

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

**DARLING SQUARE
NORTH PLOT & PUBLIC DOMAIN**

ACCESS REPORT

**ADDENDUM REPORT FOR STAGE 2 STATE
SIGNIFICANT DEVELOPMENT APPLICATION
(SSDA 10)**

Morris-Goding Accessibility Consulting

FINAL v9

13 December 2016

REPORT REVISIONS		
Date	Version	Drawing No / Revision
18 May 2015	Draft	Darling Exchange drawings dated 12 May 2015, prepared by Kengo Kuma & Associates; and landscape drawing 14076-SK100-J, dated 14 May 2015, prepared by Aspect Studios
21 May 2015	Final	Darling Exchange drawings dated 20 May 2015, prepared by Kengo Kuma & Associates; and landscape drawing 14076-SK100-J, dated 14 May 2015, prepared by Aspect Studios
4 June 2015	Final v2	Drawings N_AD_P01 rev B and N_AD_P02 rev B, dated 1 June 2015, prepared by Kengo Kuma & Associates; Darling Exchange drawings dated 20 May 2015, prepared by Kengo Kuma & Associates; and landscape drawing 14076-SK100-J, dated 14 May 2015, prepared by Aspect Studios
5 June 2015	Final v3	Ditto
5 June 2015	Final v4	Ditto
3 February 2016	Final v5	Ditto
8 February 2016	Final v6	Ditto
17 October 2016	Final v7	Architectural drawings N_AD_PS01-D; N_AD_PS02-D; N_AD_P01-D through N_AD_P10-D; N_AD_E01-D through N_AD_E06-D; N_AD_S01-D; N_AD_S02-D; and N_AD_DS01-D, dated 6 October 2016, and all prepared by Kengo Kuma & Associates and Lendlease Design. Landscape drawings L-SSDA10(RTS)-01 through L-SSDA(RTS)-20, dated 17 October 2016, all prepared by Aspect Studios.
12 December 2016	Final v8 – Addendum	Architectural drawings N_AD_PS01-D; N_AD_PS02-D; N_AD_P01-D through N_AD_P10-D; N_AD_E01-D through N_AD_E06-D; N_AD_S01-D; N_AD_S02-D; and N_AD_DS01-D, dated 21 November 2016, and all prepared by Kengo Kuma & Associates and Lendlease Design. Landscape drawings L-SSDA10(RTS)-01 through L-SSDA(RTS)-20, dated November 2016, all prepared by Aspect Studios.
13 December 2016	Final v9 – Addendum	Ditto
-	-	-

Prepared by:


Eden Fong
Senior Access Consultant
Morris Goding Accessibility Consulting

Reviewed by:


David Goding
Director
Morris Goding Accessibility Consulting

TABLE OF CONTENTS

1.	INTRODUCTION	4
1.1.	General	4
1.2.	Proposed Amended Development	4
2.	NORTH PLOT BUILDING.....	6
2.1.	General	6
2.2.	Northern Stairs on Ground Level	6
2.3.	Western External Main Entry Stairway to Upper Levels	6
2.4.	Paths of Travel within Library (Levels 1 and 2)	7
2.5.	Paths of Travel within Child Care Centre (Levels 3 and 4)	7
2.6.	Paths of Travel on Levels 1-5 of North Plot Building.....	8
2.7.	Sanitary Facilities.....	8
2.8.	Signage.....	8
3.	PUBLIC DOMAIN	9
3.1.	General	9
3.2.	Public External Stairways at The Square	9
3.3.	Public External Walkway Adjacent to North Plot Building	9
3.4.	Signage.....	9
4.	CONCLUSION	10

1. INTRODUCTION

1.1. General

This letter provides a response to submissions and assessment of the proposed amended development in relation to the State Significant Development (SSD) Development Application (DA) for the development of the North Plot and Square in Darling Square (SSD 7021).

The SSD DA was publicly exhibited for a period of 47 days from 17 March 2016 to 2 May 2016. During this time, ten (10) submissions were received from government agencies and the City of Sydney Council.

This letter should be read in conjunction with the original assessment prepared by Morris Goding Accessibility Consulting dated 8 February 2016 to support the development of the North Plot and Square (SSD 7021). This letter should also be read in conjunction with a concurrent s96 modification application to the North-East Plot (SSD 6626), with consequential amendments to this approval proposed in order to accommodate servicing and functions generated by the North Plot.

1.2. Proposed Amended Development

Since public exhibition of the proposal, generally minor amendments and improvements have been made to the proposed development. The final project design includes amendments made by Lend lease pursuant to Clause 55 of the Environmental Planning & Assessment Regulation, including changes to address matters raised in the submissions.

