

31 July 2017

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

Dear David,

RE: THE RIBBON – S96 MODIFICATION FOR TOWER ELEVATIONS, ACCESSIBILITY STATEMENT

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

The S96 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 area the S96 Modification application proposes to amend relate to tower elevations and façade materials of the development.

The proposed amendments are described within documentation package (170720_S96_MOD5_PACK prepared by Hassell Architects and issued to MGAC by Grocon via Aconex GRO-GCOR-011609 on 26.07.2017). 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 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.

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

- Ensuring all doorways required to be accessible are detectable and achieve a 30% min. minimum luminance contrast between door opening and surrounding area, compliant with AS1428.1:2009 and/or BCA performance requirements. It is noted that at ground level podium, 'FT-7B' is proposed with frameless glass façade and frameless bi-fold glass doors, without any apparent contrasting area.
- 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 Modification documentation for tower elevations 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