

Wednesday, January 31, 2024

Revision H – Issued as final 7

Orosi Pty Ltd
68 Beach Street
Coogee NSW 2034

ATT: Michael Mei

**RE: Proposed Residential Development
3 & 4 Llanfoyst Street Randwick NSW 2031
Access Design Review and Statement of Design Compliance (Hearing)**

Ergon Consulting has been requested by the client to review the design documentation (*refer to Appendix A for drawing list*) and to undertake a design assessment with reference to the minimum applicable accessibility requirements found within Part D4 (*Access for people with a disability*), Clause E3D6, E3D7, E3D8 (*Lift Installations*), Clause F4D5, F4D6, F4D7, F4D12 (*Sanitary and Other Facilities*) of the BCA/NCC 2022, Disability (*Access to Premises – Building*) Standards 2010, SEPP65 Part 4Q, LHA Livable Housing Design Guidelines (*4th Edition*), relevant Australian Standards as applicable to this project (*i.e. AS1428.1-2009, AS1428.4.1-2009, AS2890.6-2009, AS1735.12-1999, AS4299-1995*) and general best practice access requirements.

It is noted that a total of two (2) class C adaptable dwellings and two (2) silver livable dwellings are provided within the development complying with adaptable and universal housing requirements outlined within Part C3 of the Randwick Comprehensive Development Control Plan 2013.

This statement confirms accessibility can be appropriately achieved within the development and confirms the client's commitment to providing an equitable, and accessible environment for all.

As such, we believe the development approval should be issued as the development can achieve a reasonable level of access and meet statutory requirements, subject to detailed assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

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

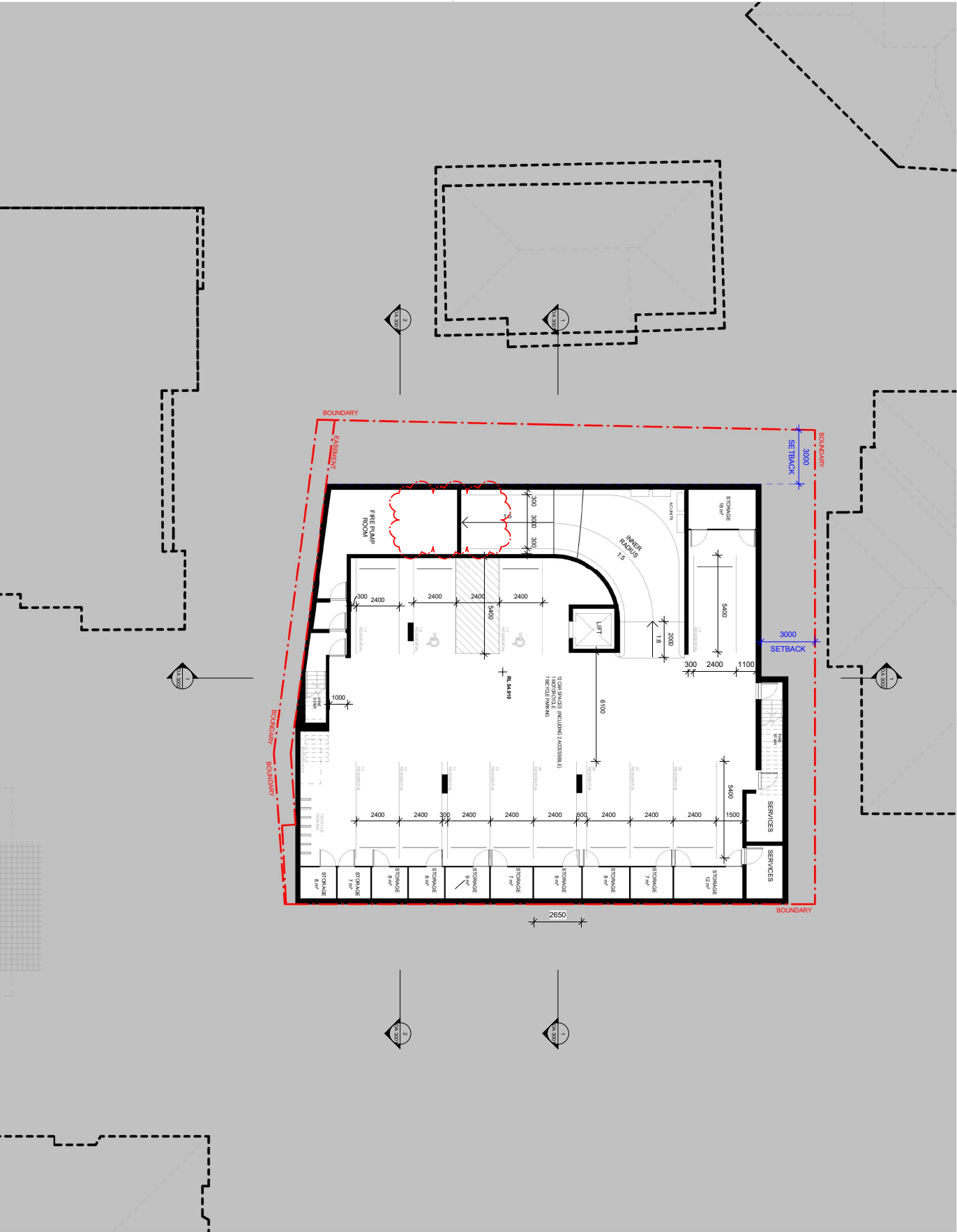
Accredited Member of the Association of Consultants in Access Australia – ACAA

