

4 July 2023

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

RE: 4 Alexander Street, Collaroy
Ref: 116057-r1

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 within each of the above reports and documentation.

The assessment applied in this report would be applicable to the current plans being submitted, the recommendations and requirements included within this report would be applied as submitted as part of the original Development Application.

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.

Liability limited by a scheme approved under Professional Standards Legislation.

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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	B	23.06.2023	Site Plan
DA050	A	23.06.2023	Basement Plan
DA100	E	23.06.2023	Ground Floor Plan
DA101	E	23.06.2023	Level 1 Floor Plan
DA102	D	23.06.2023	Level 2 Floor Plan
DA300	D	23.06.2023	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
CD516DB3A969411...

Benjamin Long
Team Lead/Manager of Building Regulations