

# Melrose Park South - East

112 Wharf Rd, 30 & 32 Warath Street Melrose Park  
Block 4

**Prepared for:** Wharf & Hughes Development  
**Prepared by:** Sam Dikstein  
**Report Reference:** AN023-220184\_Holdmark\_DCS\_SEARS \_B4  
**Our Ref:** AN022-218754  
**Date:** 31 March 2025

## SEARS Compliance Statement – Accessibility

Philip Chun Accessibility Pty Ltd have assessed the design documentation for the Melrose Park South – East project specifically B4 (Level B04-L29) Blockwork (including door frames), as outlined in Section C and acknowledge the design works are capable of complying with the following relevant requirements:

- a. National Construction Code (NCC/BCA), Volume 1 – 2022 - as it relates to accessibility;
- b. Disability (Access to Premises - Buildings) Standards 2010 (Amendment No. 1); and,
- c. applicable Australian Standards for access and mobility (i.e. AS 1428 series) as referenced in the NCC and the Premises Standards,

with the exception of the outlined conditions and exclusions attached.

SIGNED for and on behalf of the Consultant:



..... 31 March 2025

*Signature of Officer*  
Sam Dikstein  
Senior Access Consultant  
ACA Accredited Member No. 734  
**Philip Chun Accessibility**

Attached:	Sections	
A	Performance Solutions	Included
B	Exclusions	Included
C	Reviewed Documentation	Included



## **SECTION A**

### **Performance Solutions**

No performance solutions proposed at this stage

## **SECTION B**

### **Exclusions**

This Statement relates to the works identified on the schedule of plans noted in Section C for the SEARS assessment. The scope includes (Level B04-L29) Blockwork (including door frames),

The overall review is to ensure design elements impacting structural design have been considered. Detailed Accessibility review will be carried out as part of future stages concerning finishes and fixtures.

Based on the GA plans provided, the spatial layout of the development has been assessed against the access provisions of the BCA. Specific inclusions and exclusions are as follows:

- a. Door circulation spaces have been assessed but assessment of the detailed design of doors such as the clear opening widths, operating forces, luminance contrast, handles, snibs, in-use indicators and the like is excluded.
- b. Accessway widths, turning spaces and passing spaces have been assessed but assessment of all other requirements are excluded such as floor finishes, abutment of surfaces, slip resistance, cover/transition strips and the like.
- c. Ramps' gradients, and capability to accommodate handrails have been assessed but assessment of detailed design of lengths, widths, landings, handrails, kerb rails/edge protection and TGSIs is excluded.
- d. Stairs' widths, landings and capability to accommodate handrails has been assessed but the assessment of detailed design of handrails, nosing, stair profile, and TGSIs is excluded.
- e. Accessible sanitary facilities' circulation spaces and capability to accommodate fixtures and fittings has been assessed but the assessment of detailed design of fixtures and fittings, falls to drains, and set out of drains has been excluded.
- f. Level differences between indoor and outdoor spaces including at façade doors and terrace doors to confirm a flush transition or threshold ramp can feasibly be provided has been assessed but the assessment of detailing of thresholds and threshold ramps is excluded.
- g. Assessment of all other elements required for BCA compliance is excluded including, but not limited to: lifts, light switches, GPOs in accessible sanitary facilities, door controls such as manual controls to power operated doors, swipe card readers, break glass units and the like, TGSIs, visual indication to glazing, signage, and hearing augmentation.



## SECTION C

### Reviewed Documentation

Philip Chun Accessibility has reviewed the following design documents produced by FUSE Architects

Document No	Title	Revision
SSDA 101	BASEMENT 04 PLAN	P3-WIP
SSDA 102	BASEMENT 03 PLAN	P3-WIP
SSDA 103	BASEMENT 02 PLAN	P3-WIP
SSDA 104	BASEMENT 01 PLAN	P3-WIP
SSDA 105	LOWER GROUND FLOOR PLAN	P3-WIP
SSDA 106	LOWER GROUND MEZZANINE PLAN	P3-WIP
SSDA 107	GROUND FLOOR PLAN	P3-WIP
SSDA 108	LEVEL 1 PLAN	P3-WIP
SSDA 109	LEVEL 2 PLAN	P3-WIP
SSDA 110	LEVEL 3 PLAN	P3-WIP
SSDA 111	LEVEL 4 PLAN	P3-WIP
SSDA 112	LEVEL 5 PLAN	P3-WIP
SSDA 113	LEVEL 6 PLAN	P3-WIP
SSDA 114	LEVEL 8 PLAN	P3-WIP
SSDA 115	LEVEL 10 PLAN	P3-WIP
SSDA 116	LEVEL 11 PLAN	P3-WIP
SSDA 117	LEVEL 16 PLAN	P3-WIP
SSDA 118	LEVEL 17 PLAN	P3-WIP
SSDA 119	LEVEL 18 PLAN	P3-WIP
SSDA 120	LEVEL 25 PLAN	P3-WIP
SSDA 304	ADAPTABLE UNIT TYPES	P3-WIP

