

# ERGON CONSULTING

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Sydney Office**

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Tuesday, August 05, 2025

**Revision B – Issued as Final**

Ribal Pty Ltd & Actol Pty Ltd  
c/o GPM Architecture  
88 Rogers Street  
Roselands NSW 2196

**ATT: Pino Martino**

**RE: Proposed Industrial Warehouse Units Development  
88 Rogers Street Roselands NSW 2196  
Statement of Access Design Compliance – s4.55 Application**

## **1. Introduction**

Ergon Consulting has been engaged by the client to undertake a design assessment of the s4.55 design documentation and provide accessibility advice for the proposed industrial warehouse units development located at 88 Rogers Street Roselands NSW.

## **2. Site Details**

The proposed development site details are outlined below:

Site Address: 88 Rogers Street Roselands NSW 2196

Legal Description: Lot B DP400513

Total Site Area: 1853m<sup>2</sup> approx.

Building Classifications: Class 5 Offices, Class 7a Car Parking, Class 7b Industrial Warehouse Units

## **3. Assessment**

The design assessment of the architectural design documentation (*attached to **Appendix A***) has been undertaken with reference to:

- BCA/NCC 2022 Volume 1 Amendment 2, Part D4, Clause E3D6, E3D7, E3D8, Clause F4D5, F4D6, F4D7, F4D12;
- Disability (Access to Premises – Buildings) Standards 2010;
- Australian Standards: AS1428.1-2009, AS1428.4.1-2009, AS2890.6-2009;
- City of Canterbury Bankstown Council – Canterbury Bankstown DCP 2023 (*applicable accessible requirements*); and
- General best practice access requirements.

It is noted this document should not be misinterpreted that it provides an assessment of OH&S regulations, WHS requirements or the DDA Act 1992.

## 4. Design Variation

The following design variations have been identified within the proposed development:

- The originally approved single front industrial unit has been reconfigured into two separate industrial units; and
- Additional car parking spaces have been incorporated within the designated car parking areas.

## 5. Statement of Access Design Compliance (s4.55)

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

As such, we believe the s4.55 approval shall be granted as the proposed development can achieve a reasonable level of access and meet statutory requirements, subject to further detailed assessment of the construction design documentation.

It is noted that this Statement of Access Design Compliance serves as an addendum to the original Access Report Revision B Dated 06.10.23 prepared during the Development Application stage of the project.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned on (02) 9557 0007.

Yours faithfully,



### 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

# ERGON CONSULTING

## Appendix A

Refer to table below for design documentation prepared by GPM Architecture.

Document Number	Rev	Title	Date
AR012	Sc-B	Proposed New Site Plan	21.07.25
AR100	Sc-A	Proposed Ground Floor Unit 1 Plans	15.07.25
AR101	Sc-A	Proposed Ground Floor Unit 1 Plans	15.07.25

Not for use for any other purpose, without the written consent of the author. The author is not responsible for the use of the drawings or the information contained therein. The author is not responsible for the use of the drawings or the information contained therein. The author is not responsible for the use of the drawings or the information contained therein.

DATE	REVISIONS	DATE
21/07/25	Section 4.55	21/07/25

Section 4.55: Proposed Unit 1 to 2 of Units

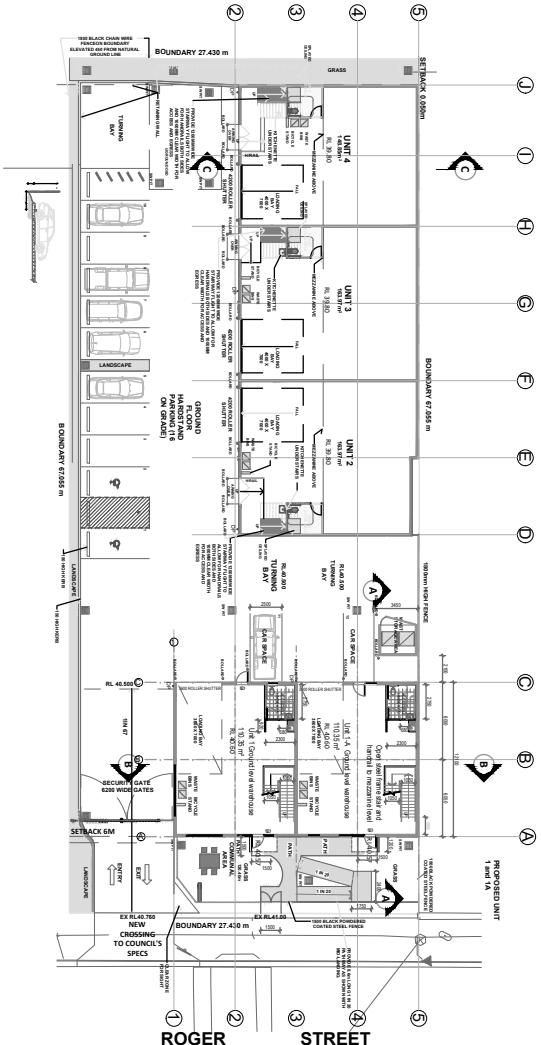
### LEGEND:

