

26 April 2017

David Radford
Grocon
Level 5, Darling Park 3,
201 Sussex Street
Sydney NSW 2000

Dear David,

RE: THE RIBBON – S96 MOD 3 ACCESSIBILITY STATEMENT

This letter has been prepared by Morris Goding Accessibility Consulting (MGAC) to support the proposed S96 Mod 3 application for The Ribbon mixed use hotel development located at 31 Wheat Road, Darling Harbour, Sydney NSW.

The S96 Mod 3 application proposes amendments to the previously approved Development Application (SSD 7388) for the project that was granted on 28 June 2016 following further design development. The key areas the S96 application proposes to address include amendments at podium level with changes to the façade line, building envelope volume, external signage locations and minor layout changes at ground, level 1 and level 2. The proposed amendments are described within documentation package (S96 podium_Update_170421 prepared by Hassell Architects and issued to MGAC by Grocon via Aconex GRO-GCOR-006881 on 24.04.2017). These documents have been reviewed and assessed by MGAC, in comparison to original DA design scheme and with respect to the relevant Access Codes and Standards.

Following our review we conclude that in general, the proposed S96 Mod 3 design changes are generally consistent with the original approved DA design scheme and can 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 design development stage, with particular regards to the following items:

- Ensuring that external access-ways to various building entrances from pedestrian entry points at site allotment boundary, are safe and compliant with AS1428.1, especially the approach to the Hotel and Serviced Apartments Entry from south eastern allotment boundary (near vehicular entry point) where circulation areas are proposed to be reduced and re-aligned;
- The podium public domain interface is to maintain continuous access to and through building entrances required to be accessible in compliance with AS1428.1;
- Ensuring accessible and ambulant sanitary facilities are developed in compliance with AS1428.1.



MGAC is of the opinion that the proposed S96 Mod 3 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