

MIRVAC

MIRVAC HARBOURSIDE

STAGE 1 DEVELOPMENT APPLICATION ACCESSIBILITY REPORT

Morris Goding Accessibility Consulting

FINAL v3

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TABLE OF CONTENTS

1.	INTRODUCTION	3
1.1.	General	3
1.2.	Background	3
1.3.	Project Description	3
1.4.	Overview of Proposed Development.....	4
1.5.	Planning Approvals Strategy	5
1.6.	Objectives.....	6
2.	ACCESSIBILITY STATEMENT.....	7
2.1.	Accessibility of Design.....	7
2.2.	Standards & Regulations	7
3.	PROPOSED SCHEME ANALYSIS	8
3.1.	General	8
3.2.	Public Domain Design.....	8
3.3.	New Residential Tower Design.....	8
3.4.	Shopping Centre Design.....	8
4.	CONCLUSION	10
5.	APPENDIX - PROFESSIONAL CV	11

1. INTRODUCTION

1.1. General

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

Mirvac Projects Pty Ltd (Mirvac) is seeking to secure approval to establish concept proposal details for the redevelopment of the Harbourside Shopping Centre (Harbourside), including a new retail shopping centre, residential apartment tower and substantial public domain improvements.

The project supports the realisation of the NSW State Government's vision for an expanded 'cultural ribbon' spanning from Barangaroo, around to Darling Harbour and Pyrmont. The project importantly will add further renewed diversity in tourism and entertainment facilities to reinforce Sydney's CBD being Australia's pre-eminent tourist destination.

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

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. Background

Mirvac acquired Harbourside, a key location within the Darling Harbour precinct, in November 2013. Harbourside, which was opened in 1988 as part of the Bicentennial Program, has played a key role to the success of Darling Harbour as Australia's premier gathering and entertainment precinct.

Despite its success, with an annual pedestrian visitation of around 13 million people, Harbourside is now outdated and in decline. The building lacks a quality interface to the Darling Harbour public domain and Cockle Bay and does not integrate well with the major transformation projects underway and planned for across Darling Harbour.

Harbourside is at risk of being left behind and undermining the significant investment being made in Darling Harbour that will see it return to the world stage as a destination for events and entertainment.

Accordingly, Mirvac are taking a carefully considered and staged approach to the complete revitalisation of the site and its surrounds.

1.3. Project Description

The 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.

More generally the site is bound by Pyrmont Bridge to the north, the Sydney International Convention, Exhibition and Entertainment Centre Precinct (SICEEP) to the south, Darling Drive and the alignment of the Light Rail to the west and Cockle Bay to the east.

A locational context area plan is provided at Figure 1 below.

The Darling Harbour precinct is undergoing significant redevelopment as part of the SICEEP, Darling Square, and IMAX renewal projects. The urban, built form and public transport / pedestrian context for Harbourside will fundamentally change as these developments are progressively completed.

