



Accessibility Design Review Report

Project Title: Forestville RSL Club and ILU development
22 Melwood Ave, Forestville

Job Number: 24125

Date: 12th May 2025

Prepared For: Forestville RSL Club
C/o Construction Management Services

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Report Status	Revision	Date	Details
Draft	1.0	4 th September 2024	For DA documentation
Final	1.1	17 th September 2024	For DA documentation
Update	1.2	2 nd May 2025	For DA documentation
Update	1.3	12 th May 2025	For DA documentation

ACCESSIBILITY DESIGN REVIEW

PROJECT: Forestville RSL Club and ILU development

LOCATION: 22 Melwood Ave, Forestville

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the architectural documentation for the proposed development located at 22 Melwood Ave, Forestville.

1.1 Project Information & Classification

The proposed development consists of the construction of a new RSL Club building with residential apartment on top as well as 3 other residential buildings over a common basement carpark.

It is understood the following Building Code of Australia 2022 building classification(s) apply to the subject building (to be confirmed by the BCA Consultant / PCA) –

Building/Level/Part	Building Classification	Use
Basement 3 - 1	Class 7a/9b/2	RSL/ Residential Parking
Ground Floor	Class 9b/2	RSL/ Residential Units
Level 1 - 2	Class 2	Residential Units

1.2 Purpose of the Report

Forestville RSL Club c/o Construction Management Services engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation against the accessibility related requirements identified in Part 1.3 of this report.

1.3 Report Scope

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

- Part D4, Clause E3D7, Clause E3D8, Clause F4D5, Clause F4D6, Clause F4D7, and Clause F4D12 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2022 (BCA)
- The Disability (Access to Premises - Buildings) Standards 2010;
- State Environmental Planning Policy (Housing) 2021 - Schedule 4 - Standards concerning accessibility and usability for hostels and independent living units (02.08.2024 version).

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Quatro Architecture, Project No. 22-0716 as follows:

Dwg#	Title	Date - Rev
DA_A_097	SITE PLAN - BASEMENT 3	05.05.2025 - G
DA_A_098	SITE PLAN - BASEMENT 2	05.05.2025 - G
DA_A_099	SITE PLAN - BASEMENT 1	05.05.2025 - G
DA_A_100	SITE PLAN - GROUND	05.05.2025 - G
DA_A_101	SITE PLAN - LEVEL 1	05.05.2025 - G
DA_A_102	SITE PLAN - LEVEL 2	05.05.2025 - G

- The Building Code of Australia 2022 (BCA) prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS1428.4.1:2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.
- State Environmental Planning Policy (Housing) 2021 - Schedule 4 - Standards concerning accessibility and usability for hostels and independent living units.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a 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 a 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 D4, Clause E3D7, Clause E3D8 and Clause F4D5 of the Building Code of Australia 2022 (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 has 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.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
 - i. *The building work is carried out for or on behalf of the Crown;*
 - ii. *The building work commences on or after 1 May 2011;*
 - iii. *No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- the principal pedestrian entrance of an existing building that contains a new part and
- any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Furthermore, Part 4 of The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier;
- The building developer;
- The building manager.

Principal Pedestrian Entrance(s)

Requirements	Comment(s)/Recommendation(s)	Status
The Principal Pedestrian Entrance and in some cases the pathway leading to it are required to comply or be upgraded to comply with the accessibility provisions and standards listed in Section 1.		N/A

The “Affected Part”

Requirements	Comment(s)/Recommendation(s)	Status
The pathway from the nominated Principal Pedestrian Entrance(s) to the area(s) of new works are required to comply or be upgraded to comply with the accessibility provisions and standards listed in Section 1.		N/A

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 –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PSR) – A Performance Solution Report is being pursued to justify the compliance departures.

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

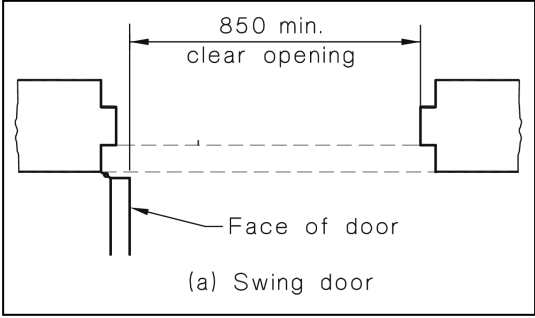
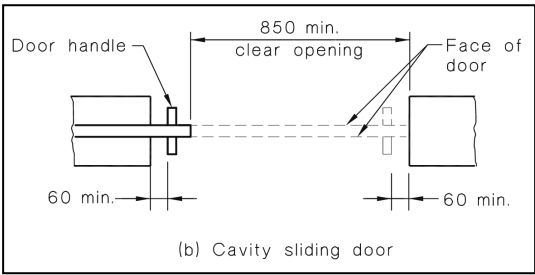
Informational (Info) – Provided for informational purposes.