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

The below amended design documentation has been prepared by the client.

Document Number	Rev	Title	Date
DA1100	O	Basement 2	30.01.24
DA1101	O	Basement 1	30.01.24
DA1102	O	Ground Level	30.01.24
DA1103	O	First Level	30.01.24
DA1104	O	Second Level	30.01.24
DA1105	O	Third Level	30.01.24
DA7051	O	Adaptable Unit Layout	30.01.24



OROSI

ARCHITECTS
REGISTERED ARCHITECTS
REGISTERED ARCHITECTS
REGISTERED ARCHITECTS

Issue	Amendment	Date
B	S44 CONCLUSION	25/05/2023
C	S44 CONCLUSION	25/05/2023
D	S44 CONCLUSION UPDATES	19/06/2023
E	S44 CONCLUSION UPDATES	07/07/2023
F	S44 CONCLUSION UPDATES	07/07/2023
G	S44 CONCLUSION UPDATES	07/07/2023
H	PRIE HEARINGS	16/10/2023
I	JOINT CONFERENCE	17/11/2023
J	JOINT CONFERENCE	17/11/2023
K	COURT HEARING	16/01/2024
L	COURT HEARING	16/01/2024
M	COURT HEARING	16/01/2024
N	COURT HEARING	16/01/2024
O	COURT HEARING - COORDINATION	30/01/2024

Project
3 & 4 LLANFOYD STREET,
RANDWICK

Drawing no.

Scale
1 : 100 at A1
Status
Drawing no.
BASEMENT 2

Project no.
2001
Status
DA 1100

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CONSULTING

This drawing is the property of OROSI Architects and should not be used for any other purpose without the prior written consent of OROSI Architects. The design is valid for a period of 12 months from the date of completion of the design.

