



Morris Goding  
Access Consulting

Pontiac Land Group  
c/o Kylie Chu  
Essence Project Management  
Level 17, Australia Square  
264 George Street  
Sydney NSW 2000

5 October 2018

Dear Kylie,

**RE: Sandstone Precinct Education Building – Accessibility statement for application for modification of consent**

The following statement provides an accessibility assessment of the proposed application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979* (NSW) ('EP&A Act') for modification of consent for the Sandstone Precinct project.

This statement has been structured as follows. The first section sets out the relevant approval history of the project. The second section sets out the scope of the statement. The final sections discuss, in turn, the design items of the modified scheme that may materially affect compliance with the applicable accessibility codes.

**Approval History**

Approval for the Sandstone Precinct project was previously sought under application SSD 7484 to the Minister for Planning. Morris Goding Access Consulting ('MGAC') prepared an access report, dated 14 October 2016, for the purposes of that application.

Application SSD 7484 received approval on 24 April 2018. The present application under section 4.55 of the EP&A Act is made with respect to a modified scheme.



## Scope of accessibility statement

The total scope of the Sandstone Precinct project includes both the Lands Building and the Education Building in Sydney. The scope of the present application under section 4.55 of the EP&A Act, however, pertains solely to the Education Building.

The site of the new works at the Education Building is located at 35-39 Bridge Street, Sydney NSW 2000. The scope of the new works at the Education Building is for the adaptive reuse of the existing building into, amongst other things, a hotel facility.

The present application under section 4.55 of the EP&A Act is made with respect to a modified scheme as is evinced in following supplied architectural drawings: SP-DA-G-0001-04; SP-DA-G-1500-02; SP-DA-G-2496-03; SP-DA-G-2497-03; SP-DA-G-2498-03; SP-DA-G-2499-04; SP-DA-G-2500-03; SP-DA-G-2501-03; SP-DA-G-2502-03; SP-DA-G-2503-03; SP-DA-G-2504-03 SP-DA-G-2505-04; SP-DA-G-2506-03; SP-DA-G-5207-03; SP-DA-G-2508-03; SP-DA-G-2509-03; SP-DA-G-2510-03; SP-DA-G-2511-03;. SP-DA-G-2512-03; SP-DA-G-3500-04; and SP-DA-G-3502-04.

This statement has been prepared with respect to compliance with all of the following:

1. The Building Code of Australia – Parts D3, E2, and F2.
2. The Federal Disability (Access to Premises – Buildings) Standards 2010, Schedule 1 of which is known as the ‘Access Code 2010’.

## On Levels 1-9: Change to a total of 229 sole-occupancy units

The accommodation portion of the new works will have a building classification of Class 3 under the DDA Premises Standards 2010 and BCA.

Whereas the former scheme had a total of 203 sole-occupancy units (‘SOUs’), the modified scheme will now have a total of 229 SOUs. Under the DDA Premises Standards 2010 and BCA, a Class 3 building with a total of 229 SOUs would require a minimum quantity of 10 accessible sole-occupancy units. The modified scheme will be capable of accommodating this minimum.

Under the DDA Premises Standards 2010 and BCA, the accessible SOUs in a Class 3 building are required to be representative of the range of rooms available in that building. The design will be refined during design development to ensure compliance.



### **On Basement 2 and Basement 1: Swapping of uses**

Under the former scheme, the staff facilities were located on Basement 1, and the plant facilities were located on Basement 2. Under the modified scheme, this will be reversed – that is, the staff facilities will be located on Basement 2, and the plant facilities will be located on Basement 1.

The proposed modification will maintain lift access to both of those floor levels. The designs of the internal setouts within each of the above floor levels will continue to be developed to provide access, to the degree necessary, for people with a disability for compliance with the DDA Premises Standards 2010 and BCA.

### **On Level 5: Simplification of level changes within Wellness Centre**

There is a Wellness Centre at the northern half of Level 5, as shown on drawing SP-DA-G-2505-04. The provision of access to the Wellness Centre under the modified scheme is achievable for compliance with the DDA Premises Standards 2010 and the BCA.

Under the former scheme there were, within the Wellness Centre, multiple changes in flooring levels. Under the modified scheme, the changes in flooring levels will be reduced to a minimum. This change will be advantageous for access for people with a disability. Access for compliance with the DDA Premises Standards 2010 and the BCA within the Wellness Centre under the modified scheme will be achievable during design development.

### **Remaining design modifications**

The present application will include various other design modifications in addition those discussed above. The majority of those other design modifications will have no material impact on accessibility compliance. Insofar as the remaining modifications will have a material impact on accessibility compliance, they will be addressed during design development so as to achieve accessibility compliance prior to occupation certificate.

### **Conclusion**

Upon review, the modified scheme will be capable of achieving compliance with the applicable accessibility codes.



Morris Goding  
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Yours faithfully,

Eden Fong  
Senior Access Consultant  
**Morris Goding Access Consulting**