



Morris Goding
Access Consulting

13 December 2018

Annie So
Mirvac
Level 28, 200 George Street
Sydney NSW 2000

Dear Annie,

**RE: SECTION 4.55 MODIFICATION to SSD 7662 MOD 1: SOP 53 DEVELOPMENT,
SYDNEY OLYMPIC PARK – ACCESS STATEMENT**

This letter has been prepared by Morris Goding Accessibility Consulting (MGAC) to support the proposed Section 4.55 Modification to SSD 7662 MOD1 application for the SOP 53 development at Sydney Olympic Park NSW.

MGAC has been engaged as the access consultant throughout the development stages of this project, from Schematic/Concept Design through to Development Application and Section 4.55. During this time, our role has been to provide expert advice and recommendations to ensure reasonable access provisions for people with disability to and within the building development are provided in line with the intent and requirements of the DDA Access to Premises Standards and Building Code of Australia Part D3 Access to Buildings.

The main areas the Section 4.55 MODIFICATION to SSD 7662 MOD 1 application proposes to address include:

- Amended number of residential units to 696 total (instead of 698) with total number of adaptable (A), livable (L) and visitable (V) remaining unchanged and reallocation of adaptable (A), livable (L) updated;
- Use of Unit 51018 for sales/display purposes for unit sales
- Conversion of previous unit 50101 to an administration office for Leasing purposes
- Conversion of Community Spaces in Building 5, Level 09, to 4 residential units
- Conversion of 5 residential units in Building 3 Level 09 to community space

The list of amendments has been identified by clouded notes in the Section 4.55 documentation package, including drawings numbered: Yield Schedule Dwg no: A001 (H), DA-2106(O), DA-2114(N), A-T3-1029(P), A-T5-1021(Z) and A-T5-1029(Y). These documents have been reviewed by MGAC, in comparison to the previously approved scheme and with respect to the relevant Access Codes and Standards.

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Following our assessment, we conclude that in general, the proposed Section 4.55 design changes do not affect the outcome of the original MGAC Access Access Review report, Final v7 dated 16 June 2017. While some areas of the design have developed, the proposed scheme remains able to achieve reasonable access provisions for people with disability as set out in the requirements of the DDA Premises Standards, BCA and AS1428 Suite with ongoing design development.

The design shows that the following elements have been included

- 70 Adaptable units
- 140 LHA Livable Units to Silver Level
- 70 adaptable unit car parking bays
- 2 residential visitor accessible car spaces
- 6 retail visitor accessible car spaces

MGAC is of the opinion that the proposed Section 4.55 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

Garry Leis
Senior Access Consultant
Morris Goding Accessibility Consulting