

Christina Travers-Jones
Design Manager
Multiplex
Level 23/135 King Street
Sydney NSW 2000

15 December 2023

Dear Christina,

RE: Royal Far West Neighbourhood – S4.55 Access Statement

This letter has been prepared by Morris Goding Access Consulting (MGAC) for Multiplex to support the S4.55 application of the basement for Royal Far West Neighbourhood, located at 14-22 Wentworth Street & 19-21 South Steyne, Manly.

MGAC has reviewed and assessed the drawings and relevant documentation prepared in respect of the S4.55 application submission, including the following drawings:

Architectural S4.55 Drawings – Issue A
Prepared by Murcutt Candalepas, dated 11 December 2023

S4.55 - 100 COVER SHEET

S4.55 - 101 SITE ANALYSIS PLAN

S4.55 - 102 SITE PLAN

S4.55 - 103 DEMOLITION PLAN – LEVEL GROUND

S4.55 - 104 DEMOLITION PLAN – LEVEL 1

S4.55 - 105 DEMOLITION PLAN – LEVEL 2

S4.55 - 106 DEMOLITION PLAN – LEVEL 3

S4.55 - 110 BASEMENT 2 FLOOR PLAN

S4.55 - 111 BASEMENT 1 FLOOR PLAN

S4.55 - 112 GROUND FLOOR PLAN

S4.55 - 113 LEVEL 1 FLOOR PLAN

S4.55 - 114 LEVEL 2 FLOOR PLAN

S4.55 - 115 LEVEL 3 FLOOR PLAN

S4.55 - 116 LEVEL 4 FLOOR PLAN

S4.55 - 117 LEVEL 5 FLOOR PLAN

S4.55 - 118 LEVEL 6 FLOOR PLAN

S4.55 - 119 LEVEL 7 FLOOR PLAN

S4.55 - 120 LEVEL 8 FLOOR PLAN (ROOF TERRACE)

S4.55 - 125 SECTION A

S4.55 - 126 SECTION B

S4.55 - 127 SECTION C

S4.55 - 128 SECTION D

S4.55 - 135 NORTH ELEVATION

S4.55 - 136 EAST ELEVATION

S4.55 - 137 SOUTH ELEVATION

S4.55 - 165 DEVELOPMENT CALCULATIONS

SEPP 65 Design Verification Statement – Revision 02
Prepared by Murcutt Candalepas, dated December 2023

The original Project Application (Northern Beaches Council Development Consent - DA/2022/1000) concluded that the accessibility for the Royal Far West Neighbourhood redevelopment would be able to achieve the accessibility design requirements as set out in the DDA Access to Premises Standards.

On this basis, MGAC is of the opinion that the proposed S4.55 drawings do not require any additional supporting information, analysis or commentary at this stage of the design and compliance with DDA Premises Standards and Australian Standards can be achieved.

Prepared by,

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Jeremy Tagle

Associate

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Reviewed by,

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