

26th June 2019

Emmanuel Ghali
Midson Group Pty Ltd
Suite 7, 33 Alexandra Street,
Hunters Hill NSW 2110

Dear Emmanuel,

RE: Opal Aged Care – Seaside – s4.55 DESIGN ACCESSIBILITY STATEMENT

This letter has been prepared by Morris Goding Accessibility Consulting (MGAC) to support the proposed s4.55 application for the Opal Seaside Aged Care facility located at 184-194 Garden Street, Warriewood, NSW.

The s4.55 application proposes amendments to the previously approved Development Application for the project that was granted following further design development. The key areas the s4.55 application proposes to make minor amendments to the internal admin layout, remove 6 bedrooms to include the new Allied Health Gym, add bedroom terraces, doors that can combine bedrooms, and minor changes to staff facilities. All other changes are minor and can achieve accessible compliance without further comment.

All recommendations from the previous DA submission (titled "OPAL Seaside Warriewood RACF Access Report DA" – 1st March 2017) staged final v2 should be considered in conjunction with this approval, with specific attention to the proposed performance solution for the omission of the Accessible SOU's that would usually be required under the BCA.

The full list of proposed amendments are described within documentation S4.55 package (DA-0000[B], DA-1100.0[A], DA-1100.0[B], DA-2000[C], DA-2001[C], DA-2002[C], DA-3000[C], DA-3001[B], DA-3100[B], DA-4001[B]) prepared by Group GSA Architects and issued to MGAC by Midson via Dropbox on 26.06.19). These documents have been reviewed and assessed by MGAC, in comparison to original DA design scheme and with respect to the relevant Access Codes and Standards. Following our review, we conclude that in general, the proposed S4.55 design changes can achieve reasonable access provisions for people with disability as set out in the requirements of the DDA Premises Standards, BCA and AS1428 Suite.

Yours Sincerely



Richard Scott
Access Consultant
Morris Goding Accessibility Consulting