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 D4 – ACCESS FOR PEOPLE WITH DISABILITIES

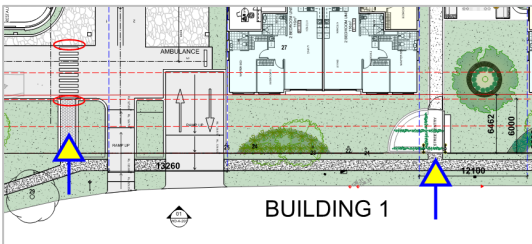
Cl. D4D2 General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by D4D2 (Table D3.1 - 2019), unless exempted by D4D5. D4D2 requires that access is provided –</p> <p>Class 2</p> <ul style="list-style-type: none"> 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. 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>Class 3</p> <p>Common areas:</p> <p>(i) 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> <p>(ii) 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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p>	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D4D2 of the BCA.</p> <p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. Performance Solutions may also be required.</p> <p>Doorways</p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p>  <p>(a) Swing door</p> <p>Ensure hardware clearance of <u>60mm</u> either <u>side</u> is provided to sliding doorways in the open/closed position.</p>  <p>(b) Cavity sliding door</p> <p>Latch-side clearance must be achieved from the inside edge of the doorway opening, regardless of the opening's width.</p> <p>Where sliding doorways are power operated, the latch-side clearance may be reduced to 0mm for a front on approach.</p>	CoC

<p>A. to the entrance doorway of each sole-occupancy unit; and</p> <p>B. to and within rooms or spaces for use in common by the residents</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.</p> <p>Sole-occupancy units — in accordance with Table D4D2b.</p> <p>Sole-occupancy units:</p> <p>If the building or group of buildings contain-</p> <ul style="list-style-type: none">– 1 to 10 Class 3 SOUs require access to and within 1x accessible SOUs.– 11 to 40 Class 3 SOUs require access to and within 2x accessible SOUs.– 41 to 60 Class 3 SOUs require access to and within 3x accessible SOUs.– 61 to 80 Class 3 SOUs require access to and within 4x accessible SOUs.– 81 to 100 Class 3 SOUs require access to and within 5x accessible SOUs.– 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>Not more than 2 required accessible sole-occupancy units may be located adjacent to each other.</p> <p>Where more than 2 accessible sole occupancy units are required, they must be representative of the range of rooms available.</p> <p><u>Class 5</u></p> <p>To and within all areas normally used by the occupants.</p> <p><u>Class 6</u></p> <p>To and within all areas normally used by the occupants.</p> <p><u>Class 7a</u></p> <p>To and within any level containing accessible carparking spaces.</p>	<p>Ensure control buttons and card readers are located ≥ 500mm from an internal corner, over a level surface/landing and installed at a height between 900mm - 1250mm.</p> <p><u>Design Detail:</u></p> <p>Ensure <u>level</u> transitions or compliant threshold ramp/ ramps with landings are provided at doorways.</p> <p><u>Design Detail:</u></p> <p>Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.</p> <p>Existing first aid rooms require a contrast upgrade.</p> <p><i>Note: the minimum width for the luminance contrast is to be 50mm when the architrave/frame is used.</i></p> <p>This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.</p> <p>The actual contrast may vary when applied.</p> <table><tr><td>Walls</td><td>LRV TBC</td></tr><tr><td>Doors</td><td>LRV TBC</td></tr><tr><td>Contrast %</td><td>= TBC %</td></tr></table> <p><u>Access between areas</u></p> <p>Access is required to and within all areas normally used by the occupants (excluding areas that are unsafe or unsuitable for everyday access, refer D3.4 exemptions).</p> <p><u>Design Detail</u></p> <p>Ensure level/AS1428.1 transitions are provided for access between new and refurbished or internal and external areas.</p> <p><u>Paths of travel</u></p> <p>Pathways shall not include impediments such as steps or turnstiles without an accessible alternative provided.</p>	Walls	LRV TBC	Doors	LRV TBC	Contrast %	= TBC %
Walls	LRV TBC						
Doors	LRV TBC						
Contrast %	= TBC %						

