SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT (SICEEP)

DARLING SQUARE PLOT W1

ACCESS REPORT

REPORT FOR STAGE 2 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA 12)

Morris-Goding Accessibility Consulting

FINAL v2

11 September 2015

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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 12) 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 a residential building (student accommodation) within the Western development plot (Darling Drive) 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 residential building (student accommodation) in the Darling Drive 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 Darling Drive Plot is one of six development plots identified within the approved Concept Proposal.

More specifically, this SSD DA seeks approval for the following components of the development:

- Demolition of existing site improvements;
- Associated tree removal and planting;
- Construction and use of one residential building within the Darling Drive Plot, to be used for student accommodation purposes;
- Public domain improvements, including provision of a new urban courtyard space between student accommodation buildings W1 and W2; 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 40,000m^2 exhibition space;
  - Over 8,000m^2 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/Pyrmont 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.

1.4. 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.

1.5. 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 (non-residential and 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 SSDA2, the following approvals have been granted for various stages of the Darling Square site:

- Darling Drive (part) development plot (SSDA3) for the construction and use of a residential building/W2 (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.
- North-East development plot (SSDA7) – construction and use of a mixed use residential development and associated public domain works approved on 16 April 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 a residential building/W1 (student accommodation) and associated public domain works within Darling Square (SSDA 12), consistent with the Concept Proposal (SSDA 2).

1.6. 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 43,807m^2.

