

6 February 2026

Mardi Christian  
Senior Project Manager  
TSA Riley  
Mardi.christian@tsariley.au

RE: **Uniting Charlestown – S4.55 Access Statement**  
SSD Approval Reference: SSD-35370706

Dear Mardi,

This letter has been prepared by Jensen Hughes for TSA Riley to support the S4.55 application for modifications to the approved SSD (SSD-35370706) consisting of proposed seniors housing, residential aged care and residential development at 27 Tiral Street, Charlestown.

The overall development will consist of 4 x major buildings as illustrated in Figure 1 below. However, Buildings A, B & C are considered as one building and Building D as a separate standalone building.

Jensen Hughes has reviewed and assessed the drawings and relevant documentation prepared in respect of the S4.55 application submission, which consist of the following scopes only:

- Changes to internal layouts as illustrated
- The carparking provisions including accessible parking are consistent with the original SSDA approval, there are no changes to the approved number of parking spaces. Changes to the carparking layout are addressed in the traffic report and does not form part of this statement.

The reviewed S4.55 drawings are the Mod 2 architectural set (PLA-CT-MP-DWG-AR-P4) as follows:

Drawing Number	Revision	Date	Drawing Title
PLA-CT-B-DWG-AR-P4-00341	A	22/01/2026	GFA - BUILDING B
PLA-CT-MP-DWG-AR-P4-00100	A	22/01/2026	FLOOR PLAN - BASEMENT
PLA-CT-MP-DWG-AR-P4-00101	A	22/01/2026	FLOOR PLAN - LOWER GROUND
PLA-CT-MP-DWG-AR-P4-00102	A	22/01/2026	FLOOR PLAN - UPPER GROUND
PLA-CT-MP-DWG-AR-P4-00103	A	22/01/2026	FLOOR PLAN - LEVEL 01

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Drawing Number	Revision	Date	Drawing Title
PLA-CT-MP-DWG-AR-P4-00104	A	22/01/2026	FLOOR PLAN - LEVEL 02-03
PLA-CT-MP-DWG-AR-P4-00105	A	22/01/2026	FLOOR PLAN - LEVEL 04
PLA-CT-MP-DWG-AR-P4-00106	A	22/01/2026	FLOOR PLAN - LEVEL 05-06
PLA-CT-MP-DWG-AR-P4-00107	A	22/01/2026	FLOOR PLAN - LEVEL 07
PLA-CT-MP-DWG-AR-P4-00108	A	22/01/2026	FLOOR PLAN - LEVEL 08
PLA-CT-MP-DWG-AR-P4-00109	A	22/01/2026	FLOOR PLAN - LEVEL 09
PLA-CT-MP-DWG-AR-P4-00110	A	22/01/2026	FLOOR PLAN - LEVEL 10
PLA-CT-MP-DWG-AR-P4-00111	A	22/01/2026	FLOOR PLAN - LEVEL 11
PLA-CT-MP-DWG-AR-P4-00112	A	22/01/2026	FLOOR PLAN - LEVEL 12
PLA-CT-MP-DWG-AR-P4-00113	A	22/01/2026	ROOF PLAN
PLA-CT-MP-DWG-AR-P4-00340	A	22/01/2026	GFA - GROUND LEVELS
PLA-CT-MP-DWG-AR-P4-00344	A	22/01/2026	GFA - RAC
PLA-CT-MP-DWG-AR-P4-00345	A	22/01/2026	GFA - RAC LG
PLA-CT-MP-DWG-AR-P4-001500	A	22/01/2026	MASTERPLAN SUBDIVISION
PLA-CT-MP-DWG-AR-P4-001501	A	22/01/2026	MASTERPLAN STAGE 01
PLA-CT-MP-DWG-AR-P4-01510	A	22/01/2026	FLOOR PLAN - LOWER GROUND STAGE 01
PLA-CT-MP-DWG-AR-P4-01511	A	22/01/2026	FLOOR PLAN - UPPER GROUND STAGE 01
PLA-CT-MP-DWG-AR-P4-01512	A	22/01/2026	FLOOR PLAN - LEVEL 01 STAGE 01
PLA-CT-MP-DWG-AR-P4-01550	A	22/01/2026	FLOOR PLAN - LOWER GROUND STAGE 02
PLA-CT-MP-DWG-AR-P4-01551	A	22/01/2026	FLOOR PLAN - UPPER GROUND STAGE 02
PLA-CT-MP-DWG-AR-P4-01552	A	22/01/2026	FLOOR PLAN - LEVEL 01 STAGE 02

The DA Access Report dated Friday, 2 September 2022 that supported the original Development Application concluded that the accessibility for the proposed seniors housing, residential aged care and residential development at 27 Tiral Street, Charlestown will be able to achieve the accessibility design requirements as set out in the DDA Access to Premises Standards.

On this basis, Jensen Hughes is of the opinion that the proposed S4.55 drawings do not require any additional supporting information, analysis or commentary at this stage of the design and compliance with DDA Premises Standards and Australian Standards can be achieved.

Sincerely,

*Jensen Hughes*

Daniel Wong  
Senior Accessibility Consultant

## Quality management

Revision	Date	Revision description	
1.0	15 January 2026	DRAFT S4.55 Access Statement 1.0	
1.1	06 February 2026	Final S4.55 Statement 1.1	
		Prepared by	Reviewed by
		Daniel Wong Senior Accessibility Consultant	Ford Broderick Building Surveyor

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