



NSW: Suite 4, Level 2, 240-244 Pacific Highway Charlestown 2290 (PO Box 197)

ACT: Level 1, 50 Geils Court Deakin 2600

Ph: 02 4943 3834 Email: admin@accessed.com.au ABN: 22 151 919 489

## SECTION 4.55 DA MODIFICATION - ACCESS LETTER

**PROJECT NAME** Brookvale 145 Old Pittwater Rd  
**PROJECT NUMBER** CA210133-S4.55  
**CLIENT** Xceler8 Pty Ltd

REVISION	ISSUE DATE	DETAILS
Final	12 May 2022	Issued for S4.55

### PREPARED BY

### WENDY GOULD

Accredited Access Consultant | ACAA 556

### DOCUMENTATION REVIEWED

Refer to Appendix A.



## ASSESSMENT

I have reviewed the amended plans referenced in Amendment A of this document as part of this Section 4.55 Modification Application and have reviewed the proposed scope of modification to Development Consent No. DA21/2116, which includes following:

- Removal of pool deck seats and storage on the western side of the Ground Floor to accommodate the existing sewer position.
- Revision to the layout of the approved reception area on the Ground Floor.
- Revision of the stairs to accommodate raising of the Level 1 floor level by 200mm.
- Revision to the layout of the approved accessible bathroom on the Ground Floor to accommodate accessible clearances.
- Revision to size and position of windows on the Ground Floor.
- Removal of the section of roof above the pool deck seats and storage area on the western side of the Ground Floor that are proposed to be removed.
- Revision to the layout of the hydro pool plant so that it is adjacent to the approved hydro pool on the eastern side of the approved building.
- Installation of new roofing above the revised layout of the hydro pool plant of a similar material to the existing approved roof.
- Raising of hydro pool roof and parapet by 800mm to accommodate mechanical equipment.
- Raising of roof and parapet walls by 600mm on the south-western extent of the approved building.
- Raising of parapet wall by 200m on the southern extent of the approved building.
- Revision to the direction and slope of part of the roof above the squad training pool.

Following a review of the documentation associated with this application, I consider that the recommendations made in our report, 'CA210133 Brookvale 145 Old Pittwater Rd DA Access Report' dated 14/10/21 submitted with Development Application No. DA21/2116 remain the same, except that the outstanding non-compliances listed in this report for amendment have been generally resolved on the amended S4.55 plans.

However, it is noted that the detailed access report, 'CA210133 Brookvale 145 Old Pittwater Rd Access Report' dated 14/04/22 provides an assessment of CC package plans and identifies further outstanding non-compliances to be resolved prior to construction.

Building work is to occur in accordance with the recommendations contained within the detailed access report and referenced accessibility legislation.

If you have any questions, please contact me on 0431 026 405 or email [wendy@accessed.com.au](mailto:wendy@accessed.com.au)



*Reasonable care and skill have been exercised in the assessment of documentation and the preparation of this letter. However, this letter shall not be construed as relieving any other party of their responsibilities or obligations. This is not intended to be a compliance certificate for the purposes of Sections 6.4, 6.16 and 6.17 of the EP&A Act 1979 (NSW).*

*The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.*



## APPENDIX A: DOCUMENTATION REVIEWED

Plans by Quattro Architecture | Project 21-0655

DOCUMENT NUMBER   NAME	REVISION	DATE
S4.55-A-000	B	29/04/2022
S4.55-A-100	B	29/04/2022
S4.55-A-101	B	29/04/2022
S4.55-A-102	B	29/04/2022
S4.55-A-200	B	29/04/2022
S4.55-A-250	B	29/04/2022