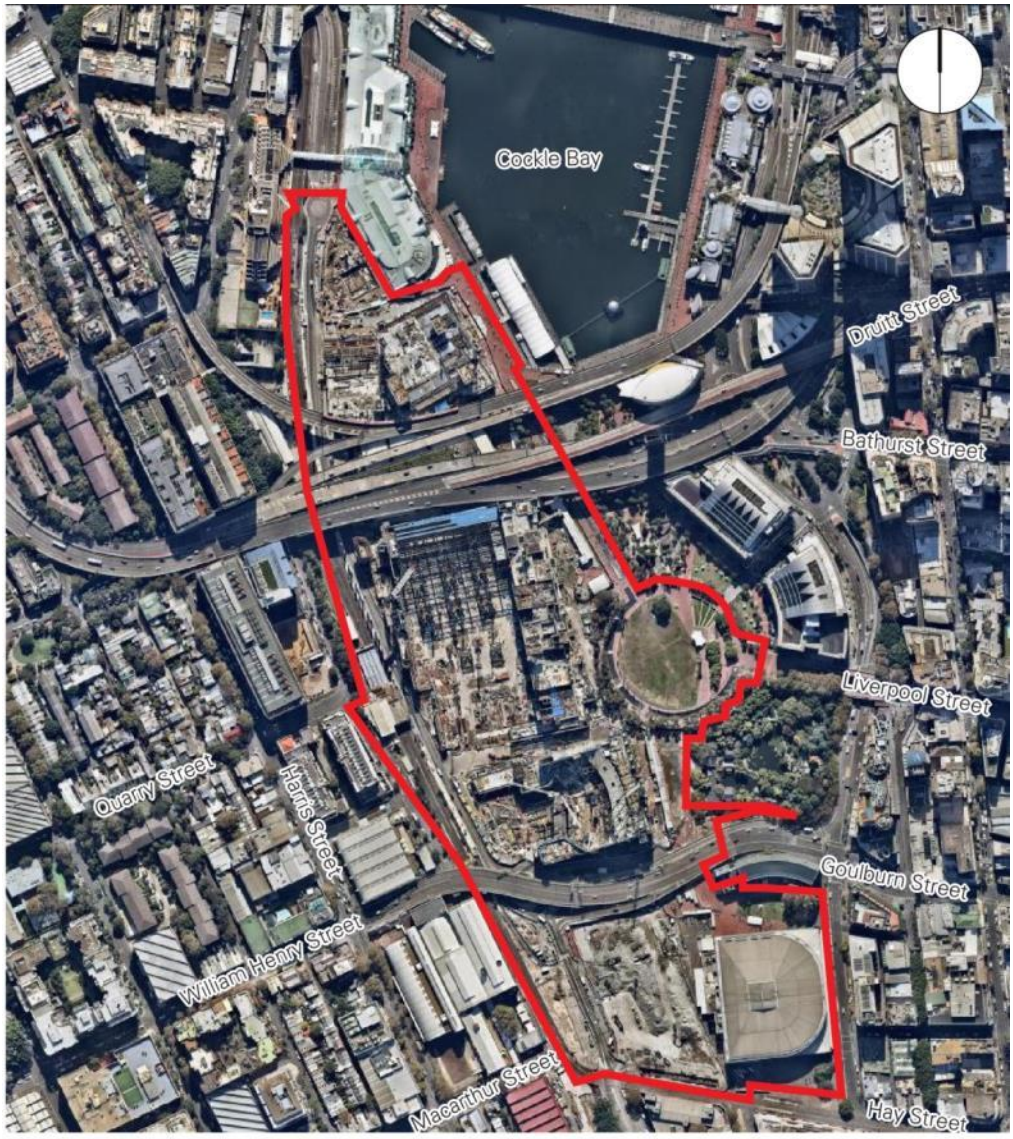

Figure 1 – Aerial Photograph of the SICEEP Site

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 northern portion of the Western Plot and surrounds as detailed within the architectural and landscape plans submitted in support of the DA.

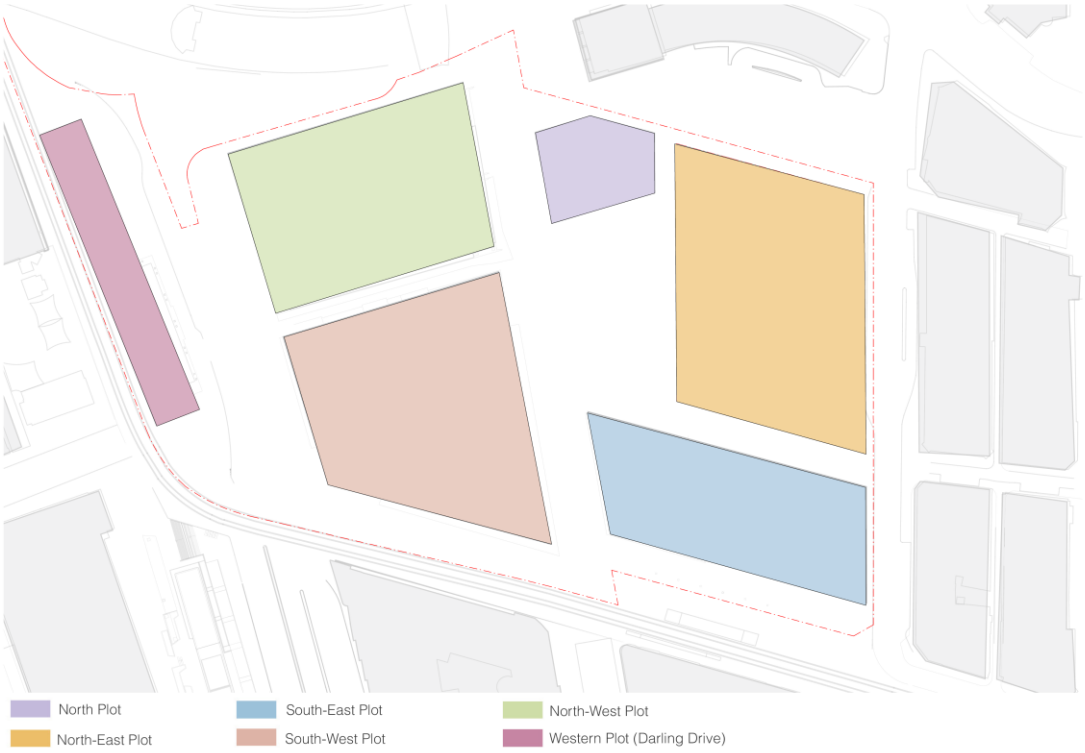

Figure 2 – Concept Proposal Development Plots

2. PROJECT REQUIREMENTS

2.1. General

Urbanest has engaged Morris Goding Accessibility Consulting to provide an accessibility compliance design review of the student accommodation development ('the subject development') at the western plot of the Darling Square precinct.

The requirements of the investigation were to:

- Review supplied development application drawings;
- Provide a report that will analyse the provisions of disability design; 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. The Subject Development

The site of the subject development is located on the western plot of the Sydney Darling Square Precinct on Darling Drive, Haymarket NSW 2000. The subject development includes the following elements:

- a total of 520 sole occupancy units for student accommodation within one tower building (cited herein as 'the subject building');
- multiple residential common facilities that include areas for dining, meeting, and study within the subject building;
- multiple staff and service areas within the subject building; and
- various associated external domain modifications.

