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Architects & Planners

Attention: Mr Stephen Gouge

**RE: DEVELOPMENT APPLICATION
GEORGE STREET - HARRINGTON STREET
PEDESTRIAN LINK PROJECT
ARCHITECT'S STATEMENT**

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Development Application: George Street - Harrington Street Pedestrian Link Project

Grosvenor Place is sited over the full city block bounded by George Street, Grosvenor Street, Harrington Street and Essex Street, and comprises a 44-storey office tower, low-rise street-front commercial buildings, a public plaza and nine (some in construction) retail food and beverage tenancies. The daily occupancy of the site is estimated to be 10,000 people.

The owners of Grosvenor Place propose the relocation of the existing George Street - Harrington Street public pedestrian link to improve access and to respond to changes in the public domain bounding Grosvenor Place.

The Existing Condition

The existing public pedestrian pathway comprises escalators accessed by steps from the footpath level at the corner of Harrington Street and Essex Street. Equitable access is only available from Harrington Street to George Street mid-way between Essex Street and Grosvenor Street through Grosvenor Place approximately 50 metres to the south. Both Essex Street and Grosvenor Street are too steep to provide reasonable access between Harrington Street and George Street.

The existing public link is closed at 10.00 pm each evening to address security concerns. While well illuminated, the area is not fully open to casual surveillance from Harrington Street or the George Street plaza precinct.

The Proposal

This Development Application proposes the closure of the escalators and the consolidation of the Harrington Street - George Street link at a mid-block location on consideration of the following benefits to the city of Sydney and to Grosvenor Place:

1. The proposal consolidates cross-block access to one location.
2. The proposed location for the new dedicated cross-site access aligns with an existing (since 2003) cross-site access from Harrington Street west to Gloucester Street through the Cove Apartments property.
3. The proposed location for cross-site access falls more centrally between Essex and Grosvenor Streets.
4. The design allows 24 hour cross-site access in a location overlooked by the Grosvenor Place security centre, which is staffed at all times.
5. The design provides equitable access, which meets the requirements of Australian Standard 1428.1 - Design for Access and Mobility.
6. The design proposes marking the Harrington Street access point with a new glass canopy that will complete a fully covered weather-protected cross-site pathway from Harrington Street to George Street.
7. Changes underway for this precinct of the city generated by the construction of the Sydney Light Rail on George Street anticipate that all taxi and vehicular drop-off and pick-up needs for Grosvenor Place will need to be accommodated on Harrington Street where the proposed new glass canopy and point of access will offer a sheltered pedestrian node served directly to the tower lobby and George Street level by lift and covered stairs.
8. The design proposes a wayfinding system to establish and inform the new cross-site pathway.

We trust the foregoing assists in assessment of the benefits of this application for the relocation of the public through-site pathway between Harrington and George Streets at Grosvenor Place, Sydney.

Yours sincerely,
HARRY SEIDLER & ASSOCIATES



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