



Accessibility Review Report – DA Review

Project Title: Night Cap Hotel Development
Stage 2 – 31-45 Frenchs Forest Rd, Frenchs Forest

Job Number: 20422

Date: 26 March 2021

Prepared For: ALH Group

Report Version: 20422_ADR_DA_v1.1

ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Contents

1.0	INTRODUCTION	3
1.1	Project Information & Classification	3
1.2	Purpose of the Report.....	3
1.3	Report Scope.....	3
1.4	Limitations of the Report	4
2.0	ACCESSIBILITY DESIGN REVIEW.....	6
	BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES	7
	<i>Cl. D3.1: General building access requirements.....</i>	7
	<i>Cl. D3.2: Access to Buildings</i>	9
	<i>Cl. D3.3: Parts of buildings to be accessible.....</i>	10
	<i>Cl. D3.4: Exemptions</i>	11
	<i>Cl. D3.5: Accessible carparking</i>	12
	<i>Cl. D3.6: Signage</i>	13
	<i>Cl. D3.7: Hearing augmentation</i>	13
	<i>Cl. D3.8: Tactile indicators</i>	14
	<i>Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings.....</i>	14
	<i>Cl. D3.10: Swimming pools</i>	14
	<i>Cl. D3.11: Ramps.....</i>	14
	<i>Cl. D3.12: Glazing on an accessway.....</i>	14
	BCA Part E3 – LIFT INSTALLATIONS.....	14
	<i>Cl. E3.6: Passenger lifts</i>	14
	BCA Part F2 – SANITARY AND OTHER FACILITIES.....	16
	<i>Cl. F2.4: Accessible sanitary facilities.....</i>	16
4.0	ACCESSIBILITY COMPLIANCE STATEMENT	17
5.0	REVIEW PROVIDED BY.....	17

Report	Revision	Date	Details
Draft	1.0	15/02/21	Draft for comment/review
Final	1.1	26/03/21	Final Issue

ACCESSIBILITY DESIGN REVIEW

PROJECT: Night Cap Hotel Development

ADDRESS: Stage 2 – 31-45 Frenchs Forest Rd, Frenchs Forest

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Night Cap Hotel Development located at Stage 2 – 31-45 Frenchs Forest Rd, Frenchs Forest.

1.1 Project Information & Classification

The proposed development consists of a multi-storey hotel development which offers a restraint/bar and function areas on the ground floor and an associated carpark at the subject site.

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject building / building part (to be confirmed by the BCA Consultant / PCA) –

Level/Building Part	Building Classification	Use
Basement Level	Class 7a	Carpark
Ground Floor	Class 3 / 6 / 7a / 9b	Hotel / Retail/ Carpark / Function Rooms
Levels 1 - 6	Class 3	Hotel Suites

1.2 Purpose of the Report

ALH Group engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of Building Code of Australia 2019 Amendment 1 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010.

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Cayas Architects, Project No. 1825 as follow –

Dwg#	Title	Date – Issue
DA00.10	Existing & Demolition Site Plan	11.03.21 - B
DA00.11	Proposed Site Plan	11.03.21 - F
DA00.12	Detail Site Plan	11.03.21 - D
DA10.00	Basement Plan	11.03.21 - H
DA10.01	Ground Floor Plan	11.03.21 - J
DA10.02	Level 1 Floor Plan	11.03.21 - J

DA10.03	Level 2 Floor Plan	11.03.21 - J
DA10.04	Level 3 and 4 Floor Plan	11.03.21 - H
DA10.05	Level 5 Floor Plan	11.03.21 - J
DA10.06	Level 6 Floor Plan	11.03.21 - J
DA10.07	Roof Plan	11.03.21 - G
DA20.10	East External Elevation	11.03.21 - F
DA20.11	North and South External Elevations	11.03.21 - F
DA20.12	West External Elevation	11.03.21 - F
DA30.10	Sections	11.03.21 - D
DA30.11	Sections	11.03.21 - D

- The Building Code of Australia 2019 Amendment 1 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS/NZS 2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2011 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;

- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

<u>Capable of Complying (CoC) –</u>	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
<u>Compliance Departure (CD) –</u>	A compliance departure with the DtS provisions of the BCA.
<u>Design Detail (DD) –</u>	A detail commentary/specification is offered within the report.
<u>Performance Solution (PS) –</u>	A Performance Solution Report is being pursued to justify the compliance departures
<u>Not Applicable (N/A) –</u>	Not applicable or not relevant to the project. Commentary provided.
<u>Informational (Info) –</u>	Provided for informational purposes

