

Pitt Street South Over Station Development

Section 4.55(2) Modification

Prepared for: Pitt Street Developer South Pty LTD
Prepared by: David Choe – Philip Chun Accessibility Pty Ltd
Report Reference: SMCSWSPS-PCH-OSS-PL-REP-000004
Date: 18th May 2020

Design Capability Statement – Accessibility

Overview:

The Minister for Planning granted development consent to SSD DA 17_8876 for Concept Approval of a commercial or residential Over Station Development (OSD) above the new Sydney Metro Pitt Street South Station on 25 June 2019. This Development Consent includes:

- A maximum building envelope, including street wall and setbacks for the over station development
- A maximum building height of RL 171.6 metres
- Podium level car parking for a maximum of 34 parking spaces
- Conceptual land use for either one of a residential or a commercial scheme (not both).

MODS

This Section 4.55(2) modification application proposes to amend the Concept Approval for the Pitt Street South OSD in the following ways:

- Permit the inclusion of 'retail premises' as an approved land use within the building podium, specifically at Level 2;
- Amend Condition A15 to allow for protrusion beyond the approved Building Envelope for:
 - architectural embellishments, to a maximum depth of 500mm at each elevation, and
 - awning and balustrade structures at Level 35 terrace and balustrade structures at Level 6 podium open space.

No changes are proposed within this modification application to the approved maximum height of the building envelope at RL 171.6 metres, approved maximum floor space, maximum car parking spaces, or strategies for design excellence.

Philip Chun Accessibility Pty Ltd have assessed the concept for Pitt Street South Over Station Development's Section 4.55(2) modification and acknowledge the design works can generally be in accordance with the following:

- a. National Construction Code (NCC/BCA), Volume 1 – 2019 - as it relates to accessibility;
- b. Disability (Access to Premises - Buildings) Standards 2010 (Amendment No. 1); and,
- c. applicable Australian Standards for access and mobility (i.e. AS 1428 series) as referenced in the NCC and the Premises Standards,

with the exception of the outlined condition and exclusions attached on the following page.

SIGNED for and on behalf of the Consultant:



.....18th May 2020

Signature of Officer

David Choe
Access Consultant
ACAA Affiliate Member No. 514
Philip Chun Accessibility Pty Ltd.



Attached:	Sections	
A	Exclusions	Included
B	Condition	Included
C	Reviewed Documentation	Included

SECTION A

Exclusions

1. This Statement relates to the proposed Section 4.55(2) Modification scope only and excludes all other areas of Pitt Street South Over Station Development.
2. The following areas are excluded from requiring access for people with disabilities, under the provisions of BCA D3.4:
 - a. Plant Rooms
 - b. Commercial Kitchen
 - c. Loading Dock
 - d. Back-of-House
 - e. Store Rooms (Bulky Items)
 - f. Utility Rooms
 - g. Cleaner Rooms
 - h. Waste Disposal Rooms

SECTION B

Condition

This opinion is subject to the following condition being addressed:

1. Design documentations for the proposed Section 4.55(2) Modification scope shall be coordinated and detailed to comply with BCA and applicable Australian Standards (e.g. AS1428.1-2009) as it relates to accessibility during subsequent detailed design development stages.

SECTION C

Reviewed Documentation

Philip Chun Accessibility has reviewed the following design document produced by Bates Smart Architecture:

Document No	Title	Date
SMCSWSPS-BAT-OSS-AT-DWG-930241-E	L02 – GENERAL ARRANGEMENT PLAN	07.04.20