

# FORMIGA1

## Access Compliance Report

**Project:** S250401 - OPAL Bayview Gardens

**Location:** Annam Road, Bayview NSW 2104

**Completed For:** Bloompark Pact PM




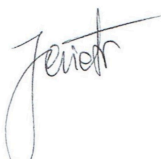

**On Behalf of:** OPAL HealthCare

**Date:** 18<sup>th</sup> August 2025

**Revision Number:** C

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Revision Schedule				
Revision	Date	Report Information		
A	07/05/2025	<b>Reason for Revision</b>	Initial concept report	
			<b>Prepared by</b>	<b>Reviewed by</b>
		<b>Name</b>	Luke Jesiotr	
		<b>Signature</b>		
B	08/08/2025	<b>Reason for Revision</b>	Report updated to include BCA 2022 +A2	
			<b>Prepared by</b>	<b>Reviewed by</b>
		<b>Name</b>	Luke Jesiotr	Scott Naylor
		<b>Signature</b>		
C	18/08/2025	<b>Reason for Revision</b>	Report updated to include addressed items	
			<b>Prepared by</b>	
		<b>Name</b>	Luke Jesiotr	Scott Naylor
		<b>Signature</b>		

This report has been prepared and checked by the experienced team at Formiga1. For any queries regarding this report, please contact our office.

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## 1. Introduction

Formiga1 has been engaged by Bloompark Pact PM on behalf of OPAL Healthcare to provide a Concept Design review of the proposed development of a new 177 bed RACF.

The proposal to construct this new building has a number of access considerations to be addressed. These access requirements are for people with disabilities under the Access to Premises Standard 2010 and the Building Code of Australia 2022 (+A2).

## 2. Purpose

The purpose of this report is to provide guidance as to how building access compliance can be achieved in accordance with the Environmental Planning and Assessment Regulation 2021. We understand that the proposed development is subject to a Development Application and this report will form part of the DA package provided to Council for their determination.

This report seeks to outline the basis from which performance solutions can be developed for a number of access aspects. An exhaustive list of variations to individual prescriptive measures will need to be completed as the design is further developed and performance solutions compiled.

## 3. Scope, Limitations and Exclusions

The scope of this assessment is limited to accessibility requirements for the proposed work and any relevant upgrade requirements under the Access to Premises Standard 2010. This report does not constitute an assessment of or address all safety provisions enforced under the BCA or Local Government Act (eg. Occupational Health and Safety Act, Water, drainage, gas, telecommunications and electricity supply authority requirements, etc.) The application of the Disability (Access to Premises) Standard 2010 has been assessed as part of this report, however, no other provisions of the Disability Discrimination Act 1992 have been reviewed.

## 4. Compliance Methodology

The Environmental Planning and Assessment Regulation 2021 outlines the approval processes for different types of buildings and the method by which they are assessed. These works have been assessed against the Building Code of Australia 2022 (+A2) that is currently enforced. However, as a requirement of the EP&A Regulation, Section 19, the final design for approval is to be assessed against the BCA enforced at the date of the application for the Construction Certificate. Therefore, the advice provided in this report may become outdated if a revised BCA is released before the Application for a Construction Certificate is received.

The application of the Disability (Access to Premises) Standard and provision for access for people with disabilities will need to be addressed against the current BCA. As this is based in Commonwealth Legislation, State regulatory transitional provisions do not apply and compliance with the current code is required. However, the Access to Premises Standard 2010 outlines that compliance with the current code can be onerous in certain circumstances. In these circumstances, unjustifiable hardship can be argued in a Performance Solution.

Please note that the Deemed to Satisfy Provisions of the BCA are not the only method of compliance and a Performance Solution is expected as part of any work in any building. Generally, compliance with BCA Part D4 will be required throughout.

## 5. Building Compliance

The assessment has been based on the following plans:

- Architectural Plans by Calder Flower Architecture, Project Number 24110, Date 24/07/2025

**NOTE:** Some items identified in our previous revision of this report were addressed either directly during the design meeting or were provided as part of Mark Up Plans for BCA.