- TO BE DEMOLISHED
- SUBJECT SITE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATERMETER
- LANDSCAPE AREA
- LAND FILL
- SITE BOUNDARY
- PREDOMINANTLY STRONG WINDS
- HOT WINDS IN SUMMER
- COLD WINDS IN WINTER
- PLEASANT BREEZE (Cool in Summer, Warm in Winter)
- GUSTY WINDS (Wind in Summer, Cool in Winter)

## PRELIMINARY- DA

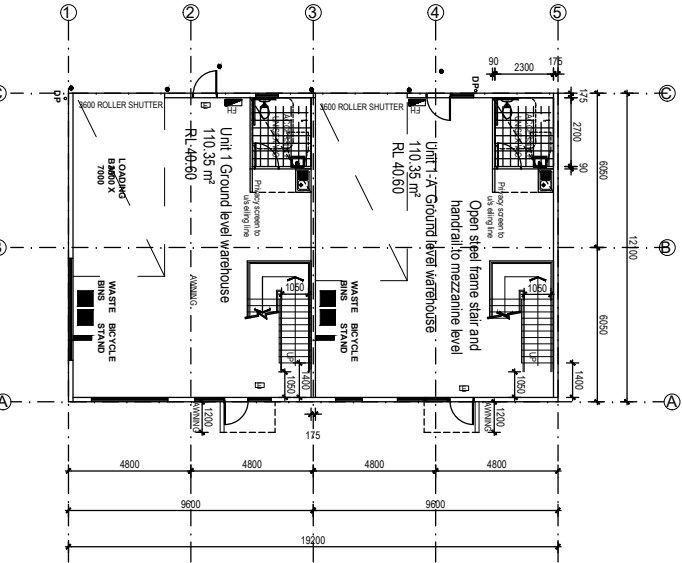
### PROPOSED NEW SITE PLAN

drawn	date	Aug 03 2025	scale	SC-A
checked	PM	1:200 @ A3	project	25.5155
project	25.5155	scale	1:100 @ A1	AR0012
client	Ribai Pty Ltd & Aodai Pty Ltd	project	PROPOSED Section 4.55 Unit 1	
proposals	Amendment To Existing DA13892024	addresses	88 Rogers Street, Roselands NSW	



REVISIONS		DATE
1	FINAL DA Approval	12/07/24
2	Section 4.55 Approved to start Unit 1	15/07/25

- LEGEND:
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  - GUSTY WINDS (Hot in Summer, Cool in Winter)



# 1 PROPOSED GROUND FLOOR PLAN

SCALE 1:100 @ A3  
SCALE 1:100 @ A1

# 1 PROPOSED Waste Bins within Units

SCALE 1:100 @ A3  
SCALE 1:100 @ A1



ENTRUSTED  
DESIGN  
DOCUMENT

## PROPOSED GROUND FLOOR UNIT 1 PLANS - Section 4.55

drawn	PM	date	Aug 03 2025
checked	PM	date	12/00 @ A3
project no.	25.3155	scale	1:100 @ A1
CLIENT:	Ribal Pty Ltd & Actrol Pty Ltd		
PROJECT:	PROPOSED Section 4.55 Unit 1		
PROPOSAL:	Amendment To Existing DA1399/2024		
ADDRESSES:	88 Rogers Street, Roselands NSW		



NOTES:

1. This document is a preliminary design and is not intended to be used for construction purposes. It is the responsibility of the client to ensure that the design is suitable for the intended purpose and that all relevant approvals are obtained before construction commences.

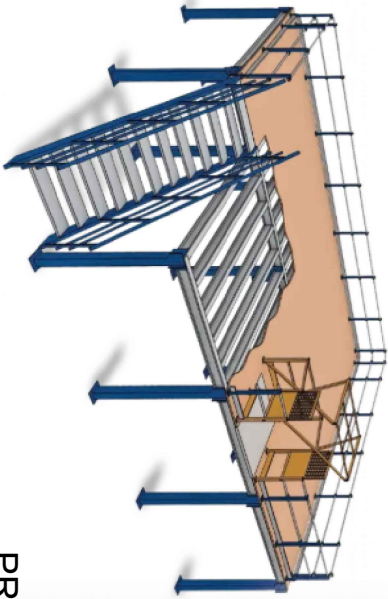
2. The design is based on the information provided by the client and is not intended to be used for construction purposes. It is the responsibility of the client to ensure that the design is suitable for the intended purpose and that all relevant approvals are obtained before construction commences.

