areas for compliance with AS1428.1(2009).
- (ii) Ensure the paths of travel that lead to specific features within the common-use terrace (eg, barbeque areas, water features) comply with AS1428.1(2009).

6.4. Community Room (Level 6)

There is a community room on level 6 in the NE3 tower. The community room is for the use of all residents in the subject development. The above community room is the sole facility of its type within the subject development.

Under the DDA Access Code 2010 / BCA 2014, the provision of access in accordance with AS1428.1(2009) is required to and within the above facility. This is achievable.

Recommendations:

- (i) Define a continuous accessible path of travel from each residential tower to the community room on level 6.

- (ii) Ensure main entry doorway of the community room on level 6 has a minimum clear width of 850mm level transition areas for compliance with AS1428.1(2009).

6.5. Swimming Pool (Level 6)

There is a common-use swimming pool on level 6 in the north-west sector. The swimming pool is for the use of all residents in the subject development. The above pool is the sole facility of its type within the subject development.

Under the DDA Access Code 2010 / BCA 2014, the provision of access in accordance with AS1428.1(2009) is required to and within the above facility. This is achievable.

Further, the pool has a perimeter of approximately 56 metres. Under the DDA Access Code 2010 / BCA 2014, the provision of one accessible means of access into the pool itself will be required. This is achievable.

Recommendations:

- (i) Define a continuous accessible path of travel from each residential tower to the swimming pool on level 6.
- (ii) In accordance with DDA Access Code 2010 / BCA 2014, provide one accessible means of entry into the swimming pool itself.

6.6. Sanitary Facilities (Level 6)

There is a bank of sanitary facilities within the Community Room in the north-west sector adjacent to the common-use swimming pool. For compliance with DDA Access Code 2010 and BCA 2014, a unisex accessible toilet that complies with AS1428.1(2009) has been provided on the podium.

6.7. Storage Cages

There are multiple storage cages for the use of residents within the subject development. Storage cages cannot be considered a common facility, given that each storage cage is allocated for the use of one specific unit rather than for all residents in common. The storage cages therefore do not fall within the requirement under the DDA Access Code 2010 / BCA 2014 for the provision of access to common areas or facilities. Further, there is no specific requirement under AS4299(1995) for the provision of access to storage cages that are allocated to adaptable units. There is, therefore, no mandatory code requirement for access to storage cages.

On the other hand, it would not be unreasonable to expect that a resident with a disability would, notwithstanding, wish to have a storage facility that is accessible. The provision of access to storage cages should therefore be given consideration.

Recommendation:

- (i) Consideration to be given for the provision of an accessible path of travel that complies with AS1428.1(2009) to any storage cages that are allocated to the use of the adaptable units, which is readily achievable. (Advisory)

6.8. Landscaping

The proposed concept plans show continuous accessible paths of travel throughout the landscape area. The maximum gradient will be 1:20 and will have landing locations in accordance with AS1428.1.

The accessibility to and within the landscape areas will comply with DDA Premises Standards and will be further developed during design development stage.

7. CAR PARKING

7.1. Adaptable Unit Car Parking: Quantity

There are a total of 9 adaptable units in the subject development. There are a total of 9 adaptable unit car bays. This meets the requirement under AS4299(1995) for the provision of one adaptable unit car parking bay for each adaptable unit.

7.2. Adaptable Unit Car Parking: Locations and Paths of Travel

The plans shows that mezzanine, levels 1-5 easily cater for the adaptable car bay requirements – that is, an adaptable unit car bay for each adaptable unit. The adaptable unit car bays are located on the same level as the relevant adaptable unit and an accessible path of travel has been provided.

7.3. Adaptable Unit Car Parking: Design

Under AS4299(1995), the car bays for the adaptable units each require a minimum clear width of 3800mm. It is noted that all of the adaptable-unit car bays in the subject development have been designed in accordance with AS2890.6(2009). That is, each of the bays has a clear width of 2400mm and the adjacent hatched shared area also has a clear width of 2400mm.

This layout meets the objects and performance requirements of AS4299(1995). This is because the user of each car bay is entitled to make full use of both their bay as well as the adjacent shared area. In practice, this equates each user having use of an area that has a total clear width of 4800mm. Such an area would be in excess of the 3800mm clear width that is required under AS4299(1995).

In line with AS4299(1995) and AS2890.6(2009), the provision of a minimum vertical clearance of 2500mm over each adaptable unit car bay and the adjacent shared areas has been achieved

In line with AS2890.6(2009), the provision of a minimum vertical clearance of 2200mm over the vehicular path of travel from the vehicular main entrance to each adaptable unit car bay has been achieved.

8. SIGNAGE AND COMMUNICATIONS

8.1. Hearing Augmentation

Recommendations:

- (i) In accordance with DDA Access Code 2010 and BCA, where there is an in-built system of audio amplification within the community room on level 6, provide a system of hearing augmentation. An audio induction loop is strongly recommended for this type of facility.

8.2. Signage

Recommendations:

- (i) Signage within the subject building to comply with BCA clause D3.6 requirements, which is readily achievable.

9. CONCLUSION

MGAC has assessed the Darling Square NE Plot development as a part of the State Significant Development Application (SSDA7) submitted to the Department of Planning and Environment pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

In general, the development provides continuous accessible paths of travel for people with disabilities. In line with the report's recommendations, the proposed development has demonstrated an appropriate degree of accessibility.

The Development Application drawings indicate that compliance with statutory requirements and common area access facilities can be readily achieved.