

31 March 2025

Gardoxi Pty Ltd
C/o H&E Architects
Suite 04.02, 80 Cooper Street
SURRY HILLS NSW 2010
Attention: Megan Naylor

Dear Megan,

**Proposed Development at
40 Myoora Road, Terrey Hills NSW 2084
Access for People with Disabilities**

We have reviewed the amended documentation for the above-mentioned development in relation to access for people with disabilities. The changes to the design have been made to address Northern Beaches Council concerns in relation to traffic and the extent of open landscaped area.

In terms of access to and throughout the site, the amended design is, in principle, as per the original design. As such, the recommendations within our Access Report (PAA_24008 AccessReport MyooraRd-rev2_240909) dated 9 September 2024, prepared as a part of the Development Application, remain current.

The following is noted with respect to access and inclusion:

- An accessible path of travel is provided from the main point of pedestrian access to the site from Myoora Road. Walkways (with nominated gradient of 1:20 / 1:20.9), accessible ramps (with nominated gradient of 1:14.1 / 1:14.4) and a platform lift are provided in accordance with AS1428.1. We note that the new arrangement is considered more inclusive as the path of travel is similar for all users and does not rely on entering a building / following an alternative route as part of the path of travel.
- The accessible carparking has been retained within the underground carpark (5 spaces) and an additional two (2) on-grade accessible spaces created on the southern side of the development for direct access to the Kids Play / Outdoor Dining areas.
- The distribution of sanitary facilities throughout the development includes four (4) unisex accessible sanitary compartments in both left and right hand configuration. Ambulant toilets for male and female use are also provided.
- The accessible ramp provided in the original design for access to the landscaped terrace at the rear of the development has been maintained in the amended design.



If you would like to discuss our findings in further detail, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Lindsay Perry', is written over a vertical line.

LINDSAY PERRY

Access Consultant (ACAA Accreditation No. 136)
Internationally Certified Access Consultant ICAC BE-02-106-18
Livable Housing Assessor 20047 | LHA NCC Assessor 20047
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International Association
of Accessibility Professionals
A division of G3ict



Qualified Access
Consultant

Attached: list of reviewed documentation.



Reviewed Documentation

The following documentation prepared by H + E Architects has been reviewed:

dwg no.	drawing name	revision
DA1-0000	Cover Sheet	17
DA1-0001	Materials Palette	06
DA1-0200	General Notes & Abbreviations Sheet 01	06
DA1-0201	Keynotes	06
DA1-0400	Existing Location Plan	06
DA1-0401	Existing Site Analysis Plan	12
DA1-0410	Site Plan – Existing & Demolition	12
DA1-0500	Site Plan – Proposed	15
DA1-1010	GA Plan – Myoora Road Venue Entry	16
DA1-1013	GA Plan – Restaurant	15
DA1-1023	GA Plan – Roof	15
DA1-1024	GA Plan – Landscape Open Area	06
DA1-1100	Seating Plan – Restaurant	04
DA1-1200	General Notes – Food Premises	06
DA1-1201	Details Plan – Restaurant	06
DA1-3100	Streetscape Elevations – Proposed	12
DA1-4100	Site Sections – Proposed – Sheet 01	14
DA1-4101	Site Sections – Proposed – Sheet 02	14
DA1-4102	Site Sections – Proposed – Sheet 03	13
DA1-4110	North West – Proposed Sections – Sheet 01	14
DA1-4111	North West – Proposed Sections – Sheet 02	14
DA1-4112	North West – Proposed Sections – Sheet 03	13
DA1-4120	South East – Proposed Sections – Sheet 01	14
DA1-4121	South East – Proposed Sections – Sheet 02	14
DA1-4122	South East – Proposed Sections – Sheet 03	13
DA1-4130	Building Sections – Sheet 01	13
DA1-9000	Area Plan & Schedule - Proposed	13
DA1-9010	Site Cover Plan & Schedule – Proposed	13
DA1-9020	Gross Floor Area Plan & Schedule – Proposed	07
DA1-9030	Fire Compartmentation – Proposed	06
DA1-9200	Shadow Diagrams – Winter 21 st June 9am	09
DA1-9201	Shadow Diagrams – Winter 21 st June 12pm	09
DA1-9202	Shadow Diagrams – Winter 21 st June 3pm	09