- LEGEND
- BOUNDARY
 - BUILDING SETBACK
 - APPROVED BUILDING ENVELOPE
 - TREE TO BE REMOVED
 - EXISTING TREE

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ARCHITECTS

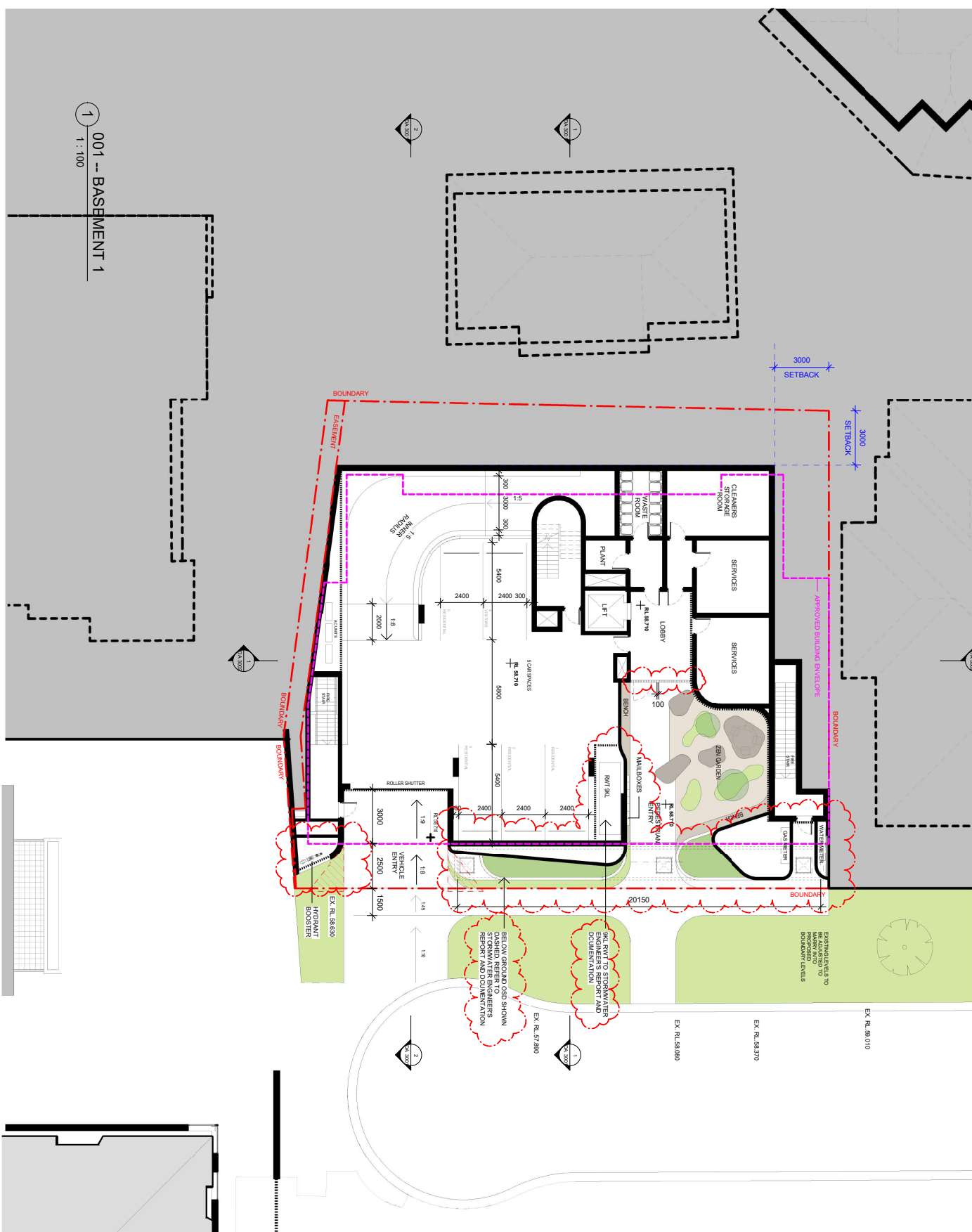
Issue	Amendment	Date
A	DA CONSULTATION	30/09/2022
B	DA CONSULTATION	01/10/2022
C	S14 CONSULTATION UPDATES	06/10/2022
D	S14 CONSULTATION UPDATES	07/10/2022
E	S14 CONSULTATION UPDATES	28/07/2023
F	S14 CONSULTATION UPDATES	07/09/2023
G	DA CONSULTATION UPDATES	14/11/2023
H	DA CONSULTATION UPDATES	17/11/2023
I	DA CONSULTATION UPDATES	20/11/2023
J	DA CONSULTATION UPDATES	20/11/2024
K	COURT HEARING - COOPERATION	30/01/2024

3 & 4 LLANFOYST STREET,
RANDWICK

BASEMENT 1

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Project no: 2001
Status: 0



001 -- BASEMENT 1
1 : 100

- LEGEND
- BOUNDARY
 - BUILDING SETBACK
 - APPROVED BUILDING ENVELOPE
 - TREE TO BE REMOVED
 - EXISTING TREE

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ARCHITECT

Item	Description	Area
A	CONCULUTION	50000000
B	CONCULUTION	50000000
C	CONCULUTION	50000000
D	CONCULUTION	50000000
E	CONCULUTION	50000000
F	CONCULUTION	50000000
G	CONCULUTION	50000000
H	CONCULUTION	50000000
I	CONCULUTION	50000000
J	CONCULUTION	50000000
K	CONCULUTION	50000000
L	CONCULUTION	50000000
M	CONCULUTION	50000000
N	CONCULUTION	50000000
O	CONCULUTION	50000000