# Melrose Park South – East

112 Wharf Rd, 30 & 32 Waratah Street Melrose Park  
Block 5

**Prepared for:** Wharf & Hughes Development  
**Prepared by:** Sam Dikstein  
**Report Reference:** AN023-220184\_Holdmark\_DCS\_SEARS\_B5  
**Our Ref:** AN022-218754  
**Date:** 31 March 2025

## SEARS Compliance Statement – Accessibility

Philip Chun Accessibility Pty Ltd have assessed the design documentation for the Melrose Park South- East Project – specifically B5 (Level B02-L08) Blockwork (including door frames), as outlined in Section C and acknowledge the design works are capable of complying with the following relevant requirements:

- a. National Construction Code (NCC/BCA), Volume 1 – 2022 - as it relates to accessibility;
- b. Disability (Access to Premises - Buildings) Standards 2010 (Amendment No. 1); and,
- c. applicable Australian Standards for access and mobility (i.e. AS 1428 series) as referenced in the NCC and the Premises Standards,

with the exception of the outlined conditions and exclusions attached.

SIGNED for and on behalf of the Consultant:



..... 31 March 2025

*Signature of Officer*  
Sam Dikstein  
Senior Access Consultant  
ACA Accredited Member No. 734  
**Philip Chun Accessibility**

Attached:	Sections	
A	Performance Solutions	Included
B	Exclusions	Included
C	Reviewed Documentation	Included



## **SECTION A**

### **Performance Solutions**

No performance solutions proposed at this stage

## **SECTION B**

### **Exclusions**

This Statement relates to the works identified on the schedule of plans noted in Section C for the SEARS assessment. The scope includes (Level B02-L08) Blockwork (including door frames),

The overall review is to ensure design elements impacting structural design have been considered. Detailed Accessibility review will be carried out as part of future stages concerning finishes and fixtures.

Based on the GA plans provided, the spatial layout of the development has been assessed against the access provisions of the BCA. Specific inclusions and exclusions are as follows:

- a. Door circulation spaces have been assessed but assessment of the detailed design of doors such as the clear opening widths, operating forces, luminance contrast, handles, snibs, in-use indicators and the like is excluded.
- b. Accessway widths, turning spaces and passing spaces have been assessed but assessment of all other requirements are excluded such as floor finishes, abutment of surfaces, slip resistance, cover/transition strips and the like.
- c. Ramps' gradients, and capability to accommodate handrails have been assessed but assessment of detailed design of lengths, widths, landings, handrails, kerb rails/edge protection and TGSIs is excluded.
- d. Stairs' widths, landings and capability to accommodate handrails has been assessed but the assessment of detailed design of handrails, nosing, stair profile, and TGSIs is excluded.
- e. Accessible sanitary facilities' circulation spaces and capability to accommodate fixtures and fittings has been assessed but the assessment of detailed design of fixtures and fittings, falls to drains, and set out of drains has been excluded.
- f. Level differences between indoor and outdoor spaces including at façade doors and terrace doors to confirm a flush transition or threshold ramp can feasibly be provided has been assessed but the assessment of detailing of thresholds and threshold ramps is excluded.
- g. Assessment of all other elements required for BCA compliance is excluded including, but not limited to: lifts, light switches, GPOs in accessible sanitary facilities, door controls such as manual controls to power operated doors, swipe card readers, break glass units and the like, TGSIs, visual indication to glazing, signage, and hearing augmentation.