The following key amendments have been made to the proposal:

- minor increase in overall site area;
- minor increase in Gross Floor Area;
- changes to the external building design including a revision of the external stair, shifting of floor plates and resultant changes of revised internal planning;
- slight adjustment to the site boundary, increasing to accommodate the revised Darling Exchange building and public domain interface enhancements;
- revisions and enhancements to the proposed public domain treatments;
- revised loading and servicing strategy; and
- inclusion of fitout and operation of the child care facility.

The final proposal seeks approval for the following key development:

- Construction and use of a six (6) storey building (known as The Darling Exchange) containing the following uses:
 - Retail tenancies/market hall (such as market stalls, food and beverage premises and bar/restaurant operations);
 - Community uses (such as a library including IQ Hub and child care); and
 - Fitout and operation of the ground level and mezzanine market hall, the child care facility, and the food and beverage offering (bar/restaurant) within The Darling Exchange.
- Public domain improvements, including:

- Creation of a new publically accessible square (The Square) with space for markets, outdoor events, passive and active recreation;
 - Provision of a timber canopy extending from The Darling Exchange along the western edge of The Square;
 - Provision of two kiosk-style retail pods below the canopy;
 - Creation of Little Hay Street, a new pedestrian only laneway between the North-East Plot and South-East Plot; and
 - Completion of general interface works to connect areas of new public domain with the existing public domain.
- Remediation as may be required; and
 - Extension and augmentation of physical infrastructure/utilities as required.

2. NORTH PLOT BUILDING

2.1. General

The North Plot building includes areas that have building classifications as per the following table:

Level	Building Use	Building Classification
Ground level	Retail Market / Food Hall	Class 6
Mezzanine level	Retail Food-and-Beverage	Class 6
Level 1	Library	Class 9b
Level 2	Library	Class 9b
Level 3	Child Care	Class 9b
Level 4	Child Care	Class 9b
Level 5	Retail Restaurant and Bar	Class 6

Under the DDA Access Code 2010 and the BCA, the provision of access for people with a disability that meets AS1428.1(2009) is required to and within each of the above areas.

2.2. Northern Stairs on Ground Level

There is a set of external stairways on the northern side of the building on ground level that will variously connect both The Boulevard and Little Pier Street with the northern main entrances into the retail market / food hall on ground level.

Each of the above stairways will be detailed during design development to have handrails on both sides for compliance with AS1428.1(2009). Each of the above stairways will also be designed to comply with Figure 26A of AS1428.1(2009).

2.3. Western External Main Entry Stairway to Upper Levels

There is an external main entry stairway on the western side of the building that runs from ground level to the food and beverage area on mezzanine level, and from mezzanine level to the library on level 1.

The above stairway is a non-fire-isolated stairway. As a non-fire-isolated stairway, it will require compliance with AS1428.1(2009) under the DDA Access Code 2010 and the BCA.

The western main entry stairway of the North Plot building is located adjacent to the Boulevard. Condition B4A of Stage 1 Mod 2 is directed in part at the stairway. Paragraph (a) of condition B4A states that:

‘Minor encroachments of the North Plot into the “uninterrupted minimum 19 metre building separation” may be considered where it has been demonstrated that the encroachment does not restrict pedestrian sightlines looking north and south along the boulevard at the western extent of the North Plot building.’

Further, paragraph (b) of condition B4A states that:

‘Minor encroachments of the North Plot into the “uninterrupted minimum 19 metre building separation” may be considered where it has been demonstrated that any encroachments are designed to be lightweight and visually permeable.’

The wording of paragraphs (a) and (b) of condition B4A would appear to suggest that the stairway would require open risers so as to not ‘restrict pedestrian sightlines’, and so as to be ‘visually permeable’.

Open risers would be contrary to the requirement under clause 11.1(c) of AS1428.1(2009) that stairway risers are to be ‘opaque’. Condition B4A would appear to be in conflict with the requirements of the DDA Access Code 2010, and the BCA.

Functionally, open risers would pose a safety risk for users with a disability, especially when ascending the stairway. For users with a mobility and/or vision impairment, there is a risk that their feet may get caught at the underside of the treads. For users with low vision, it would be difficult to distinguish the locations of the next few risers in front of them due to the light passing through. Finally for both users with low vision and users with vertigo, open risers would have a tendency to produce disorienting effect.

Short of a modification to the condition B4A, a solution is to be devised during design development that will meet all of the following. First, any physical permeability through the riser faces is to be such that the shoes or feet of users will not get caught by the risers. Secondly, any visual permeability through the faces of the risers from the point of view of a user that is looking downwards and ahead when ascending the stairway is to be either negligible or nil.

Thirdly, the visual permeability through the riser faces from the point of view of pedestrians on ground level at the Boulevard is to be in the order of 30 per cent. Finally, the suitability of specific patterns and materiality for the riser faces is to be tested and verified through models and user testing of full-scale prototypes prior to final specification and construction.

2.4. Paths of Travel within Library (Levels 1 and 2)

The fitout of the library on levels 1 and 2, which is subject to future approval, will be capable of providing accessible paths of travel to and within common areas for library patrons for compliance with the DDA Access Code 2010 and Part D3 of the BCA.

