



A Jensen Hughes Company

Michael Robinson  
Development Manager  
Regis Aged Care  
53-59 Gloucester Rd,  
Hurstville NSW 2220

28 March 2024

Dear Michael

**RE: Regis Belrose – S4.56 Access Statement**

This letter has been prepared by Morris Goding Access Consulting (MGAC) for Regis Aged Care to support the S4.56 application for the Regis Belrose Project, located at 181 Forest Way, Belrose NSW.

MGAC has reviewed and assessed the drawings and relevant documentation prepared in respect of the S4.56 application submission.

The MGAC Report dated 26 October 2023 that supported the original Development Application concluded that the accessibility for the Regis Belrose Project will be able to achieve the accessibility design requirements as set out in the DDA Access to Premises Standards.

On this basis, MGAC is of the opinion that the proposed S4.56 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 pursuant to the following issues that will require modification during design development stage.

- Site entry ramp requires 1500x1500mm top landing (at change in direction)
- Level access from porte cochere to main entry door
- Lower ground floor corridor entry doors to achieve circulation area in accordance with AS1428.1
- Accessible SOU needs to have bathroom door with 530mm latch side clearance. Bathroom should be min 2.8 metres x 2.3 metres to cater for pan, basin and shower areas under AS1428.1.

Morris Goding  
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- Maintain corridor ends at 1540x2070mm
- Ensure all accessible WCs achieve 2300x1900mm with basin to sit outside this area

Yours faithfully,

A handwritten signature in black ink, appearing to read 'David Goding', with a long horizontal stroke extending to the right.

David Goding

Director