<p><u>Class 9b</u></p> <ul style="list-style-type: none"> • To and within all other areas normally used by the occupants. <p>In the context of the BCA - Schedule 3 - definitions (& The Disability (Access to Premises – Building) Standards 2010):</p> <p><i>Accessible means having features to enable use by people with a disability.</i></p>	<p>Changes in direction and other circumstances may require a greater width than 1000mm.</p> <p><u>Design Detail</u></p> <p>Verification of slip resistant surface finishes on all accessways should be provided prior to OC sign off. It is recommended to refer to HB-198 for area ratings and test in accordance with AS4586-2013.</p> <p><u>Design Detail</u></p> <p>Ensure any tracks/grooves (including for water shedding or sliding doors) and grate slots/holes are no greater than 13mm wide (depending on orientation) and are recessed to maintain flush/level pathways.</p> <p><i>NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.</i></p>	
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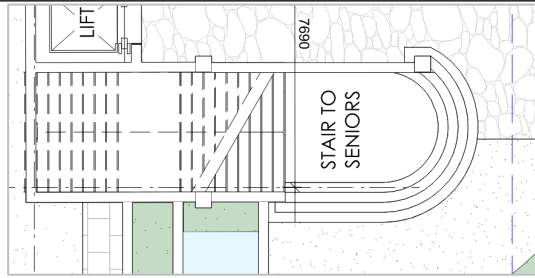
Cl. D4D3 Access to Buildings

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 D4D5.</p>	<p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Allotment Boundary</u></p> <p>Plans indicate 2x pedestrian entries at the allotment boundary. Ensure step free, compliantly graded access is provided to each building from these entries.</p> <p>Any walkway/ramp landings proposed on council footpath must have a gradient of 1:40 in all directions.</p>  <p><u>Other Accessible Buildings</u></p> <p>Several interconnecting pathways are proposed between the buildings on the site.</p>	CoC

	<p><u>Accessible Parking</u></p> <p>Accessible parking is proposed within the basement levels and on ground level, accessed via passenger lifts and pedestrian pathways.</p> <p><u>Principal Pedestrian Entrances (Building)</u></p> <p>Revolving doors are proposed to the Ground floor of the Club Building. While revolving doors are technically not accessible, the provision of a swing door as part of the overall 'doorway' likely makes these scenarios DtS compliant. If it is later determined not to be, a Performance Solution can be pursued to address the configuration.</p>	
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Cl. D4D4 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 D4D5, 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>Ensure all walkways (regardless of gradient) and ramps are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4.</p> <p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p>Plans indicate several new ramps. Ensure 2x handrails, tactiles and confirmation of compliant gradients/landing intervals are provided where applicable at detailed design stage.</p>	CoC
<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>Ensure all non fire-isolated stairways are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4.</p>	CoC

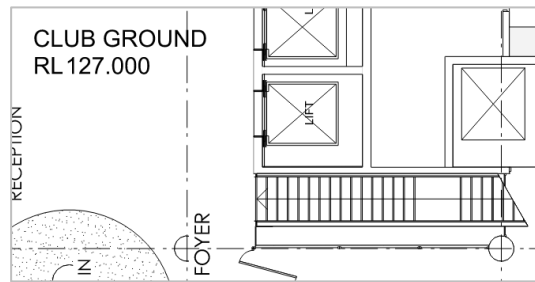


e.g. curved Stair to Seniors will require detailed design to ensure compliance.

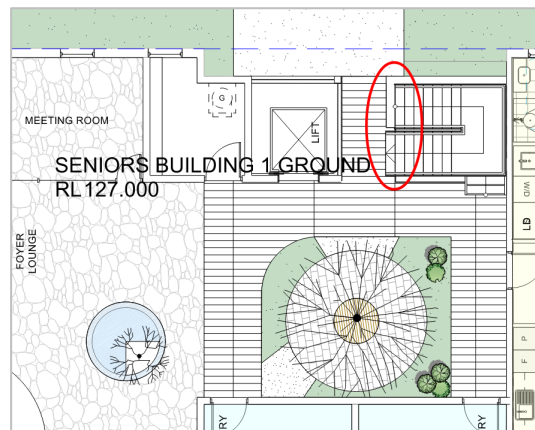
Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.