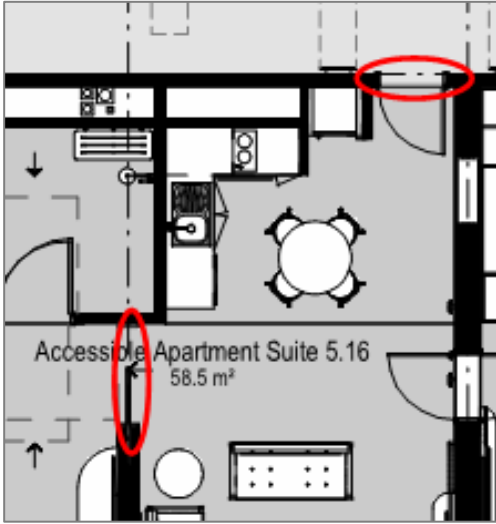
Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><u>Class 3 –</u></p> <p><u>Common Areas</u></p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <ul style="list-style-type: none"> • To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. • Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> a) to the entrance doorway of each sole-occupancy unit; and b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. <p><u>Class 6 –</u></p> <ul style="list-style-type: none"> • To and within all areas normally used by the occupants. <p><u>Class 7a –</u></p> <p>To and within any level containing accessible carparking spaces.</p> <p><u>Class 9b –</u></p> <p><i>An assembly building not being a school or an early childhood centre</i></p> <ul style="list-style-type: none"> • To wheelchair seating spaces provided in accordance with D3.9. • To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of 	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D3.1 of the BCA.</p> <p><u>Doorways</u></p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	DD

seating areas that do not contain wheelchair seating spaces		
<p><u>Class 3 – Accessible SOUs –</u></p> <ul style="list-style-type: none"> • Not more than 2 required accessible sole occupancy units may be located adjacent to each other. • Where more than 2 accessible sole occupancy units are required, they must be representative of the range of rooms available. • 101 to 200 Class 3 SOUs require access to and within 5x accessible SOUs plus 1x additional accessible SOU for every 25 units or part thereof in excess to 100. 	<p><u>Accessible SOUs –</u></p> <p>149x Class 3 SOUs are proposed within the development.</p> <p>7x accessible Class 3 SOUs are proposed as prescribed by BCA Cl. D3.1.</p> <p><u>Design Detail –</u></p> <p>The accessible Class 3 SOUs offer a studio, 1 bed and family suite (when coupled with Suite 5.17) configuration. These are representative of the types of rooms provided within the building.</p> <p>Confirmation is to be provided that Suite 5.17 can be provided with 2x double beds to convert this into a family suite.</p> <p><u>Compliance Departure(s) –</u></p> <p>The following doorways circled red are not provided with the prescribed door circulation space –</p>  <p><u>Resolution(s) –</u></p> <p>Either –</p> <ul style="list-style-type: none"> • Provide the prescribed door circulation space in each instance in accordance with Figure 31 of AS1428.1-2009; or • Where a compliant scenario cannot be achieved it may be possible to pursue a Performance Solution to justify the 	DD & CD

	reduction of some of the door circulation space compliance departures raised above. This is to be determined on a case-by-case basis and will require further design development/discussion.	
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Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> • from the main points of pedestrian entry at the allotment boundary; and • from another accessible building connected by a pedestrian link; and • from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> • through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and • in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>The subject hotel building is being constructed as Stage 2 of a larger staged development.</p> <p>Access is required from the allotment boundary to the subject building and to all buildings required to be accessible connected by a pedestrian pathway.</p> <p>ABE Consulting is reviewing the new pathways being constructed as part of the Stage 2 Works only for the purpose of the BCA Cl. D3.2 assessment as indicated blue below and the remainder of the site is approved by a third party.</p> <p><i>N.B. – The existing site and Stage 1 have not been assessed as part of this report.</i></p>	DD

