

Mr Anthony Witherdin
A/Director – Modification Assessments
NSW Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Amy Robertson

Dear Mr Witherdin,

**RESPONSE TO NOTICE OF MODIFICATION TO SSD 6076 (MOD 2) 4 MURRAY ROSE AVE,
SYDNEY OLYMPIC PARK**

I refer to your letter dated 9 February 2017 regarding the above application. Sydney Olympic Park Authority (the Authority) has reviewed the submitted application and wishes to raise the following in relation to the proposed development.

Consistency with land owner's consent documentation

The submitted application is different to the documentation provided to the Authority when requesting land owner's consent for this modification. Specifically, the initial application proposed:

- *a reduction of 16 car spaces within the basement car park; and*
- *a reduction of 375m² of gross floor area for commercial use to provide a total of 15,861m².*

The Authority notes that the subject modification now proposes:

- *a reduction of 24 car spaces within the basement car park; and*
- *an increase of 120m² of gross floor area for commercial use to provide a total of 16,355m².*

The Authority has reviewed these changes and confirms that the increase in gross floor area and the reduction in car parking spaces remains compliant with the Master Plan 2030. Future development will also need to be compliant with these planning controls.

Accessibility

The modification application does not adequately demonstrate the compliant gradients under the *Disability Discrimination Act 1992* (DDA Act) along the front colonnades. The Authority's concern therefore, is that compliant accessible pedestrian movement could be compromised. As such, it is recommended that the Department of Planning and Environment (the Department) confirm that the modified access complies with the relevant provisions of the DDA Act and adopted Australian Standards, or alternatively include the following condition in any recommended conditions of consent:

"Grades along the front colonnades must be no greater than 1 in 20 for an accessible walkway. If this cannot be achieved, high-backed rest seating with arm rests must be provided in accordance with the current Sydney Olympic Park Authority Access Guidelines".

Further, the Authority requests the Department ensures that the modified proposal remains in accordance with the assessment by Morris Goding Access Consultants, dated 30 March 2015 with regard to the accessibility aspects of the development.

Car Parking

The Authority notes that the level of car parking is proposed to be reduced. It is recommended that the Department ensures that the resultant parking numbers remain compliant with the current Sydney Olympic Park Authority Access Guidelines, which requires a minimum of 2% accessible spaces.

Should you require any further information or clarification regarding this submission, please contact Dat Tran on (02) 9714 7139 or at Dat.Tran@sopa.nsw.gov.au

Yours sincerely



3.3.17

Alix Carpenter
Manager, Planning