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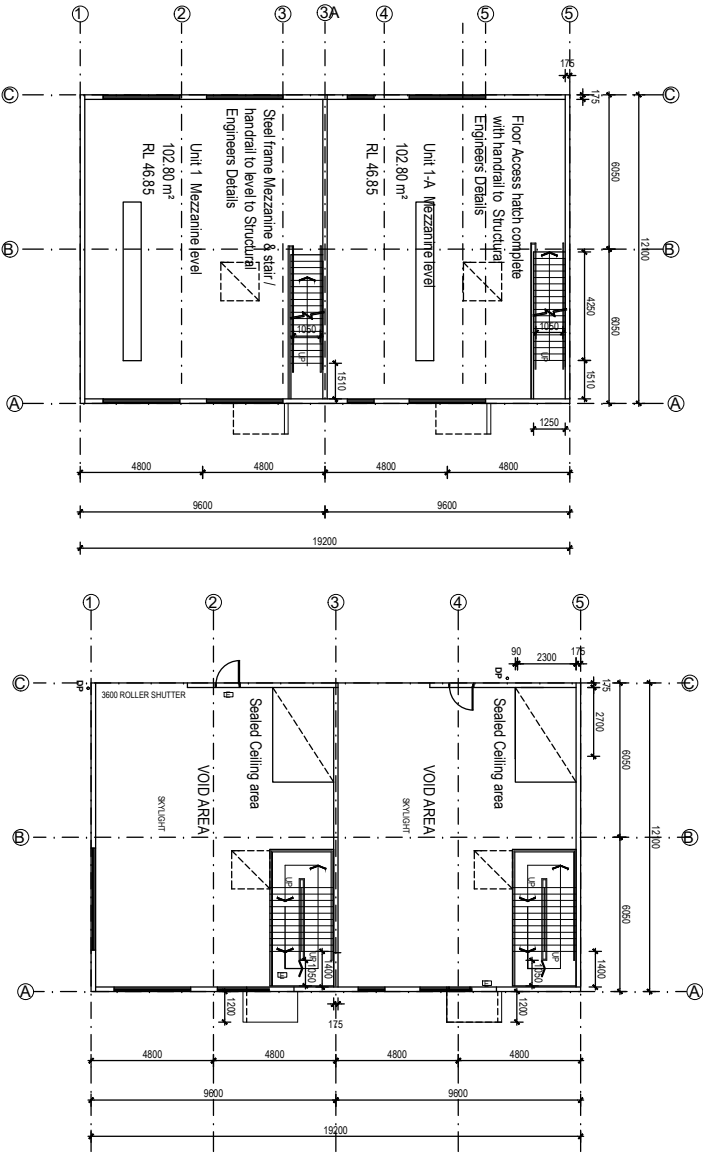
NO.	REVISIONS	DATE
6	FINAL DA Approved	12.07.24
5	SCA	13.07.23

LEGEND:

- TO BE DEMOLISHED
- SUBJECT SITE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
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- TICOM
- POWER POLE
- WATER METER
- LANDSCAPE AREA
- LAND FILL
- SITE BOUNDARY
- PRECIPITATION
- STRONG WINDS
- HOT WINDS IN SUMMER
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- PLEASANT BREEZE (Cool in Summer, Warm in Winter)
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PRELIMINARY- DA



MEZZANINE UNIT 1 & 1A FLOOR LEVEL

PROPOSED VOID AREA

TYPICAL MEZZANINE CONSTRUCTION

PROPOSED UNIT 1 & 1A MEZZANINE LEVEL

1 AR101 SCALE 1:200 @ A3 SCALE 1:100 @ A1

2 AR101 SCALE 1:200 @ A3 SCALE 1:100 @ A1

3 AR101 SCALE 1:200 @ A3 SCALE 1:100 @ A1

drawn: date: Aug 03 2025  
checked: PM 1200 @ A3 SCA  
project: 24 8204 scale: 1:100 @ A1 drawing: AR101  
CLIENT: Ribal Pty Ltd & Acton Pty Ltd  
PROJECT: PROPOSED Section 4.55 Unit 1  
PROPOSAL: Amendment to Existing DA 159/2024  
ADDRESS: 88 Rogers Street, Roselands NSW