Design Detail:

Ensure handrail extensions are provided at top and bottom landings of non-fire isolated stairways and setback/protected by a wall or similar in accordance with AS1428.1-2009.



e.g. Club GF lobby

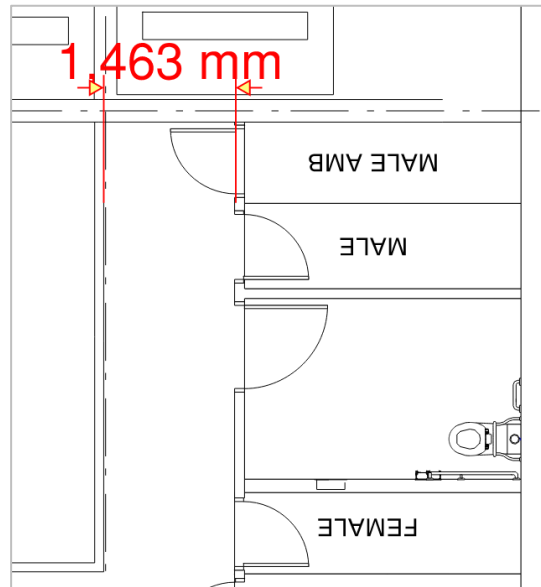


E.g. - Stairways within Seniors buildings to be developed.

<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 with specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><i>N.B. – Cl. D3D22(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. 	<p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p>	CoC/ PSR

- turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.

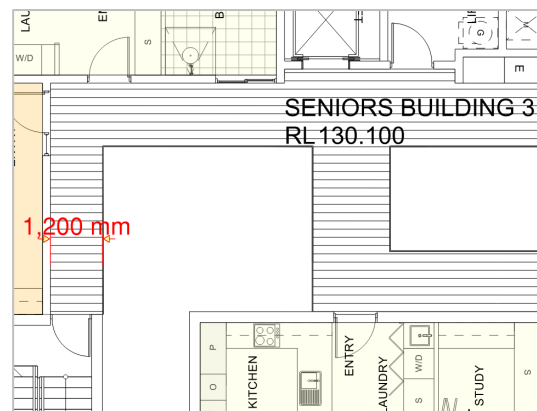
Ensure 180° turning (2070mm x 1540mm) space and is provided within 2m of a termination or at maximum 20m intervals along any new or altered accessways.



Ensure passing (2000mm x 1800mm) space and is provided at maximum 20m intervals along any accessways where there are obstructed lines of sight along any new or altered accessways.

Performance Solution:

A Performance Solution will be required for reduced turning spaces within Seniors building 3 common area corridors.



Cl. D4D5 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"> • Storage rooms • Plant rooms • Bin rooms or similar • Comms rooms • Café/Kitchens BoH • Loading docks 	Info

Cl. D4D6 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. 	<p>The BCA does not prescribe accessible parking ratios for Class 2 buildings.</p> <p>Refer to Section 3.0 of this report for SEPP related residential carparking spaces requirements.</p> <p>Class 9b buildings require 1x Acc. parking space with shared zone for every 50 parking spaces.</p> <p>Plans indicate 6x Acc. parking spaces for the 125x Club spaces proposed.</p> <p>There are also 7x visitor space on Basement 1 & 2 = and ambulant space on the GF.</p>	Info/ CoC

Cl. D4D7 Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D4D7, 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 E4D5 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; 	DD

<ul style="list-style-type: none"> • 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>	
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Cl. D4D8 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>Design team/stakeholders to confirm where in-built amplification is proposed.</p> <p>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. D4D8.</p>	DD

Cl. D4D9 Tactile indicators

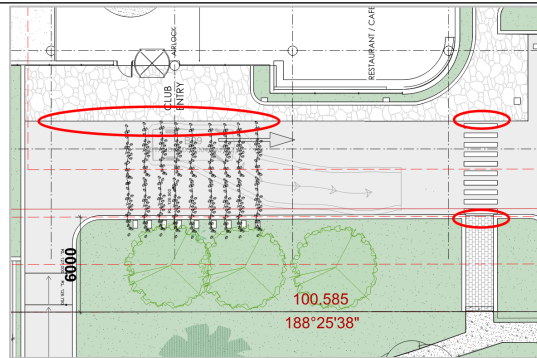
DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> • a stairway, other than 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 	<p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.4.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail</u></p> <p>TGSIs will likely be required to identify the transitions between the pedestrian accessways and the vehicle carriage way in front of the club building.</p>	CoC

way adjacent to any pedestrian entrance to a building.

