



**CRONE PARTNERS**

# **SYDNEY ONE PROJECT**

## **STAGE 1 DEVELOPMENT APPLICATION ACCESSIBILITY REPORT**

**Morris Goding Accessibility Consulting**

**FINAL**

17 June 2014

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# 1. BACKGROUND

## 1.1. Introduction

Morris Goding Access Consulting has been engaged by Crone Partners to prepare an assessment of the Stage 1 DA design that will accompany a Planning Proposal for the proposed Sydney One Project.

The Stage 1 DA design has been developed by Crone Partners on behalf of Wanda Group.

This report will analyse the concept design with regards to accessibility under the objectives of the DDA and the requirements of the DDA Premises Standards 2010 and provide a statement of accessibility commitments that the project will work towards.

## 1.2. Project Location

Wanda Group is the proponent.

The site is located at 19-31 Pitt Street and 31a Pitt Street, Sydney, NSW.

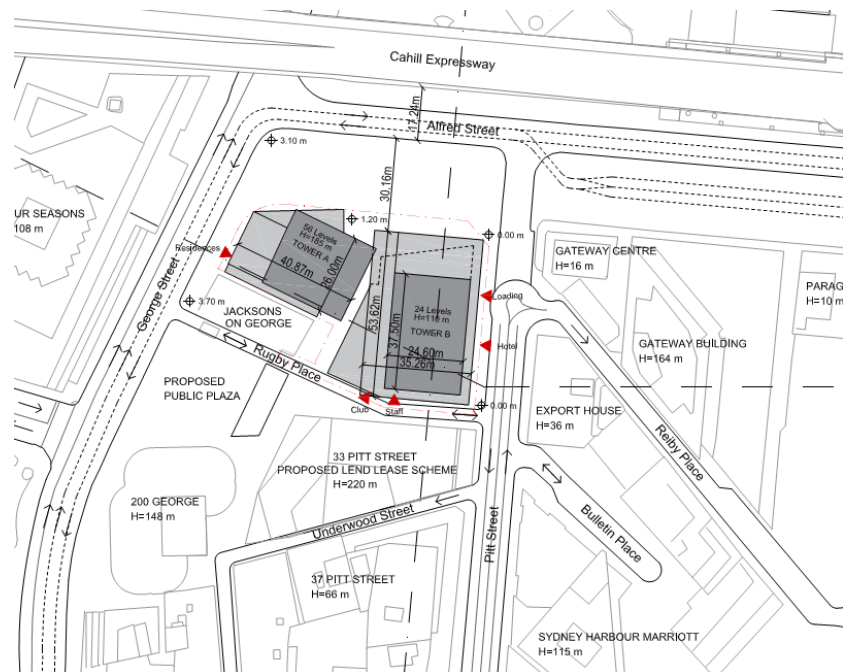


Figure 1: Sydney One Project

## 1.3. Project Description

Building envelopes and proposed uses for the following development on the site as follows:

- One mixed-use building (max. 185m / RL191) referred to as 'Tower A' comprising residential and retail uses, designed in accordance with the Kerry Hill Architects winning scheme for the site and 'Amending Stage 2 DA';

- One mixed-use building (max. 110m / RL112.5) referred to as 'Tower B' comprising a hotel, retail premises, and registered club, to be subject to a competitive design process and subsequent Stage 2 development application;
- Six level basement car park across the site;
- Vehicle access arrangements within the site;
- The distribution of gross floor area (GFA) across the site, and the residential unit mix required within Tower A;
- The provision of Rugby Place and a new pedestrianized through-site link connecting Rugby Place to Herald Square;
- A concept design for the public realm that links and integrates the entirety of the site.

#### **1.4. Objectives**

This Accessibility Report proposes a Statement of Commitments that considers operational modes and user groups in relation to the Sydney One Project. The user groups will include members of the public, visitors, residents and staff members.

The Statement of Commitments attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment;
2. People with mobility impairments; and
3. People with dexterity impairments.

The Statement of Commitments 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.

## **2. ACCESSIBILITY STATEMENT**

### **2.1. Accessibility of Design**

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, AS 1428 Series to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The Project Architect and an appropriately 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.

### **2.2. Standards & Regulations**

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 1735.12:1999 - (Lift facilities for persons with disabilities); and
- City of Sydney Access Development Control Plan 2004



### **3.3. New Residential Tower Design**

The proposed scheme proposes the location of the main entrance to the new residential tower lobby from George Street. Retail tenancies on ground floor will also be able to be accessed from George Street.

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

The provision of lift access will provide continuous accessible paths of travel from the ground floor foyer to all upper residential floors and consequently to all residential apartments.

This accessible design will include the provision of appropriate accessible circulation areas, signage, handrails, stairs, ramps, lifts, adaptable units, car parking, accessible toilet facilities, and accessible pedestrian linkages in accordance with the DDA Premises Standards and the City of Sydney Access DCP.

### **3.4. New Hotel Tower Design**

The proposed scheme proposes the location of the main entrance to the new hotel tower lobby from Pitt Street.

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

The provision of lift access will provide continuous accessible paths of travel from the ground floor foyer to all upper hotel room floors, guest common areas and to all hotel rooms.

This accessible design will include the provision of appropriate accessible circulation areas, signage, handrails, stairs, ramps, lifts, accessible toilet facilities, ambulant cubicles, accessible hotel rooms, accessible services, amenities, car parking and accessible pedestrian linkages in accordance with the DDA Premises Standards and the City of Sydney Access DCP.

#### **4. CONCLUSION**

MGAC has assessed the proposed scheme of the Sydney One Stage 1 DA. The proposed drawings indicate that accessibility requirements, pertaining to site access, common area access, can be readily achieved. It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.



## 5. APPENDIX - PROFESSIONAL CV

### DAVID GODING

**Director**  
**Morris Goding Access**  
**Consulting**



**Access Consultant (B Civ Eng, GDip Man, ACAA)**

#### QUALIFICATIONS

Bachelor of Civil Engineering  
Graduate Diploma Business Management

#### SPECIAL EXPERTISE

- Strategic Advice
- Schematic/Concept Design,
- Development Design
- Detailed Design & Documentation
- Construction Inspection
- Expert Reports

#### SELECTED PROJECT EXPERIENCE

- Ivy Nightclub, 320 George Street
- Mean Fiddler Hotel
- Bondi Junction Hotel
- Zeta Bar, Hilton Hotel
- Viridian Resort, Noosa
- Sydney Boulevard Hotel
- The Cross Potts Point
- Ayers Rock Resort – Luxury Tents
- Lost Camel Hotel Redevelopment
- Radisson Hotel Access Review
- Pier Cairns Hotel Access Review
- Headland Hotel Access Review
- Intercontinental Hotel Sydney
- Sydney Hilton Hotel – Access Review and Advice
- Ayers Rock Resort Access Audit

#### EXPERIENCE

David Goding is director of Morris Goding Accessibility Consulting. David is an expert in accessibility of the built environment and is regarded as one of the pre-eminent access consultants in Australia.

David has provided specialist service to clients throughout Australia, New Zealand, Pacific Countries, Dubai and China. He is a qualified Civil Engineer with over 15 years experience in the building industry and a full member of the ACAA.

David's skill and expertise in complex projects has been integral part in hundreds of successful developments such as commercial, residential, retirement villages, sports stadiums, hospitals, industrial, airports, educational, heritage, hotels, cultural facilities and shopping centres.

The core of David's philosophy rests with logical, practical solutions to progress projects in the most effective way whilst maintaining the seamless integration of access and the demystification of disability.