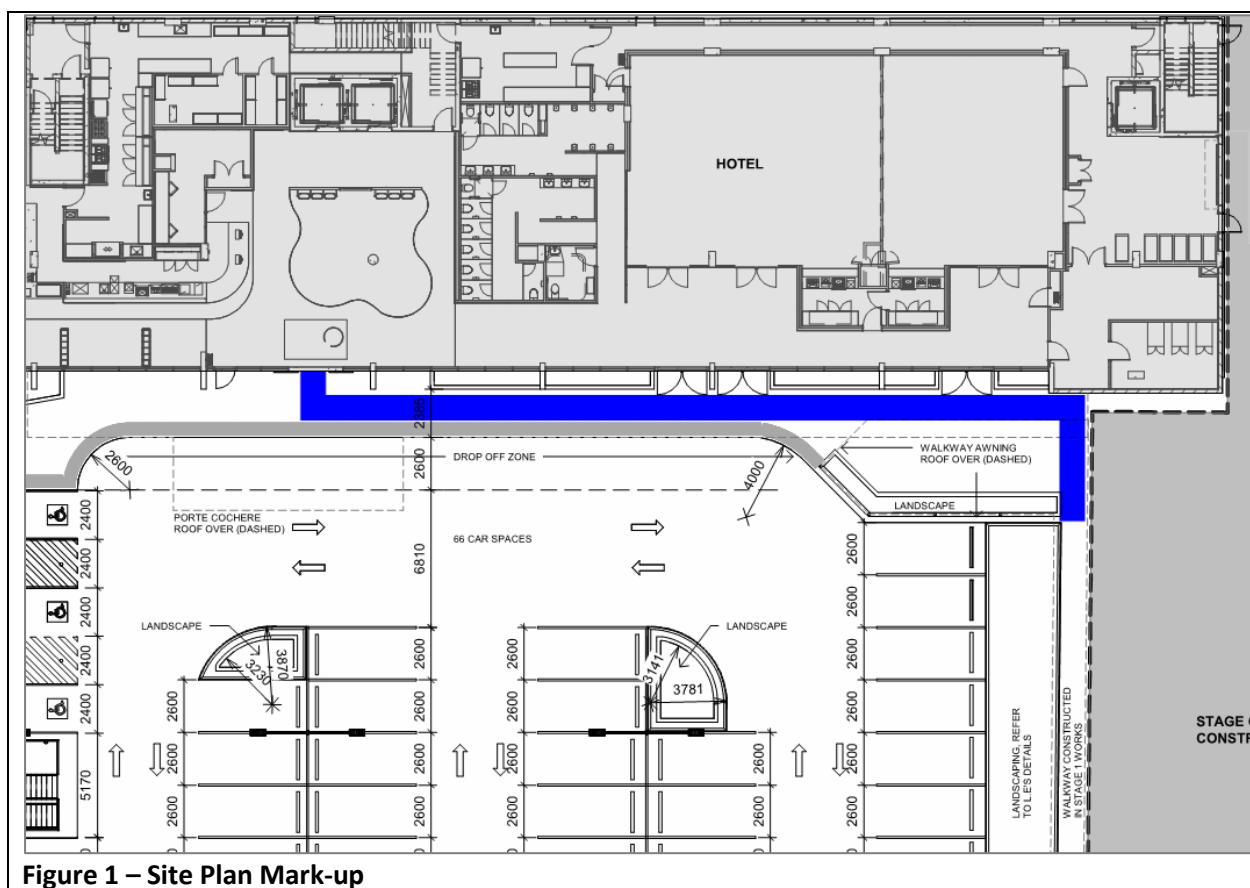
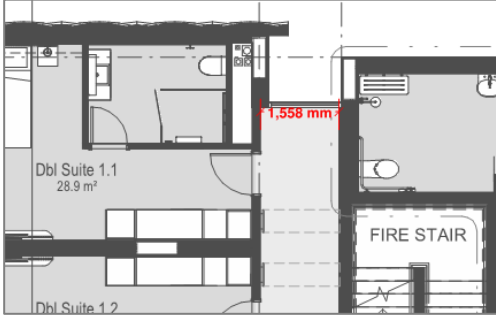


Figure 1 – Site Plan Mark-up

Cl. D3.3: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
<ul style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p>1x 1:20 walkway is indicated on plan and is readily capable of complying.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	DD
<ul style="list-style-type: none"> for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p>All non-fire-isolated stairways are required to comply with AS1428.1-2009.</p> <p>The internal stairways are fire-isolated stairways.</p> <p>3x external stairways are proposed which are required to comply.</p>	DD

	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.	
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	<p>Compliance is readily achievable.</p> <p><i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this Clause is required by this office please confirm and provide detail.</i></p>	CoC
<p>Accessways must have—</p> <ul style="list-style-type: none"> passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	<p>Compliance is readily achievable.</p> <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> Ensure a 180° turning space (1,540mm x 2,070mm) is provided clear of any skirting boards, kerbs, or other intrusions – 	DD

Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> An area where access would be inappropriate because of the particular purpose for which the area is used. An area that would pose a health or safety risk for people with a disability. Any path of travel providing access only to an area exempted by (a) or (b). 	<p>Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> Plant & equipment room(s) Keg Room Loading Dock Storage Rooms Commercial kitchens and bar areas Maid / Store Rooms 	Info

