

6 June 2024

Steve Panagiotidis  
Neoscape  
223 Liverpool Street  
Darlinghurst, NSW 2010  
spanagiotidis@neoscape.com.au

RE: 4 Alexander Street, Collaroy  
Ref: 117012-r3

Dear Steve,

Reference is made to our engagement to undertake the Access Assessment for the subject building in accordance with the Deemed-to-Satisfy Provisions of the Building Code of Australia 2022, Disability (Access to Premises-Buildings) Standards 2010 and Schedule 3 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

As part of the original Development Application, an Access Report was prepared by Vista Access Architects; Reference 21290.

Within this report, reference is made to a specific sets of architectural plans prepared by PBD Architecture, that were assessed at the time of their preparation. This document is to confirm that the plans being submitted by PBD Architecture that form part of this S4.55 submission align and are generally consistent with the plans that were assessed and referenced.

The assessment applied in this report would be applicable to the current plans being submitted, as part of this report a request for variation is being sought for several items within the apartments to allow for flexibility and adaptability within the design documentation with the provision of adaptable documentation maintaining complete compliance with Schedule 3 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The following items are where strict compliance with the Deemed-to-Satisfy Provisions Schedule 3 have not been maintained by where compliance would be readily achievable with minor modification when required to suit specific residence.

Liability limited by a scheme approved under Professional Standards Legislation.

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Item	Room/Item	Clause	Comment	Compliance
<b>7</b>	<b>Interior General</b>			
	Circulation space at approaches to internal doorways must comply with AS1428.1:2009.	7.3	<p>All required accessible doorways have compliant circulation space capable on both sides of the door in accordance with AS1428.1-2009.</p> <p>There are several bedrooms and the accessible bathrooms that are provided with lightweight joinery in the initial design that would impact on the latchside clearance.</p> <p>A variation is being requested with Council to allow for these lightweight joinery cupboards to remain with the option to allow for removal should the occupant require the latchside clearance. Due to the nature of the joinery such removal would be of ease to the occupants.</p>	Seeking Variation from Council
<b>16</b>	<b>Kitchen</b>			
	<p>Provision of the following fittings in accordance with the relevant subclauses of clause 4.5 of AS4299:</p> <ul style="list-style-type: none"> <li>+ 800mm min. work surface bench long in compliance with clause 4.5.5 (a)</li> <li>+ A tap set compliant with AS1428.1</li> <li>+ Cooktops in compliance with AS4299 Clause 4.5.7 (800mm adjacent surface, raised crossed bars, isolated switches, exposed front controls)</li> </ul>	16c	<p>A variation is being requested with Council to allow for the fittings within the kitchen to be provided with an adaptable option for residence should they require full accessible compliance with this kitchen layout.</p> <ul style="list-style-type: none"> <li>+ Within the design documentation, the cooktop is proposed to be located centrally (without 800mm wide work surface adjacent, 600mm provided). This location is based on practical use and design of the kitchen with bench space to both</li> </ul>	Seeking Variation from Council

Item	Room/Item	Clause	Comment	Compliance
	<p>+ An oven adjacent to the work surface with the door opening away from the bench (AS4299 Clause 4.5.8)</p>		<p>sides in lieu of only 800mm being provided to a single side.</p> <p>+ Allowing for flexibility of the tap set being installed in the initial stage to not maintain the 300mm setback from the bench. Should the resident require the additional compliance it would be readily possible to replace the tap set with a compliant arrangement.</p> <p>+ The main island bench will be proposed to be replaced during any adaptation of the kitchen to allow for the require work bench in accordance with Clause 4.5.5 (a) of AS4299. However, within this standard this is considered to be a replaceable item and something that may be provided at a later stage when required and therefore such adaptation would be acceptable.</p> <p>The adaptable nature of such kitchens would be in line with the requirements of AS4299-1995 for adaptable apartments with the ease of adaptation.</p>	
	<p>“D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards.</p>	16d	<p>Within the design documentation D pull handles not installed to drawers under or above the bench as required by this Clause,</p> <p>A variation is being requested with Council to allow for the D pull handles within the kitchen to be provided with an adaptable option for residence should they require full accessible compliance with finger pulls to</p>	<p>Seeking Variation from Council</p>

Item	Room/Item	Clause	Comment	Compliance
			be installed in the initial stage. The provision of installed D pull handles to existing doors would be minimal works included.	

The plans reviewed as part of this S4.55 submission would be capable of achieving compliance with the access provisions of the Building Code of Australia 2022, Disability (Access to Premises-Buildings) Standards 2010 and Schedule 3 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 subject to the above variations being requested accepted by Council.

The plans being submitted as part of this S4.55 submission and forming part of this document are as follows:

Architectural Plans Prepared by PBD Architecture			
Drawing Number	Revision	Date	Title
DA002	D	29.02.2024	Site Plan
DA050	C	29.02.2024	Basement Plan
DA100	G	29.02.2024	Ground Floor Plan
DA101	G	29.02.2024	Level 1 Floor Plan
DA102	E	29.01.2024	Level 2 Floor Plan
DA300	F	29.02.2024	Section A-B

If you require any further information or explanation of the above, please do not hesitate to contact the undersigned.

Sincerely,

*Jensen Hughes*

DocuSigned by:  
*Benjamin Long*  
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Benjamin Long  
Team Lead/Manager of Building Regulations