The subject development has a building classification of class 3.

2.3. Objectives

The Report considers user groups, who include residents, staff, and visitors. The Report seeks to deliver equality, independence and functionality for people with a disability, inclusive of:

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

The Report seeks to ensure fulfilment of the DDA's objective to eliminate, as far as possible, discrimination against persons on the ground of disability and ensure, as far as practicable, that persons with a disability have the same rights of access to premises and as the rest of the community.

2.4. 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 the internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door

schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage, or hearing augmentation that will be addressed in construction documentation.

2.5. Regulatory Standards

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

- AS1428.1(2009) (Amendment 1) – 80% of People with a Disability Accommodated
- AS1735.12(1999) – Passenger Lift Access for People with a Disability
- Disability (Access to Premises – Buildings) Standards 2010, Schedule 1 of which is also known as the 'Access Code 2010' (current to 1 May 2011)
- BCA – Building Code of Australia 2015

3. INGRESS AND EGRESS

3.1. Principal Pedestrian Entrance

Under the DDA Access Code 2010 and BCA, the principal pedestrian entrance of the subject development will require compliance with AS1428.1(2009).

The principal pedestrian entrance to the subject building is located on ground level in the southern sector. The principal pedestrian entrance consists of a set of dual-leaf automatic sliding doors. The above doorway will be capable of achieving a suitable clear width for compliance with AS1428.1(2009). The clearances on the external side of the principal pedestrian entrance will, however, require revision for compliance with AS1428.1(2009). This is achievable.

The principal pedestrian entrance connects to the main entry lobby of the subject building. There is a reception desk within the above main entry lobby. There is a continuous accessible path of travel from the principal pedestrian entrance to the reception desk.

There is a revolving turnstile between the main entry doorway and the main entry lobby of the subject building. Turnstiles are not considered to be accessible under clause 6.1 of AS1428.1(2009). The provision of a wheelchair-accessible gate at the main entrance will be required for compliance with AS1428.1(2009).

Recommendations:

(i) Provide a minimum clearance of 1240mm on the external side of the principal pedestrian entrance on ground level for compliance with AS1428.1(2009). (Mandatory) The provision of a minimum clearance of 1540mm on the external side of the principal pedestrian entrance is strongly preferred.

(ii) Provide a wheelchair-accessible gate at the main entrance. (Mandatory)

(iii) Maintain an accessible path of travel from the sliding doors at the principal pedestrian entrance to both the wheelchair accessible gate and the reception desk on ground level. The paths of travel are to be wholly clear of the arc of any rotating turnstile. (Mandatory)

3.2. External Areas

The subject development includes various external footpaths adjacent to Darling Drive on ground level. The provision of a continuous accessible path of travel that complies with AS1428.1(2009) from the allotment boundary to the principal pedestrian entrance to the subject building is achievable for compliance with the DDA Access Code 2010 and the BCA.

There are, in addition, colonnades on the northern, southern, and eastern sides of the subject building. The columns of each of the above colonnades are raked in design. Warning tactile ground surface indicators will be provided on the finished floor around the raked columns for compliance with AS1428.4.1(2009).

3.3. Emergency Egress

The main path of travel for emergency egress from the ground level of the subject building is via the principal pedestrian entrance. The main paths of travel from the

upper levels of the subject building for emergency egress are via either of two fire-isolated stairways in the building core.

Because the above egress stairways are fire-isolated, the stairways are only required by the BCA to meet specific sections of AS1428.1(2009).

It is noted that clause D2.17 of the BCA in particular requires compliance with clause 12 of AS1428.1(2009). Paragraph 12(d) of AS1428.1(2009) requires the top of the handrails to be consistent through stairs and their landings. MGAC is of the view that the most straightforward method to allow the handrails to extend and achieve a consistent height through the stairs and their landings for the satisfaction of clause D2.17 of the BCA is via offsetting the tread at landings. For the subject development, this will be addressed with the BCA consultant and project certifier during design development stage in conjunction.

