



22 September 2016

Michael Rowe  
JBA Planning  
Level 7, 77 Berry Street  
North Sydney NSW 2060

Dear Michael,

**RE: WYNYARD PLACE (PREVIOUSLY ONE CARRINGTON STREET) – S96 MOD 4 ACCESS STATEMENT**

This letter has been prepared by Morris Goding Accessibility Consulting (MGAC) to support the proposed S96 Mod 4 application for the Wynyard Place development (previously known as One Carrington Street), in Sydney NSW.

The S96 Mod 4 application proposes amendments to the S96 application that was lodged in August 2015. The initial S96 addressed design changes to tower massing, the DSAPT transit hall, tower office core and lobby, Wynyard Lane, Hunter Connection, Shell house and basement car-parking from the originally approved Development Application. The initial S96 application was reviewed and supported by MGAC in August 2015 and from the information provided that S96 design scheme has now been approved.

This S96 Mod 4 application proposes additional amendments to the previously approved S96 design scheme following further design development. The key areas this application proposes to address include further amendments to the tower massing, tower office layout, Wynyard Lane and Shell House layout. These amendments are described within the documentation package (160909\_SSD Design Report including Appendix A Change Comparison Table, dated 07.09.2016, and 160909 S96 Drawing Set). These documents have been reviewed and assessed by MGAC, in comparison to the previously approved S96 design scheme and with respect to the relevant Access Codes and Standards.

Following our review and assessment we conclude that in general, the proposed S96 Mod 4 design changes do not affect the outcome of the original MGAC Access Statement for S96, dated 7 August 2015. While areas of the design have developed, the proposed scheme for the Wynyard Place development will generally improve accessibility and the design 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.

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



- Ensuring compliant access-ways between buildings connected by pedestrian linkages eg. between Wynyard Place and through-site linkage with associated retail development, between Shell House Entry lobby level and Tower Mezzanine level offices;
- Ensuring compliant access-ways to and through principal pedestrian entrance/s to the buildings with various functions/uses eg. tower entrances at Carrington St, external entrances to retail tenancies facing Wynyard Lane and through site linkage.

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**