

2 June 2017

David Radford
Grocon
Level 5, Darling Park 3,
201 Sussex Street
Sydney NSW 2000

Dear David,

RE: THE RIBBON – S96 MOD 4, ACCESSIBILITY STATEMENT

This letter has been prepared by Morris Goding Accessibility Consulting (MGAC) to support the proposed S96 Mod 4 application for The Ribbon mixed use hotel development located at 31 Wheat Road, Darling Harbour, Sydney NSW.

The S96 Mod 4 application proposes amendments to the previously approved Development Application (SSD 7388) for the project that was granted on 28 June 2016 following further design development. The key areas the S96 Mod 4 application proposes to amend relate to internal spatial planning on upper building levels (above level 4) and in particular the proposal to revise the total number/mix of Sole Occupancy Units (SOUs) for the Hotel and Serviced Apartments that extend across level 5 to level 21 of the development.

The proposed amendments are described within documentation package (S96 Mod 4 Binder, prepared by Hassell Architects and issued to MGAC by Grocon via Aconex GRO-GCOR-008337 on 29.05.2017). These documents have been reviewed and assessed by MGAC, in comparison to original DA design scheme and with respect to the relevant Access Codes and Standards. Following our review we conclude that in general, the proposed S96 Mod 4 design changes can achieve reasonable access provisions for people with disability as set out in the requirements of the DDA Premises Standards, BCA and AS1428 Suite.

In summary:

- The proposed S96 MOD 4 has a total number of 593 SOUs for the Hotel and Serviced Apartments, which has increased the total yield from the previously DA approved total number of 561 SOUs.
- The proposed number of 21 accessible SOUs for the Hotel and Serviced Apartments satisfies the number of accessible SOUs for a development with more than 500 SOUs, as required by the DDA Access to Premises Standards Table D3.1.

- The total number of SOUs proposed for the Hotel and Serviced Apartment portions of the development are proposed to be assessed collectively rather than separately. This results in 16 accessible Hotel rooms in lieu of 18, and 5 accessible Serviced Apartments in lieu of 7.
- The proposed accessible SOU mix for the development includes a range of room/unit types available including: Hotel King Room, Hotel Executive Suite; 1 Bedroom Serviced Apartment, 2 Bedroom Serviced Apartment as required by the DDA Access to Premises Standards Table D3.1.

Ongoing review of the design will continue during design development stage, with particular regards to the following items:

- Ensuring distribution of proposed accessible SOU Serviced Apartments is representative of range of locations to meet DDA Access Code Table D3.1 and/or BCA performance requirements.
- Ensuring ongoing design of proposed accessible SOUs maintain internal circulation areas compliant with AS1428.1 and/or BCA performance requirements.
- Ensuring access to and within all common-use areas to meet DDA Access Code Table D3.1 and/or BCA performance requirements.

MGAC is of the opinion that the proposed S96 Mod 4 documentation does not require any additional supporting information, analysis or commentary at this stage of the design. The proposed access provisions will be further developed during the ongoing design development stage and can achieve compliance with the DDA Access to Premises Standards, BCA and AS1428.1-2009.

Yours Sincerely



Elisa Moechtar
Associate

Morris Goding Accessibility Consulting