Recommendations:

(i) Consideration for each doorway that leads to the fire-isolated stairways to have a minimum clear width of 850mm. (Advisory)

(ii) Consideration to be given to providing handrails on both sides of each of the egress stairways in the subject development. (Advisory)

4. PATHS OF TRAVEL

4.1. Common Paths of Travel: Vertical Access

The subject building consists of a ground level and a total of 21 upper floor levels. There are a total of three passenger lifts within the subject building. The above passenger lifts constitute the continuous accessible path of travel between the ground level and each of the upper floor levels for compliance with the DDA Access Code 2010 and the BCA. Each of the passenger lift cars will be detailed to comply with Part E3 of DDA Access Code 2010 and BCA.

There is, in addition, a new common-use stairway that runs from ground level to level 1 in the south-west sector of the subject building. The above stairway will require full compliance with AS1428.1(2009). This is achievable.

Recommendations:

(i) In accordance with Table E3.6(b) of the DDA Access Code 2010 and the BCA, ensure the lift car of each of the common-use passenger lifts in the subject development has a minimum internal width dimension of 1400mm. (Mandatory)

(ii) Ensure that each passenger lift in the subject development is detailed to comply with AS1735.12(1999). (Mandatory)

(iii) In accordance with AS1428.1(2009) ensure the lowermost riser of the common-use stairway that runs from ground level to level 1 is set back a minimum of 700mm from the transverse path of travel. (Mandatory) A minimum setback of 900mm is preferred.

(iv) Provide handrails on each side of the common-use stairway that runs from ground level to level 1. (Mandatory)

4.2. Common Paths of Travel: Residential Levels

There are residential sole-occupancy units on levels 2-21 (inclusive) of the subject building. Under the DDA Access Code 2010 and the BCA, the provision of access is required to the entry doorway of each sole-occupancy unit in the subject building.

There are clearances within each of the lift lobbies of levels 2-21 that will enable two wheelchair users to pass each other in an independent and dignified manner within the meaning of AS1428.1(2009). There is also a single-leaf hinged doorway at the northern and southern ends of the lift lobbies on each of the residential floor levels. Each of the above doorways will require compliance with AS1428.1(2009). This is achievable.

The clearances at the common-use corridors on each of the residential floor levels will allow a wheelchair user to reach the entry doorway of each sole-occupancy unit in a forward direction. In a number of instances, however, the clearances at the corridors will need to be enlarged to allow a wheelchair user the ability to turn 180 degrees in an independent and equitable manner for compliance with the DDA Access Code 2010 and the BCA.

There are also a number of instances in which the common-use corridors intersect, meaning that there is a poor line of sight around the corners. In the event that there

are two wheelchair users that are seeking to pass each other at those corridor intersections, one wheelchair user will be able to go into one of the nearby smaller corridors to allow the second wheelchair user to pass.

Recommendations:

(i) In accordance with AS1428.1(2009), provide a minimum clearance of 1450mm on the external side (that is, door swings towards user) of each of the single-leaf hinged doorways that connect the lift lobby with the common-use corridors respectively on levels 2-21. (Mandatory)

(ii) In accordance with clause D3.3(c)(ii) of the DDA Access Code 2010 and the BCA, provide a clear circulation area with minimum internal dimensions of 1540mm (width) x 2070mm (length) within 2 metres of each corridor end respectively on levels 2-21 in the subject building. (Mandatory)

(iii) In accordance with clause D3.3(c)(ii) of the DDA Access Code 2010 and the BCA, provide a clear circulation area of a minimum internal dimensions of 1540mm (width) x 2070mm (length) at maximum 20-metre intervals along the common corridors respectively on levels 2-21 in the subject building. (Mandatory)

4.3. Staff Suite (Ground Level)

There is a suite of staff facilities on ground level. The suite predominantly consists of storage and cleaning facilities. It is recommended for all of the above facilities to be exempted from access in accordance with AS1428.1(2009) pursuant to clause D3.4 of the BCA given the nature of the above facilities.

There is, however, an administration office within the above suite. It is not impossible for a person with a disability to engage in administrative work. The above office can, however, be exempted from access in accordance with AS1428.1(2009) pursuant to clause D3.4 of the BCA if it can be shown that the occupants of the administration office will also be engaged in physical, non-administrative on a regular basis as an inherent part of their job duties.

Recommendations:

(i) To support an exemption pursuant to clause D3.4 of the BCA from the provision of access to and within the administration office on ground level, provide confirmation that the intended occupants of the administration office will, as an inherent part of their job duties, be engaged on a regular basis in non-administration work. Examples of non-administration work would include cleaning or building inspection maintenance work.