## SECTION C

### Reviewed Documentation

Philip Chun Accessibility has reviewed the following design documents produced by FK Architects

Document No	Title	Revision
DA-E-B5-AR-097	BASEMENT FLOOR PLAN 02	A
DA-E-B5-AR-098	BASEMENT FLOOR PLAN 01	A
DA-E-B5-AR-099	LOWER GROUND FLOOR PLAN	A
DA-E-B5-AR-100	GROUND FLOOR PLAN	A
DA-E-B5-AR-103	LEVEL 01-03 FLOOR PLAN	A
DA-E-B5-AR-105	LEVEL 04-07 FLOOR PLAN	A
DA-E-B5-AR-108	LEVEL 08 FLOOR PLAN	A
DA-E-B5-AR-150	ROOF PLAN	A
DA-E-B5-AR-510	LIVEABLE ADAPTABLE APARTMENTS	A

# Melrose Park South - East

112 Wharf Rd, 30 & 32 Wartah Street Melrose Park  
Block 6

**Prepared for:** Wharf & Hughes Development  
**Prepared by:** Sam Dikstein  
**Report Reference:** AN023-220184\_Holdmark\_DCS\_SEARS\_B6  
**Our Ref:** AN022-218754  
**Date:** 31 March 2025

## SEARS Compliance Statement – Accessibility

Philip Chun Accessibility Pty Ltd have assessed the design documentation for the Melrose Park South - East project – specifically B6 (Level B03-L11) Blockwork (including door frames), as outlined in Section C and acknowledge the design works are capable of complying with the following relevant requirements:

- a. National Construction Code (NCC/BCA), Volume 1 – 2022 - as it relates to accessibility;
- b. Disability (Access to Premises - Buildings) Standards 2010 (Amendment No. 1); and,
- c. applicable Australian Standards for access and mobility (i.e. AS 1428 series) as referenced in the NCC and the Premises Standards,

with the exception of the outlined conditions and exclusions attached.

SIGNED for and on behalf of the Consultant:



..... 31 March 2025

*Signature of Officer*  
Sam Dikstein  
Senior Access Consultant  
ACA Accredited Member No. 734  
**Philip Chun Accessibility**

Attached:	Sections	
A	Performance Solutions	Included
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## **SECTION A**

### **Performance Solutions**

No performance solutions proposed at this stage

## **SECTION B**

### **Exclusions**

This Statement relates to the works identified on the schedule of plans noted in Section C for the SEARS assessment. The scope includes (Level B03-L11) Blockwork (including door frames),

The overall review is to ensure design elements impacting structural design have been considered. Detailed Accessibility review will be carried out as part of future stages concerning finishes and fixtures.

Based on the GA plans provided, the spatial layout of the development has been assessed against the access provisions of the BCA. Specific inclusions and exclusions are as follows:

- a. Door circulation spaces have been assessed but assessment of the detailed design of doors such as the clear opening widths, operating forces, luminance contrast, handles, snibs, in-use indicators and the like is excluded.
- b. Accessway widths, turning spaces and passing spaces have been assessed but assessment of all other requirements are excluded such as floor finishes, abutment of surfaces, slip resistance, cover/transition strips and the like.
- c. Ramps' gradients, and capability to accommodate handrails have been assessed but assessment of detailed design of lengths, widths, landings, handrails, kerb rails/edge protection and TGSIs is excluded.
- d. Stairs' widths, landings and capability to accommodate handrails has been assessed but the assessment of detailed design of handrails, nosing, stair profile, and TGSIs is excluded.
- e. Accessible sanitary facilities' circulation spaces and capability to accommodate fixtures and fittings has been assessed but the assessment of detailed design of fixtures and fittings, falls to drains, and set out of drains has been excluded.
- f. Level differences between indoor and outdoor spaces including at façade doors and terrace doors to confirm a flush transition or threshold ramp can feasibly be provided has been assessed but the assessment of detailing of thresholds and threshold ramps is excluded.
- g. Assessment of all other elements required for BCA compliance is excluded including, but not limited to: lifts, light switches, GPOs in accessible sanitary facilities, door controls such as manual controls to power operated doors, swipe card readers, break glass units and the like, TGSIs, visual indication to glazing, signage, and hearing augmentation.





## SECTION C

### Reviewed Documentation

Philip Chun Accessibility has reviewed the following design documents produced by FJC Studio

Document No	Title	Revision
1995	BASEMENT 03 GA	01-WIP
1996	BASEMENT 02 GA	01-WIP
1997	BASEMENT 01 GA	01-WIP
1998	LOWER GROUND GA	02-WIP
1999	UPPER GROUND GA	02-WIP
2000	COURTYARD LEVEL GA	02-WIP
2001	LEVELS 01 TO 07 GA	02-WIP
2008	LEVEL 08 GA	02-WIP
2009	LEVEL 09 GA	02-WIP
2010	LEVEL 10 GA	02-WIP
2011	LEVEL 11 GA	02-WIP
9050	ADAPTABLE AND LIVEABLE APARTMENTS	01-WIP