Ensure all integrated TGSIs (tiles) have a minimum 30% luminance contrast to the ground surface they are fixed to.

Ensure all individual discrete TGSIs have a minimum 45% luminance contrast to the ground surface they are fixed to.

Ensure all individual discrete composite TGSIs have a minimum 60% luminance contrast to the ground surface they are fixed to.



Ensure TGSIs are provided to non fire-isolated stairways and ramping between 1:14 to 1:20.

TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is $\leq 3000\text{mm}$ away. TGSIs shall be 600mm - 800mm deep when the hazard is $\geq 3000\text{mm}$ away.

TGSIs are required at every stairway/ ramp landing where either 1 or both handrails are not continuous. Either provide continuous handrails or TGSIs at all landings with a discontinuous handrail.

Confirm where any overhead obstruction is provided below 2m as these areas are required to be treated with either a barrier or TGSIs.

Cl. D4D10 Wheelchair seating spaces in Class 9b assembly buildings

N. B Fixed seating does not appear to be proposed within the Club Building, but there does appear to be some in the Seniors basement carpark amenities. Further assessment will be required at detailed design stage.

Cl. D4D11 Swimming pools

N/A – No swimming pools large enough to require access are proposed.

Cl. D4D12 Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.4.1-2009 at the Detailed Design Stage.	CoC

Cl. D4D13 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. E3D7 Passenger lift types and their limitations

DtS Provision	Comment(s)/Recommendation(s)	Status
Every passenger lift must – <ul style="list-style-type: none">• be one of the types identified in Cl. E3D7, subject to the limitations on use specified in the Table; and• have accessible features in accordance with Cl.E3D7; and• not rely on a constant pressure device for its operation if the lift car is fully enclosed.	It is assumed that the proposed passenger lifts providing will be electric or electrohydraulic with no limitations.	CoC

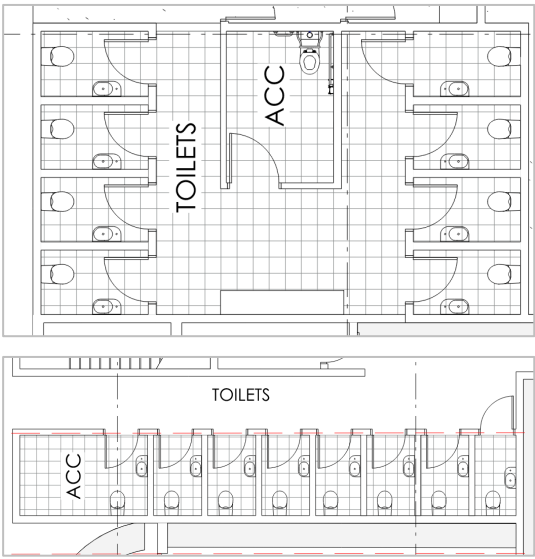
Cl. E3D8 Accessible features required for passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
Passenger lifts shall have the following features – <ul style="list-style-type: none">• Handrail complying with the mandatory handrail provisions of AS1735.12,• 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	<p>A design compliance certificate must be obtained from a lift designer/consultant to confirm compliance with the relevant provisions of the BCA and Australian Standards at detail design (CC) and OC stage.</p> <p><u>Design Detail</u></p> <p>Ensure lift landing controls are provided no less than 500mm from an internal corner.</p>	CoC

of a problem and a light to signal that the call has been received.		
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BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F4D5 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 F4D5(a), • Accessible unisex showers must be provided in accordance with Table F4D5(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>Accessible sanitary compartments</u></p> <p>Plans indicate several accessible unisex sanitary compartments throughout the buildings.</p> <p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>Ensure the left & right-hand accessible unisex sanitary compartment configuration is distributed as evenly as possible on each level, as it currently favours LH orientations.</p> <p><u>Ambulant sanitary compartments:</u></p> <p>Plans suggest 1x ambulant sanitary compartment is proposed in conjunction with an Acc. WCs at both banks shown in the club building. A second ambulant compartment will need to be added in each area at detailed design stage.</p>  <p>Ambulant sanitary compartments are indicated in conjunction with an Acc. WC in Basement 2.</p>	CoC

	Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.	
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Cl. F4D6 Accessible unisex sanitary compartments

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—</p> <ul style="list-style-type: none"> • 1 on every storey containing sanitary compartments; and • where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. 	<p>Plans indicate common use sanitary facilities on multiple levels.</p> <p>Basement 2 Multi-Purpose Functions Room</p> <p>Basement 1 Gym/Theatre</p> <p>GF Club building x2</p> <p>GF Building 1 Lobby</p> <p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	CoC

Cl. F4D7 Accessible unisex showers

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</p>		N/A

Cl. F4D12 Accessible adult change facilities

N/A - Accessible adult change rooms are not required.

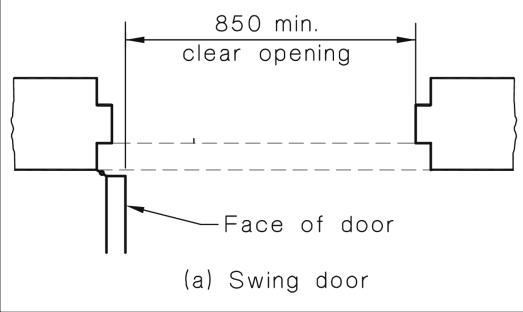
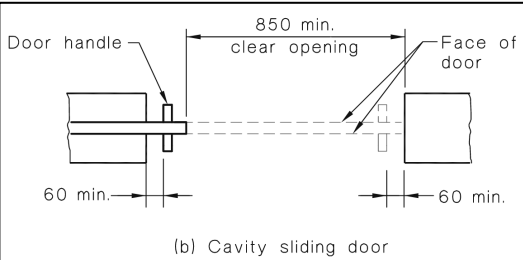
3.0 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

The following is a summary and check list of the Schedule 4 - Standards concerning accessibility and usability for hostels and independent living units prescribed by State Environmental Planning Policy (Housing) 2021.

Schedule 4 - Part 1 - Standards applying to hostels and self-contained dwellings

Provisions	Comment	Status
1 Application of standards in this Part The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.		
2 Siting standards Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS1428.1) to an adjoining public road. If the whole of the site does not have a gradient of less than 1:10: <ul style="list-style-type: none"> the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	Plans indicate that several continuous accessible paths of travel are proposed for access to the majority of the site. Compliance is readily achievable with design development and/or specification to applicable standards at the Detailed Design Stage.	CoC
Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.		
3 Letterboxes Letterboxes: <ul style="list-style-type: none"> must be situated on a hard-standing area and 	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage <u>Design Detail:</u>	CoC

<ul style="list-style-type: none"> • have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and • must be lockable, and <p>If a structure contains multiple letterboxes, the structure must be in a prominent location.</p>	At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).	
<p>4 Private car accommodation</p> <p>For parking in a group of 8 or more spaces—</p> <ul style="list-style-type: none"> • at least 15% of the parking spaces must comply with AS/NZS 2890.6, and • at least 50% of the parking spaces must— <ul style="list-style-type: none"> ○ comply with AS/NZS 2890.6, or ○ be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction. <p>At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6.</p>	Plans indicate 74x ILU parking spaces at 3.2m wide & 6x visitor spaces to AS2890.6 design.	Info
<p>A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access.</p> <p>If multiple parking spaces are accessible by a common access point, the access point must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device.</p> <p>Private parking spaces must be secured by a power-operated door or be capable of accommodating the installation of a power-operated door, including by having access to a power point, and an area for motor or control rods for a power-operated door.</p>		
<p>5 Accessible entry</p> <p>The main entrance to a dwelling must have a clear opening and a circulation space in front of the door and behind the door that complies with AS 1428.1.</p> <p>This section does not apply to an entry for employees.</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p>E.g. internal circulation space for side on approaches (1670mm).</p>	CoC
<p>6 Interior: general</p> <p>An internal doorway must have an unobstructed opening that complies with AS 1428.1.</p> <p>An internal corridor must have an unobstructed width of at least 1,000mm.</p> <p>The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1—</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p>e.g. doorway circulation space within main bathrooms.</p>	CoC