### 5.1. Principal Building Characteristics

Aspect	Building
<b>Existing Classification</b>	South Building - Class 9a Nursing Home Middle Building - Class 3 Hostel North Building - Class 3 Aged Care Hostel Aveo Managed Building - Unknown. Additional Information required.
<b>Proposed Classification</b>	Basement Carpark - Class 7a Lower Ground Floor - Class 5/9c - Back of House areas/Residential Aged Care Ground Floor - Class 9c - Residential Aged Care Level 1 - Class 9c - Residential Aged Care Level 2 - Class 9c - Residential Aged Care NOTE: Wellness and Cafe areas located on Ground Level are measured <10%, therefore are not identified as separate Class 6.
<b>Rise in Storeys</b>	4 Storeys
<b>Effective Height</b>	9.9m
<b>Construction Type</b>	Type A

### 5.2. Building Code of Australia Access Assessment

Requirement	Comply	Comments
<b>Part D3 Construction of Exits</b>		
<b>D3D16</b> Door thresholds throughout the Class 9c part building must not incorporate a step, except where a ramp with a maximum gradient of 1:8 is provided for a maximum height of 25mm.	TBC	Compliance is readily achievable.
Door thresholds throughout the Class 5 and Class 7a part of the building must not incorporate a step, except where a threshold ramp with a maximum gradient of 1:8 is provided for a maximum height of 35mm.	TBC	Compliance is readily achievable.
<b>Part D4 Access for People with a Disability</b>		
<b>D4D2</b> <b>Class 5 Areas</b> - To and within all areas normally used by the occupants.	Yes	N/A

<p><b>Class 7a Areas</b> - To and within any level containing accessible carparking spaces.</p> <p><b>Class 9c Areas</b> - 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>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>Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <ol style="list-style-type: none"> <li>to the entrance doorway of each sole-occupancy unit; and</li> <li>to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</li> </ol> <p>Accessible Sole-occupancy Units</p> <ul style="list-style-type: none"> <li>101 to 200 sole-occupancy units - 5 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 25 units or part thereof in excess of 100.</li> </ul> <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>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>NO</p> <p>TBC</p> <p>TBC</p>	<p>N/A</p> <p>N/A</p> <p>Some nurse stations are not provided with compliant door circulation but alternative compliant facilities are located in close proximity.</p> <p>N/A</p> <p>It is not currently clear which SOUs are to be identified as accessible. <b>Confirmation was provided that a performance solution will be utilised to omit provision of accessible SOUs.</b></p> <p>Compliance is readily achievable.</p> <p>Compliance is readily achievable.</p>
<p><b>D4D3 (1)</b> Access to the building is required to be provided from:</p> <ol style="list-style-type: none"> <li>The main pedestrian entry points at the allotment boundary, and</li> <li>Another accessible building connected by a pedestrian link, and</li> <li>Any required accessible carparking space on the allotment.</li> </ol>	<p>TBC</p> <p>TBC</p> <p>Yes</p>	<p>Design of the external parts of the proposed building is still being developed. Compliance is readily achievable.</p> <p>Compliance is readily achievable.</p> <p>N/A</p>
<p><b>D4D3 (2)</b> An accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances.</p> <p>As the building is &gt;500m<sup>2</sup>, a pedestrian entrance that is not accessible must not be located more than 50m from an accessible entrance.</p>	<p>Yes</p> <p>Yes</p>	<p>N/A</p> <p>N/A</p>
<p><b>D4D4 (a)</b> Every ramp or stairway (excluding fire-isolated ramps and stairways or external stairs in lieu of fire-isolated stairways) in</p>	<p>TBC</p>	<p>Compliance is readily achievable.</p>