There is a new indicative internal stairway that is identified to run from levels 1 to 2 within the library. The stairway is indicated to be located at the centre of the floorplate, and appears to be circular in shape. The stairway will need to be designed to comply with AS1428.1(2009). Care will need to be taken to ensure that this stairway will be traversable for both people with an ambulant disability and people with a vision impairment.

There will be an accessible path of travel between levels 1 and 2 for library patrons via the building lifts. This path of travel will be detailed to comply in full with the requirements of the DDA Access Code 2010 and the BCA.

2.5. Paths of Travel within Child Care Centre (Levels 3 and 4)

The fitout of the child care centre on levels 1 and 2 will be capable of providing accessible paths of travel to and within the common areas for compliance with the DDA Access Code 2010 and Part D3 the BCA.

There is an internal stairway that runs from levels 3 to 4 only. Access to the stair will be restricted to staff only. The above stairway will be detailed during design development stage to have handrails on either side in accordance with AS1428.1(2009).

It is noted that the equivalent accessible path of travel between levels 3 and 4 will be via the passenger lifts. To use this path of travel, a wheelchair user would need to exit through the reception area of one level, and enter again through the reception area on the other level. In contrast, an ambulant user, using the stairway, would not need to leave the child care centre at all.

It is noted, however, that discharging the ordinary minimum child care job duties of providing care for children and catering for emergencies would inherently require a high degree of mobility. The issue of wheelchair access here can therefore be exempted under clause D3.4 of the BCA and DDA Access Code 2010.

2.6. Paths of Travel on Levels 1-5 of North Plot Building

There is a retail restaurant and bar fitout on level 5. The indicative fitout of the main retail floor of that level will be capable of providing accessible paths of travel for compliance with the DDA Access Code 2010 and Part D3 the BCA.

2.7. Sanitary Facilities

There are new banks of sanitary facilities on mezzanine level, and on levels 3, 4, and 5 respectively. Each of the above banks of sanitary facilities will be detailed to include a unisex accessible toilet and male and female ambulant cubicles, all complying with AS1428.1(2009).

2.8. Signage

Signage within the North Plot building will be detailed to comply with the requirements of clause D3.6 of the BCA during design development stage.

3. PUBLIC DOMAIN

3.1. General

The paths of travel within the public domain are predominantly intended for pedestrian use only, and vehicular access to the public domain will be heavily restricted. This will ensure that any potential hazard of crossovers between the pedestrian and vehicular paths of travel is kept to a minimum.

3.2. Public External Stairways at The Square

There is an external stairway near the intersection of The Boulevard and Little Hay Street. There are external stairways on the northern and southern sides of the northern retail pod at The Square.

Compliance with AS1428.1(2009) and AS1428.4.1(2009) at each of the above stairways will be achieved in detailed design. Compliance with AS1428.4.1(2009) would include the provision of suitable flooring at the landings to enable the installation of warning tactile ground surface indicators ('TGSIs'), as well as the provision of handrails on each side.

3.3. Public External Walkway Adjacent to North Plot Building

There is an external graded pedestrian walkway that runs alongside the western edge of the North Plot building from the intersection of The Boulevard and Factory Lane up to The Square. The walkway will have a gradient of 1:22, which is a suitable gradient for compliance with AS1428.1(2009).

The above walkway has suitable clear widths and level landings at suitable locations for compliance with AS1428.1(2009). The above walkway will be capable of providing a continuous accessible path of travel between the Boulevard and The Square within the meaning of AS1428.1(2009).

It is noted that the most direct pedestrian path of travel between Little Hay Street and The Square, at RL3.6, and the Boulevard, at RL2.6, will be via any of the three external stairways at the western edge of The Square. The external 1:22 walkway discussed above will function as the accessible path of travel for those users that do not have the ability, or do not wish, to use stairs. It is to be noted that, for those users, the external 1:22 walkway is located at a beeline distance of approximately 50 metres from the furthest stairway. This may disadvantage those users for whom travel distance is an issue.

It is also noted that the positioning of the graded walkway adjacent to the North Plot building was arrived at via the following factors. First, there are spatial and flooding constraints within The Square and its surrounds. Secondly, the graded walkway will provide a direct desire-line for pedestrians heading to The Square from the taxi and drop-off ranks at Exhibition Place, as well as from the adjacent ICC Sydney facilities, and vice versa.

3.4. Signage

A system of accessible way-finding signage that follows the City of Sydney's design manual suite will be provided in the public domain.

4. CONCLUSION

MGAC has assessed the response-to-submission ('RTS') documentation for the Darling Square North Plot and Public Domain development as a part of the State Significant Development Application (SSDA10) 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 can provide 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 RTS drawings indicate that compliance with statutory requirements and common area access facilities can be readily achieved.