5. RESIDENTIAL COMMON FACILITIES

5.1. General

Under DDA Access Code 2010 and the BCA, the provision of a continuous accessible path of travel is required to not less than one of each unique type of common facility in a class 3 building.

5.2. Common-Use Dining Area (Level 1)

There is a common-use dining area on level 1 of the subject building. There is a continuous accessible path of travel to the above area via the passenger lifts. The provision of wheelchair access that complies with AS1428.1(2009) to a reasonable portion of the dining tables within the dining area will be achieved during design development stage.

There is a servery adjacent to the dining area on level 1. The provision paths of travel around the servery fixtures that comply with AS1428.1(2009) is achievable.

There is a balcony adjacent to the dining area on level 1. The balcony is also used for dining. The provision of an accessible path of travel to the above balcony will be required.

There are, in addition, colonnades along the balcony on level 1. The columns of each of the above colonnades are raked in design. Warning tactile ground surface indicators will be provided on the finished floor around the raked columns for compliance with AS1428.4.1(2009).

Recommendations:

(i) Provide wheelchair access that complies with AS1428.1(2009) to a reasonable proportion of the dining tables in the dining area on level 1. (Mandatory)

(ii) Ensure not less than one doorway that connects the internal dining area with external balcony on level 1 has a minimum clear width of 850mm and clear circulation areas on either side that comply with AS1428.1(2009). (Mandatory)

(iii) Provide a continuous accessible path of travel through the dining area to the doorway that connects to the external balcony on level 1. (Mandatory)

5.3. Common-Use Meeting Rooms, Lounges, and Study Areas

There is a common-use conference room on level 21 of the subject building. There is a continuous accessible path of travel to the above rooms via the passenger lifts and the common-use corridors. There are continuous accessible paths of travel that comply with AS1428.1(2009) within the above room.

There are open-plan common rooms and lounges on ground level and on levels 3, 5, 7, 9, 13, 11, 15, 17, and 19 respectively. There are open-plan study areas on ground level and on levels 4, 6, 8, 10, 12, 14, 16, 18, and 20 respectively.

There is a continuous accessible path of travel to each of the above areas via the passenger lifts and the common-use corridors. There are continuous accessible paths of travel that comply with AS1428.1(2009) within each of the above spaces.

Recommendation:

(i) Ensure the entry doorway to the conference room on level 21 has a minimum clear width of 850mm for compliance with AS1428.1(2009). (Mandatory)

5.4. Residential Mailboxes, Laundry Room, and Garbage Chutes

The residential letterboxes will be allocated to accessible areas as required under the DDA Access Code 2010 and the BCA.

There is a common-use laundry room on level 2. There is a continuous accessible path of travel to the above room via the passenger lifts and the common-use corridors. There are continuous accessible paths of travel that comply with AS1428.1(2009) within the above room.

There are common-use garbage chutes on each of the residential levels of the subject building. Each of the garbage chutes directly fronts the common residential corridors. There is a continuous accessible path of travel to each of the above garbage chutes.

The clearance in front of the garbage chutes is, however, 1400mm. Whilst such a clearance will allow a wheelchair user to physically reach the chutes, the clearance will not allow a wheelchair user to turn 180 degrees to return in the direction from which they came after disposing of their rubbish in the chute within the meaning of AS1428.1(2009). Consideration should be given to providing a minimum clear area of 1540mm x 2070mm in front of the chutes so as to allow a wheelchair user the ability to turn 180 degrees in an independent and equitable manner.

Recommendations:

(i) Ensure the entry doorway to the common laundry room on level 2 has a minimum clear width of 850mm. (Mandatory)

(ii) Consideration to be given to providing a clear area of 1540mm (width) x 2070mm (length) in front of each of the garbage chutes on the residential floor levels of the subject building. This is so as to enable a wheelchair user to turn 180 degrees as per AS1428.1(2009) after disposing of their garbage. (Advisory)

5.5. Unisex Accessible Toilet

There is a bank of common-use sanitary facilities on ground level in the northern sector. There is one unisex accessible toilet in the above bank of toilets. The provision of one unisex accessible toilet that complies with AS1428.1(2009) meets the minimum quantity of accessible toilets for compliance with the DDA Access Code 2010 and the BCA.

The room of the unisex accessible toilet itself has internal dimensions that will accommodate the minimum combined pan and washbasin circulation areas under AS1428.1(2009). The path of travel to the accessible toilet on ground level is via a common-use corridor. The corridor has internal dimensions that comply with AS1428.1(2009).