<p><b>D4D7</b> Braille signage in accordance with BCA Specification 15 (ie. between 1200-1600mm above the floor, on the latch side of the door and where this is not possible, located on the door itself, etc.).</p> <p>Required signage is as follows:</p> <ul style="list-style-type: none"> <li>• Exits - Each exit door required to be provided with a sign under BCA E4D5,</li> <li>• Hearing augmentation - Type of system, area covered and receiver locations,</li> <li>• Accessible WCs,</li> <li>• Ambulant WCs,</li> <li>• Directional accessible entrance signage,</li> <li>• Direction accessible WC signage.</li> </ul>	<p>TBC</p> <p>TBC</p>	<p>Compliance is readily achievable.</p> <p>Compliance is readily achievable.</p>
<p><b>D4D8</b> Hearing Augmentation systems in accordance with BCA D4D8.</p>	<p>TBC</p>	
<p><b>D4D9</b> Tactile ground surface indicators (TGSIs) are to be provided to all stairways, escalators and ramps (other than fire-isolated stairways and ramps, step ramps, kerb ramps or swimming pool ramps).</p> <p>TGSIs are to be provided in areas with an overhead obstruction less than 2m above the floor level (other than a doorway) and/or where an accessway meets a vehicular way in the absence of a suitable barrier.</p> <p>All Class 9c areas of the building containing aged care need not be provided with TGSIs as per D4D9(3).</p>	<p>TBC</p> <p>TBC</p> <p>TBC</p>	<p>Compliance is readily achievable.</p> <p>Compliance is readily achievable.</p> <p>Compliance is readily achievable.</p> <p><b>NOTE: Design team provided clarification that a performance solution will be utilised to remove TGSIs at the building entry.</b></p>
<p><b>D4D12</b> Ramps must not be connected to have a combined vertical rise of more than 3.6m.</p>	<p>Yes</p>	<p>N/A</p>
<p><b>D4D13</b> All glazing to accessways, where there is no chair rail, handrail or transom, must be clearly marked with a solid contrasting line in accordance with AS1428.1 if the glazing is capable of being mistaken for a doorway opening.</p>	<p>TBC</p>	<p>Compliance is readily achievable.</p>
<p>In areas required to be accessible, the following are to be considered:</p> <ol style="list-style-type: none"> <li>Accessways must be a minimum 1m width and increased for door circulation, turning areas and passing areas are required,</li> <li>Doors shall provide a minimum 850mm clear opening width,</li> <li>Door circulation spaces in accordance with AS1428.1, Clause 10.3,</li> </ol>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>N/A</p> <p>N/A</p> <p>Provided plans appear to show compliance.</p>



<p>d. Door opening forces shall not exceed 20N. <b>Particular attention should be given to glass sliding doors along accessible paths of travel,</b></p>	TBC	Compliance is readily achievable.
<p>e. Luminance contrast, circulation spaces and door hardware in accordance with AS1428.1 to all doors in all areas that have not been exempted under BCA D3.4 as mentioned above,</p>	TBC	Compliance is readily achievable.
<p>f. Floor grates, door mats, sliding door tracks and abutment surface tolerances shall comply with AS1428.1 <b>Particular attention should be given to glass sliding doors along accessible paths of travel,</b></p>	TBC	Compliance is readily achievable.
<p>g. Light switches in accessible paths of travel shall be located between the heights of 900-1,100mm and not less than 500mm from internal corners,</p>	TBC	Compliance is readily achievable.
<p>h. In accessible sanitary compartments and accessible SOUs, light switches shall be a minimum dimension of 30x30mm for rocker action or toggle switches or a minimum diameter of 25mm for push-pad switches. GPOs shall be located between the heights of 600-1100mm above the floor and 500mm from an internal corner.</p>	TBC	Compliance is readily achievable.
<b>Part E3 Lift Installations</b>		
<p><b>E3D7</b> Every passenger lift must have accessible features in accordance with BCA Table E3.6b (eg. minimum lift car dimensions of 1100 x 1400mm, handrails, door opening width, control buttons, etc. in accordance with AS1735.12)</p>	TBC	Dimensions shown on the plans achieve compliance. Compliance for other items is readily achievable.
<b>Part F4 Sanitary and Other Facilities</b>		
<p><b>F4D5 (a)</b> Unisex sanitary facilities are to be provided in every accessible SOU.</p>	TBC	Compliance is readily achievable.
<p><b>F4D6</b> Where sanitary compartments serve areas that are not exempt under D3.4, not less than 50% of the banks must contain an accessible WCs.</p>	Yes	N/A
<p><b>F4D5 (c)</b> Where a bank of WCs contain one or more WC in addition to the accessible WC, separate ambulant WCs are required to be provided (1x for each gender or 1x unisex).</p>	Yes	N/A
<p><b>F4D5 (g)</b> 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 evenly.</p>	TBC	Compliance is readily achievable.

## 6. Conclusion

This report provides an assessment of the referenced architectural documentation against the Environmental Planning and Assessment Act, referenced Australian Standards, as well as, the Performance Requirements and the Deemed to Satisfy provisions of the National Construction Code Series, Building Code of Australia (Volume 1) for the proposed development.

Key compliance issues have been identified through this assessment. These issues are to be resolved prior to the approval stage by means of; Performance Solutions, altered design documentation or clarification of information on building plans.

Notwithstanding the above, it is considered that compliance with the provisions of the BCA is readily achievable, provided the above matters are appropriately addressed by the project team.