3 & 4 LLANFOYST STREET,
RANDWICK

GROUND LEVEL

DA 1102

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DA 1102

002 -- GROUND LEVEL
1 : 100



ARCHITECTURE
NOMINATED ARCHITECT: HAMD SAMAN
REGISTRATION NUMBER: 11854

☐ COURT HEARING - COORDINATION

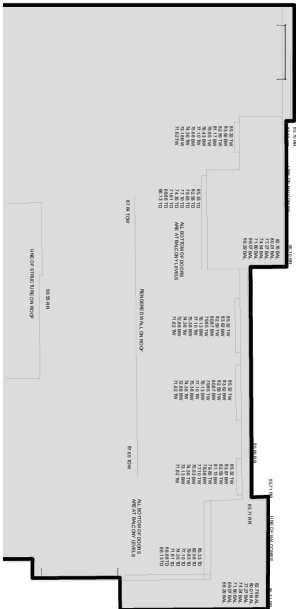
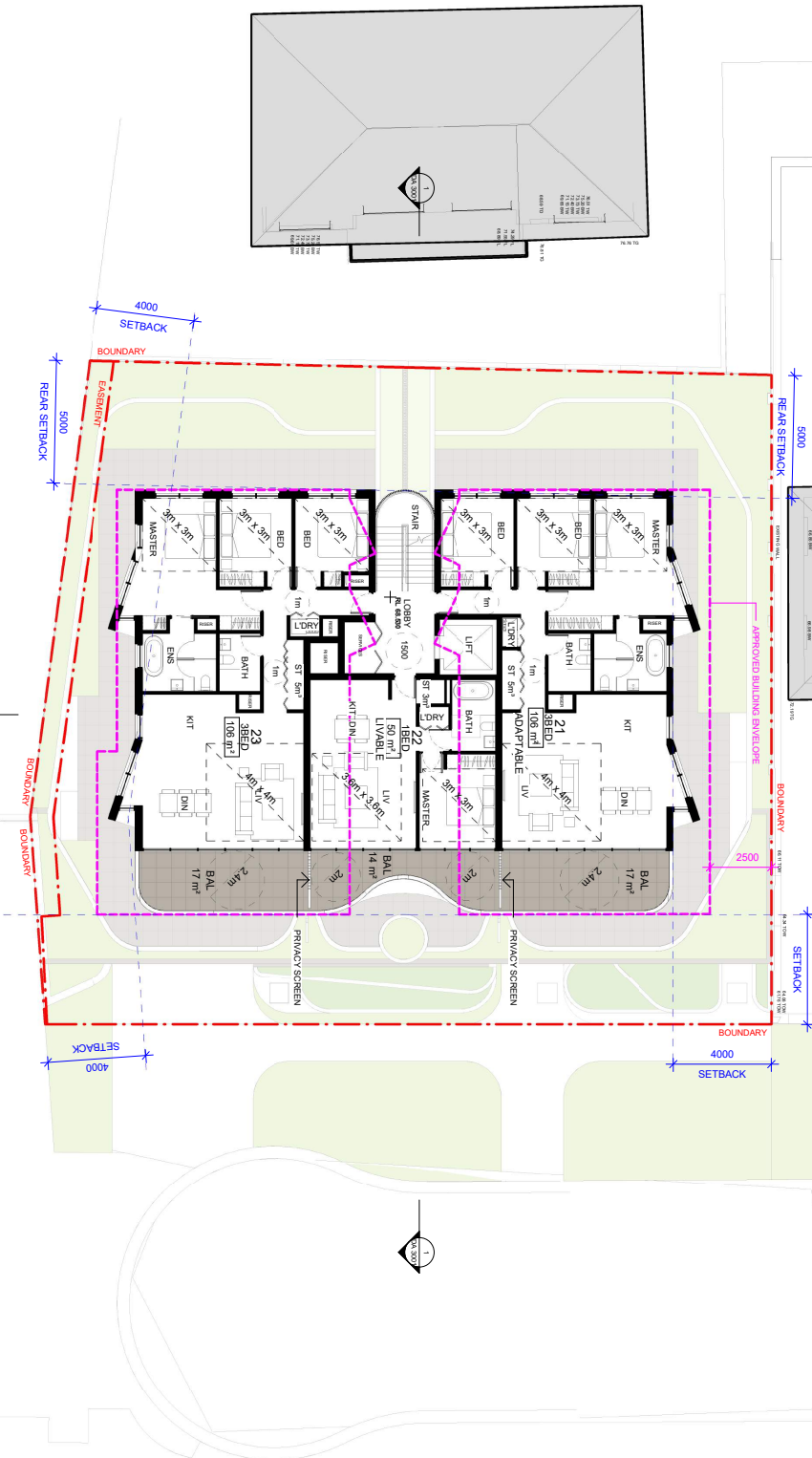
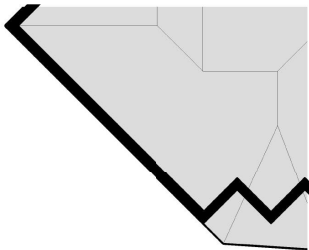
3 & 4 LLANFOYST STREET
RANDWICK