Recommendations:

(i) Ensure the entry doorway of the common-use accessible toilet on ground level in the subject building has a minimum clear width of 850mm for compliance with AS1428.1(2009). (Mandatory)

(ii) Ensure the pan in the accessible toilet has a minimum circulation area of 2300mm x 1900mm, with the washbasin to sit outside this area as per AS1428.1(2009). (Mandatory)

5.6. Ambulant Cubicles

The DDA Access Code 2010 and BCA require the provision of a male and a female ambulant cubicle at each bank of toilets that contains a unisex accessible toilet.

Recommendations:

(i) Provide a male and a female ambulant cubicle that complies with AS1428.1(2009) at the bank of common-use toilets on ground level. (Mandatory)

(ii) Ensure each ambulant cubicle has a clear width of between 900-920mm for compliance with AS1428.1(2009). (Mandatory)

(iii) Provide a clear circulation area of 900mm x 900mm in front of the pan in each ambulant cubicle for compliance with AS1428.1(2009). The swing of the cubicle entry doorway is not to encroach on this circulation area. (Mandatory)

(iv) In addition, provide a clear circulation area of 900mm x 900mm on the external side of the cubicle entry doorway of each ambulant cubicle for compliance with AS1428.1(2009). The swing of the cubicle entry doorway is not to encroach on this circulation area. (Mandatory)

6. RESIDENTIAL ACCOMMODATION

6.1. Accessible Sole Occupancy Units: Quantity and Allocation

The residential portion of the subject development has a building classification of class 3. There are a total of 520 sole occupancy units ('SOUs') in the subject development. Under the Deemed-to-Satisfy ('DTS') provisions of the DDA Access Code 2010 and the BCA, the provision of a minimum of 20 accessible SOUs would be required the subject development.

The provision of a total of fewer than 20 SOUs in the subject development would be feasible as an Alternative Solution to meet the Performance Requirements of the DDA Access Code 2010 and the BCA respectively. This is on the following reasoning.

Class 3 buildings such as hotels and serviced apartments are typically intended to accommodate patrons from a broad cross-section of the general population, including people of a wide range of ages. Whilst the subject building has a building classification of class 3, it will – unlike hotels and served apartments – solely be used as accommodation for a specific type of user – namely, tertiary students.

The demographic profile of tertiary students would strongly skew towards young adults of between 17-24 years of age. The incidence of physical disability amongst persons in that age bracket is substantially lower than that of the general population.

It is, of course, not impossible for a tertiary student to be a wheelchair user; nor is it impossible for a tertiary student to be a person that is an older age bracket than between 17-24 years of age. Accordingly, it would not be reasonable to provide no wheelchair-accessible accommodation of any description in the subject development.

Of the SOUs in the subject development, there are a total of 12 SOUs that are designated as being wheelchair-accessible. Given the predominantly younger demographic of the intended occupants, such a quantum of accessible SOUs in a development of this type would not be unreasonable for compliance with the Performance Requirements of the DDA Access Code 2010 and the BCA. The provision of a total of 12 accessible SOUs in the subject building would also be proportionate with the provision of accessible SOUs in the adjacent student accommodation building in building W2 of the Darling Square precinct.

6.2. Accessible Sole Occupancy Units: Design

The main entry doorway to each of the accessible SOU in the subject development will have a suitable clear width and suitable circulation areas on either side for compliance with AS1428.1(2009). Each accessible SOU has internal dimensions that will accommodate accessible paths of travel to the bed and the bathroom within that SOU.

There is a bathroom within each of the accessible SOUs. Each of the bathrooms has internal dimensions that will accommodate the minimum combined pan, washbasin, shower, and entry doorway circulation requirements under AS1428.1(2009). The distribution of left-hand and right-hand transfer accessible toilets will be as even as possible amongst all of the accessible SOUs in the subject building. This is in accordance with clause F2.4(g) of the DDA Access Code 2010 and the BCA.

7. COMMUNICATIONS

7.1. Hearing Augmentation

Recommendation:

(i) Where any of the common meeting rooms or lounge rooms within the subject building has an inbuilt system of audio amplification, provide a system of hearing augmentation for compliance with the DDA Access Code 2010 and the BCA. (Mandatory)

7.2. Signage

Recommendation:

(i) Signage is to comply with the requirements of BCA clause D3.6. (Mandatory)