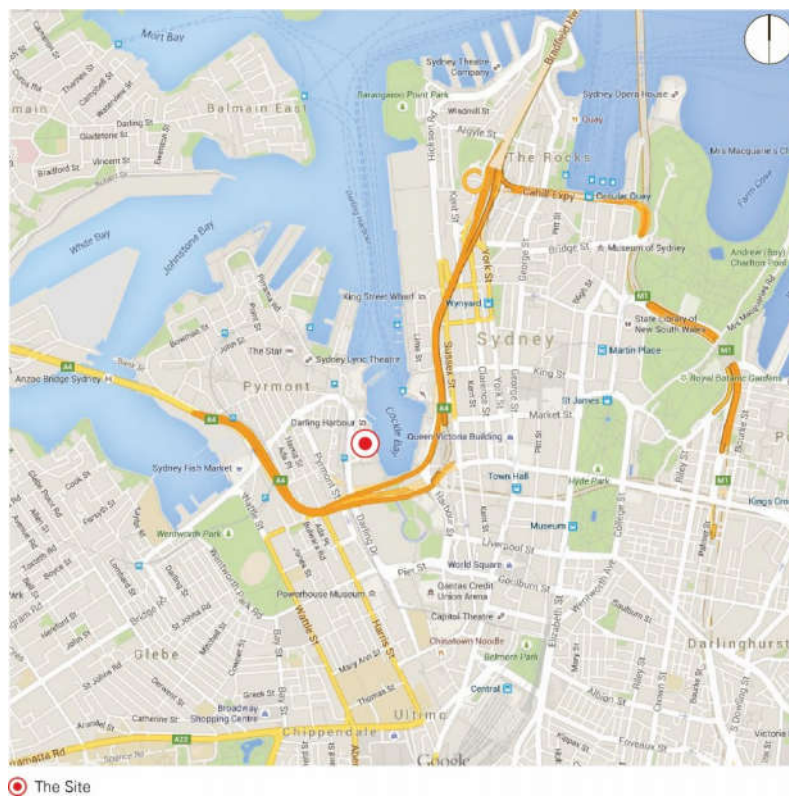


Fig 1 – Location Context Area Plan

1.4. Overview of Proposed Development

The proposal relates to a staged development application and seeks to establish concept proposal details for the renewal and re-imagining of Harbourside.

The concept proposal establishes the vision and planning and development framework which will be the basis for the consent authority to assess future detailed development proposals.

The Harbourside site is to be developed for a mix of non-residential and residential uses, including retail and restaurants, residential apartments, and open space.

The Concept Proposal seeks approval for the following key components and development parameters:

- Demolition of existing site improvements, including the Harbourside Shopping Centre, pedestrian bridge links across Darling Drive, obsolete monorail infrastructure, and associated tree removal;
- A network of open space areas and links generally as shown within the Public Domain Concept Proposal, to facilitate re-integration of the site into the wider urban context;
- Building envelopes;
- Land uses across the site, non-residential and residential uses;
- A maximum total Gross Floor Area (GFA) across the Harbourside site of 87,000m² for mixed use development (non-residential and residential development);
- Basement car parking;
- Car parking rates to be utilised in subsequent detailed (Stage 2) Development Applications);
- Urban Design and Public Realm Guidelines to guide future development and the public domain; and
- Strategies for utilities and services provision, drainage and flooding, and ecological sustainable development.

A more detailed and comprehensive description of the proposal is contained in the Environmental Impact Statement (EIS) prepared by JBA.

1.5. Planning Approvals Strategy

The Site is located within the Darling Harbour precinct, which is identified as a State Significant Site in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. As the proposed development will have a capital investment exceeding \$10 million, it is declared to be State Significant Development (SSD) for the purposes of the Environmental Planning and Assessment Act 1979 (EP&A Act), with the Minister for Planning the consent authority for the project.

This State Significant Development Application (DA) is a staged development application made under section 83B of the EP&A Act. It seeks approval for the concept proposal for the entire site and its surrounds.

More specifically this staged DA includes establishing land uses, gross floor area, building envelopes, public domain concept, pedestrian and vehicle access and circulation arrangements and associated car parking provision.

Detailed development application/s (Stage 2 DAs) will accordingly follow seeking approval for the detailed design and construction of all or specific aspects of the proposal in accordance with the approved staged development application.

The Department of Planning and Environment provided the Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement for the proposed development

on 30 August 2016. This report has been prepared having regard to the SEARs as relevant.

1.6. Objectives

This Accessibility Report proposes a Statement of Commitments that considers operational modes and user groups in relation to the Harbourside 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. PROPOSED SCHEME ANALYSIS

3.1. General

The proposal as mentioned consists of a mix of uses, including retail and restaurants, residential, and open space.

3.2. Public Domain Design

The scheme proposes the publically accessible connection to the shopping centre & residential tower from the surrounding Darling Harbour Live precinct. There will be accessible connections that will allow appropriate access for people with disabilities to the adjacent ICC Hotel and Sydney International Convention, Exhibition and Theatre complex.

The design will address the overall precinct connectivity by the creation of accessible site linkages, including accessible pedestrian bridge connection to adjacent Ultimo/Pymont areas.

The new public domain will be universally accessible for all members of the public.

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

3.3. New Residential Tower Design

The proposed scheme will have accessible entry points from the accessible public domain.

The developed design of the residential tower 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 and within all floors.

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

3.4. Shopping Centre Design

The proposed scheme will have accessible entry points from the accessible public domain.

The developed design of the shopping precinct 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 ground floor retail areas to all upper floor retail areas.

All retail tenancies will have an accessible path of travel from within the shopping centre as well as retail tenancies that front the public domain.

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

4. CONCLUSION

MGAC has assessed the proposed scheme of Mirvac Harbourside. 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.