<ul style="list-style-type: none"> • a kitchen, • a laundry, • a bathroom, • a toilet, • a bedroom, • a living area, • the main area of private open space. <p>Subsection (3)(b) does not apply to laundry facilities in a cupboard.</p>		
<p>All internal doorways are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces (on a level surface) as prescribed by AS1428.1-2009.</p> <p>Ensure hardware clearance of <u>60mm</u> either side is provided to sliding doorways in the open/closed position.</p> <p><u>Design Detail:</u></p> <p>Ensure the prescribed doorway latch-side clearance is provided to the active leaf of all common area doorways used by the occupants in accordance with AS1428.1-2009.</p> <p>This must be achieved from the inside edge of the opening, regardless of the opening width.</p>	 <p>(a) Swing door</p>  <p>(b) Cavity sliding door</p>	
<p>7 Bedroom</p> <p>At least one bedroom within each dwelling must have:</p> <ul style="list-style-type: none"> • an area sufficient to accommodate a wardrobe and a queen-sized bed. • a clear area for the bed of at least 1,200mm wide at the foot of the bed, and 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction, and at least 2 double general power outlets on the wall where the head of the bed is likely to be, • at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be. 	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>
<p>8 Bathroom</p> <p>At least one bathroom in a dwelling must be located on the same floor as the entry to the dwelling or a floor serviced by a private</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>

<p>passenger lift accessible only from inside the dwelling.</p> <p>The access requirements do not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.</p>	<p>E.g. minor internal size increase. Some units may need adjustment to accommodate overlapping circulation spaces.</p>	
<p>Floor surface must achieve a minimum slip resistant rating of P3 in accordance with AS 4586—2013.</p> <p>Washbasin/tapware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tapware continue to use existing hydraulic lines.</p> <p>Provide a wall cabinet with shelving illuminated by an illumination level of at least 300 lux.</p> <p>Provide a double general power outlet in an accessible location, in accordance with AS 1428.1.</p> <p>Shower must be step/hob free.</p> <p>Shower to comply with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap.</p> <p>Shower to be in the corner of a room and has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1.</p>		
<p>9 Toilet</p> <p>At least one toilet in a dwelling must be located on the same floor as the entry to the dwelling, or a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>The toilet must have the following—</p> <ul style="list-style-type: none"> • A water closet pan in the corner of the room, with a centreline set-out in accordance with AS 1428.1, • a circulation space in front of the water closet pan that is at least 1,200mm long and at least 900mm wide, and • clear of door swings and fixtures, other than a toilet paper dispenser or grab rails, • a circulation space around the water closet pan that complies with AS 1428.1, • a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1. <p>A removable shower screen may be located in the AS1428.1 pan circulation space.</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>Minimum P3 rating slip resistant floor surface to be provided in accordance with AS 4586—2013.</p>	CoC
<p>10 Surfaces of balconies and external paved areas</p>	<p>Slip resistivity to be nominated at detailed design stage.</p>	CoC

<p>Balconies and external paved areas must have surfaces that are slip resistant and comply with—</p> <ul style="list-style-type: none"> the Building Code of Australia, or the Standards Australia Handbook SA HB 198:2014, Guide to the specification and testing of slip resistance of pedestrian surfaces, published on 16 June 2014. 		
<p>11 Door hardware</p> <p>Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1.</p>	<p>Door hardware to be nominated at detailed design stage.</p> <p><u>Design Detail:</u></p> <p>This clause does not apply to cabinetry.</p>	CoC
<p>12 Switches and power points</p> <p>Switches and power points must—</p> <ul style="list-style-type: none"> comply with AS 1428.1, or be capable of complying with AS 1428.1 through future adaptation. 	<p>Location of GPOs to be nominated at detailed design stage.</p> <p><u>Design Detail:</u></p> <p>This clause does not apply to remote controls or power points likely to serve appliances that are not regularly moved or turned off.</p>	CoC
<p>13 Private passenger lifts</p> <p>This clause applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling.</p> <p>The private passenger lift must—</p> <ul style="list-style-type: none"> be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and (b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the main area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and (c) have controls that comply with— <ul style="list-style-type: none"> i. AS 1735.12:2020, <i>Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities, published on 26 June 2020, or</i> ii. AS 1735.15:2021, <i>Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Vertical lifting platforms intended for use by persons with impaired mobility, published on 23 July 2021.</i> <p>The width of the door opening of the private passenger lift must be at least 900mm.</p> <p>The private passenger lift must not be a stairway platform lift.</p>		Info