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> are to comply with AS2890.6-2009. need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability <p><u>Class 3 –</u></p> <p>To be calculated by multiplying the total number of carparking spaces by the percentage of –</p> <ul style="list-style-type: none"> accessible sole-occupancy units to the total number of sole-occupancy units; or Accessible bedrooms to the total number of bedrooms. <p>The calculated number is to be taken to the next whole figure.</p> <p><u>Class 6 –</u></p> <p>1x space for every 50 carparking spaces or part thereof.</p> <p><u>Class 9b –</u></p> <p><i>Other assembly building –</i></p> <p>Up to 1000 carparking spaces;</p> <ul style="list-style-type: none"> 1x space for every 50 carparking spaces or part thereof. 	<p>A total of 202x carparking spaces are proposed as part of the current Stage 2 Works.</p> <p>10x accessible carparking spaces are indicated on plan satisfy the required number of accessible carparking spaces for a Class 3 building.</p> <p><u>Calculation –</u></p> <p>The required number of accessible SOUs to total number of SOUs – $7/149=4.7\%$</p> <p><u>$202*4.7\%= 9.494$ accessible carparking spaces which is taken up to the next whole figure.</u></p>	CoC

Cl. D3.6: Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows —</p> <ul style="list-style-type: none"> • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. <p>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

Cl. D3.7: Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed —</p> <ul style="list-style-type: none"> • in a room in a Class 9b building; • in an auditorium, conference room, meeting room or room for judicatory purposes; • at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>	<p>If an inbuilt amplification systems (other than one used solely for emergency warning) is provided within the building. Suitable hearing augmentation systems are to be provided in these areas and a design and installation certificate are to be obtained from the relevant consultant to Cl. D3.7.</p> <p>Confirm where an in-built amplification is provided (if any).</p>	DD

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1.:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none">• a stairway, other than a fire-isolated stairway;• an escalator/moving walk;• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;• in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.	<p>TGSIs are to be provided to –</p> <ul style="list-style-type: none">• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;• all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways;• any overhead obstruction less than 2m above floor level.• where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	DD

Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A – No fixed seating is proposed.

Cl. D3.10: Swimming pools

N/A – No swimming pool with a perimeter >40m is proposed.

Cl. D3.11: Ramps

N/A – No ramps are proposed.

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		DD

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none">• be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and• have accessible features in accordance with Table E3.6b; and	<p>The proposed passenger lifts shall have the following features –</p> <ul style="list-style-type: none">• Handrail complying with the mandatory handrail provisions of AS1735.12,	CoC

<ul style="list-style-type: none"> • not rely on a constant pressure device for its operation if the lift car is fully enclosed. 	<ul style="list-style-type: none"> • Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m, • Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m, • Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing, • Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> • Ensure lift landing controls are provided no less than 500mm from an internal corner. <p>A design compliance certificate is be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	
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BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> • Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a), • Accessible unisex showers must be provided in accordance with Table F2.4(b), • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible. 	<p><u>Basement –</u></p> <p><u>Accessible sanitary compartments –</u></p> <p>1x accessible sanitary compartment is proposed and is readily capable of complying with AS1428.1-2009.</p>	DD
	<p><u>Ground Floor –</u></p> <p><u>Accessible sanitary compartments –</u></p> <p>1x accessible sanitary compartment is proposed and is readily capable of complying with AS1428.1-2009.</p> <p><u>Ambulant sanitary compartments –</u></p> <p>Ambulant sanitary compartments have been proposed and are readily capable of complying with AS1428.1-2009.</p>	DD
	<p><u>First Floor –</u></p> <p><u>Accessible sanitary compartments –</u></p> <p>1x accessible sanitary compartment is proposed and is readily capable of complying with AS1428.1-2009.</p>	DD
	<p><u>LH v.s. RH Ground Floor & Level 1 –</u></p> <p><u>Design Detail –</u></p> <p>Provide Left Hand and Right Hand closet pan transfers evenly throughout the common areas of the hotel.</p>	DD
	<p><u>Class 3 SOUs –</u></p> <p>1x accessible sanitary compartment is proposed within each accessible Class 3 SOU which are readily capable of complying with AS1428.1-2009 with minor design development.</p> <p><u>Design Detail –</u></p> <p>Provide Left Hand and Right Hand closet pan transfers evenly throughout the Class 3 SOUs.</p>	DD

3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 Amendment 1 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and the pertinent Australian Standards.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Development Application stage of design, the development can readily achieve compliance with the aforementioned BCA provisions.

4.0 REVIEW PROVIDED BY

Prepared by:  <u>Aleksandar Stevanovic</u> Senior Accessibility Consultant B. Construction Management (Hons)	Reviewed by:  <u>Abe Strbik</u> Director Member - Association of Consultants in Access Australia # 405
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