

Thursday, December 16, 2021

LDJ Solutions Pty Ltd
PO Box 393
Eastwood NSW 2122

ATT: Robert Tan

**RE: Proposed Boarding House Development
54 Adderton Road Telopea NSW 2771
Revised Design Documentation (s34)**

Ergon Consulting has been requested by the client to review the revised design documentation and provide accessibility advice relating to the proposed boarding house development.

A general design assessment of the revised design documentation (*refer to drawing in Appendix A*) has been undertaken with the relevant BCA/NCC 2019 (*Volume 1 Amendment 1*) access requirements (*Part D3, Clause E3.6, Clause F2.4 & Clause F2.9*), Disability (*Access to Premises – Buildings*) Standards 2010 (*also known as Premises Standards*) and Australian Standards as applicable to this project (*AS1428.1-2009, AS1428.4.1-2009*) and general best practice access requirements.

We confirm the 1 in 14 graded entry ramp provided from the allotment boundary pedestrian entrance to the main entrance door of the proposed boarding house complies with the requirements of AS1428.1-2009.

This statement confirms accessibility can be appropriately achieved within the proposed development. This statement confirms the client's commitment to providing an equitable and accessible environment for all. As such, we believe the development approval may be issued as the proposed development can achieve a reasonable level of access and meet statutory requirements, subject to further details required during construction.

We trust this letter is satisfactory. Should you have any questions, please do not hesitate to contact me on (02) 9557 0007.

Yours faithfully,

ERGON CONSULTING PTY LTD



Costa Miroforidis | Principal

Certificate IV in Access Consulting – IATA
B. Construction Management and Property (Building) – UNSW
Graduate Diploma in Building Surveying – UWS

Accredited Member of the Association of Consultants in Access Australia – ACAA
Registered LHA Design Guideline Assessor – LHA
Member of the Australian Institute of Building – AIB
Member of the Australian Institute of Building Surveyors – AIBS

Appendix A

Design documentation prepared by Texdo Design.

Document Number	Rev	Title	Date
102	03 WIP	Ground Floor Plan	04.06.21



NOTE

All documents in which we are subject to Australian data Copyright Laws.

Project Designer



Drawn | Checked | DL, JKK | TZ |

Revision Date:	Work in Progress
Project NO.	2113
Project Status	S34

Client: LDJ SOLUTIONS PTY LTD
Site: 54 ADDERTON RD TEOPEA NSW

Climate Zone	5
Wind Region	A

PAPER | DRAWING TITLE :

PLANS
GROUND FLOOR PLAN

REVISION NO.

03 - V