Schedule 4 - Part 2 - Additional standards for independent living units

Provisions	Comment	Status
14 Application of standards in this Part <p>The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.</p>		
15 Bedroom <p>At least one bedroom in an independent living unit that complies with section 7 must be located on—</p> <ul style="list-style-type: none"> the same floor as the entry to the unit, or a floor serviced by a private passenger lift accessible only from inside the unit. 	<p>Bedrooms are proposed on the entry level of all ILUs.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	CoC
16 Living room <p>A living room in an independent living unit must be located on the same floor as the entry to the dwelling or a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>The living room must have a circulation space of 2250mm diameter clear of all fixtures</p> <p>A telecommunications or data outlet must be provided adjacent to a general power outlet.</p>	<p>Living rooms are proposed on the entry level of all ILUs.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	CoC
17 Main area of private open space <p>The main area of private open space for an independent living unit must be located on the same floor as the entry to the dwelling, or a floor serviced by a private passenger lift accessible only from inside the dwelling.</p>	<p>Private external space appears to be proposed on the entry level of all ILUs.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	CoC
18 Kitchen <p>A kitchen in an independent living unit must be located on the same floor as the entry to the dwelling, or a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>Minimum 1,200mm diameter circulation space must be achieved between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance.</p> <p>The circulation space specified between kitchen elements above must be capable of</p>	<p>Compliance is readily achievable with design development and/or specification at the Detailed Design Stage.</p> <p>e.g. oven locations and adjacent space.</p>	CoC

<p>being increased to a diameter of 1,550mm without—</p> <ul style="list-style-type: none"> • relocating the sink, or • moving a load-bearing wall, or • breaching another circulation requirement. 		
<p>The kitchen must have the following fittings—</p> <ul style="list-style-type: none"> • a bench that includes at least one work surface that is at least 800mm long, clear of obstructions and not in the corner of the room. • a lever tap set with the lever and water source that is within 300mm of the front of the bench. • a cooktop next to the work surface. • an isolating switch for the cooktop. • an oven that has operative elements between 450mm and 1,250mm above the finished floor level and is next to the work surface. • at least one double general power outlet located within 300mm of the front of a work surface. <p>The cupboards must not be entirely located in the corner of the bench or the corner of the room and face where the user of the fixture is likely to be.</p> <p>An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard.</p> <p>A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard.</p> <p>The lever tap set, cooktop, isolating switch, oven and double general power outlet must not be in the corner of the bench or the corner of the room, and face where the user of the fixture is likely to be.</p> <p>Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.</p>		
<p>19 Laundry</p> <p>A laundry in an independent living unit must be located on the same floor as the entry to the dwelling, or a floor serviced by a private passenger lift accessible only from inside the dwelling.</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>
<p>The laundry must have the following—</p> <ul style="list-style-type: none"> • a circulation space that complies with AS 1428.1 at the approach to any external doors, • an appropriate space for an automatic washing machine and a clothes dryer, • a clear space in front of each appliance of at least 1,550mm, • a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, • a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling. <p>The circulation spaces specified above may overlap with a door swing or the circulation space for a door.</p>		

For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations—

- for below-bench cupboards—towards the top,
- for overhead cupboards—towards the bottom,
- for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level.

The term laundry includes laundry facilities in a cupboard.

<p>20 Linen storage</p> <p>An independent living unit must have a floor-to-ceiling linen storage cupboard that—</p> <ul style="list-style-type: none"> • is at least 600mm wide, and • has adjustable shelving. 	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>
<p>21 Lift access in multi-storey buildings</p> <p>An independent living unit (ILU) on a storey above the ground storey must be accessible by a lift that complies with the Building Code of Australia, Volume 1, Part E3.</p>	<p>Lift access proposed to all ILU levels.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>
<p>22 Garbage and recycling</p> <p>A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>

4.0 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 D4, Clause E3D7, Clause E3D8 and Clause F4D5 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2022 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and related Australian Standards.

Following this review and with the adoption of the recommendations/Performance Solutions (if applicable) proposed, ABE Consulting can confirm that at the Development Application stage of design, the development can readily achieve compliance with the aforementioned provisions.

5.0 REVIEW PROVIDED BY

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Reviewed by:



Abe Strbik

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