FIRST LEVEL

Drawing no.:

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Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. The design is not a form suitable for use in connection with building work.



BOUNDARY
BUILDING SETBACK
APPROVED BUILDING ENVELOPE



OROSI

ARCHITECTS

Item	Description	Date
A	CONCULUTION	06/06/22
B	CONCULUTION	07/06/22
C	CONCULUTION	08/06/22
D	CONCULUTION	09/06/22
E	CONCULUTION	10/06/22
F	CONCULUTION	11/06/22
G	CONCULUTION	12/06/22
H	CONCULUTION	13/06/22
I	CONCULUTION	14/06/22
J	CONCULUTION	15/06/22
K	CONCULUTION	16/06/22
L	CONCULUTION	17/06/22
M	CONCULUTION	18/06/22
N	CONCULUTION	19/06/22
O	CONCULUTION	20/06/22

3 & 4 LLANFOYST STREET,
RANDWICK

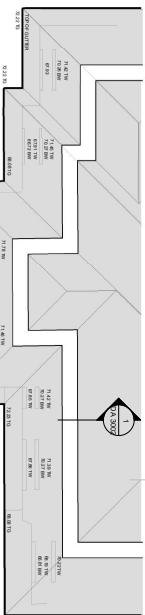
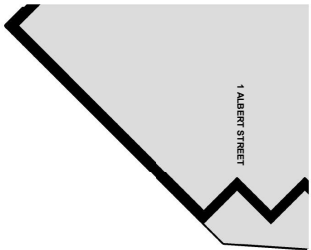
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Project no: 2001 Status: 0

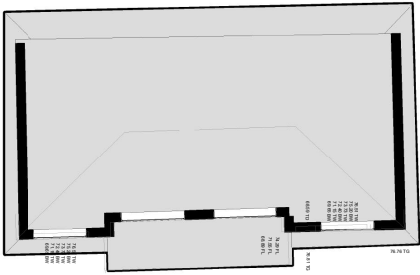
ergon
consulting

004 -- SECOND LEVEL

1 : 100



BOUNDARY
BUILDING SETBACK
APPROVED BUILDING ENVELOPE



OROSI

ARCHITECT
REGISTERED ARCHITECT NUMBER: 11854

Item	Description	Date
A	CONCULPATION	06/06/2022
B	CONCULPATION	07/06/2022
C	CONCULPATION	08/06/2022
D	CONCULPATION	09/06/2022
E	CONCULPATION	10/06/2022
F	CONCULPATION	11/06/2022
G	CONCULPATION	12/06/2022
H	CONCULPATION	13/06/2022
I	CONCULPATION	14/06/2022
J	CONCULPATION	15/06/2022
K	CONCULPATION	16/06/2022
L	CONCULPATION	17/06/2022
M	CONCULPATION	18/06/2022
N	CONCULPATION	19/06/2022
O	CONCULPATION	20/06/2022

3 & 4 LLANOYST STREET,
RANDWICK

THIRD LEVEL

Scale: 1:100 at A1 Status: Drawing no: DA 1105

Project no: 2001 Status: 0

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