



ACCESS REPORT

Residential development

122-124 Queenscliff Road, Queenscliff



Date
March 2022

Prepared for
Kistoffer Harvey & Gemini Queenscliff

Reference No.
22016

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R1.0	24/01/22	Draft	
R1.1	21/03/22	Final	

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of *Kristoffer Harvey and Gemini Queenscliff c/- ess Lifestyle Pty Ltd* for the purpose of completing an assessment of the Development Application phase architectural drawings associated with the development located at 122-124 Queenscliff Road, Queenscliff.

The site shall contain a residential flat complex consisting of 6 sole-occupancy units over a single level of basement carparking.


1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019, Amendment 1. These provisions are generally contained within Part D3 and Clause(s) E3.6, F2.4 & F2.9 of the code.
- Accessibility related Australian Standards as referenced by BCA 2019, Amendment 1, as relevant to this project and as directly nominated in the report.
- Disability (Access to Premises — Buildings) Standards 2010.
- Disability (Access to Premises — Buildings) Amendment Standards 2020.
- Warringah DCP – D18 Accessibility and Adaptability.
- AS 4299:1995 – Adaptable Housing - Class C requirements.

1.3 Documentation Relied Upon

Architectural plans prepared by *ess Lifestyle Pty Ltd*, Project No. 0228, Concept Plans dated 11/03/22, as follows;

<div>  <div> ess Lifestyle PTY LTD ABN 52 144 951 119 E: alexp@esslifestyle.com M: 0414085001 NSW reg/stered architect Robert Gordon Woodward 9363 </div> </div>		
COVER	A000	C06
PLAN LOCATION	A1001	C01
PLAN SITE ANALYSIS	A1010	C04
PLAN DEMOLITION	A1050	C01
PLAN BASEMENT	A2201	C07
PLAN GROUND-1	A2202	C07
PLAN GROUND	A2203	C07
PLAN LEVEL 01	A2204	C06
PLAN ROOF	A2205	C06

ELEVATION: NORTH	A3101	C04
ELEVATION: SOUTH	A3102	C04
ELEVATION: EAST	A3103	C04
ELEVATION: WEST	A3104	C04
SECTION: A	A3201	C04
SECTION: B	A3202	C04

1.4 Exclusions

The content of this report relates only to the matters directly nominated in this report and does not assess / include the following –

- Any parts of the BCA or standards not directly referenced by this report.
- Any federal, state, and local: policies / guidelines / legislations (except where directly referenced by this report).
- Assessment for NDIS / SDA.
- Disability Discrimination Act 1992 (DDA focuses on results. Does not offer prescriptive compliance options).
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Gradients and crossfalls for ramps, landings and walkways unless provided on referenced drawings.
- Services & equipment operating capacity &/or design.
- Any loose furniture shown on plan is treated as indicative only. The person/s responsible for furnishing the building should ensure their furnishing layout/s do not cause AS 1428.1-2009 circulation deficiencies.

1.5 Building Classification Assessment

Listed below is our assessment of the relevant BCA classification(s) in relation to the subject building.

BCA Building Classification(s)*:	Class 2	Residential units
	Class 7a	Carparking

Note (*) - BCA Consultant / Registered Building Surveyor shall have the final say in determining building classifications.

1.6 National Construction Code 2022

The National Construction Code (NCC) 2022 is due for release and implementation on 01 September 2022. Whilst this Code is currently in draft for public comment, it is known that this is going to make reference to the updated revision of AS 1428.1, being the 2021 edition and AS2890.6 (2021).

The finalised version of NCC 2022 will be released late-2022. In accordance with the Environmental Planning and Assessment Regulation 2000, the NCC edition applicable to a development is determined based on the date of application for a Construction Certificate.

Construction Certificate applications made after 01 September 2022 shall be subject to the provisions of accessible housing requirements of NCC 2022, having major implications for Class 2 buildings.

Additionally, the NCC will have a new structure and format as part of the ABCB's Improved NCC useability initiative, delivering a more user-friendly and digitally-contemporary code. The structure and formatting of our design reports will be amended to align with these provisions at the relevant time.

2.0 TECHNICAL ASSESSMENT & COMMENTARY - BCA

2.1 General

This section incorporates the access related provisions contained in the BCA (Parts D3, Cl. E3.6, F2.4 & F2.9) and as also contained in the Premises Standards (Schedule 1). A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

Alongside each clause heading, compliance shall be indicated by using one (or more) of the following compliance categories –

Complies	Indicates that Deemed-to-Satisfy design compliance is achieved.
Does not comply	Indicates that a Deemed-to-Satisfy compliance departure/s is noted. Resolution options are provided.
Not applicable	Not applicable or not directly relevant.
Design Detail	Compliance commentary is provided. Such should not be considered deficiencies but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.
For Info	General informational commentary.

2.2 Part D3: Access For People With Disabilities

Clause D3.1: General building access requirements

Buildings and parts of buildings must be accessible (unless exempt by Clause D3.4) as required by Table D3.1 and as summarised below:

Class 2 - Common areas

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.

Where a passenger lift is installed, access is required to the entrance doorway of each SOU, and to/within spaces for use in common by the residents; located on levels served by the lift.

Class 7a - carpark

To and within any level containing accessible carparking.

Compliance Status	
Design Detail	<p>Access is required to the entry door of each unit on all levels, and too and throughout common features.</p> <p>Minor design considerations for CC as follow;</p> <ul style="list-style-type: none"> - Ensure that the door at the end of the corridor on the ground level lobby has compliant circulation to the inside face of the door. Alternatively, seek a <i>Performance Solution</i> at Construction Certificate phase to demonstrate suitability of the current design placing reliance on the provision of an automatic door opening device. <p>To the extent of the detailing provided, compliance indicated and readily achievable.</p>

Clause D3.2: Access to building

An accessway must be provided to a building required to be accessible:

- 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.

An accessway must be provided through the principal pedestrian entrance, and:

- 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.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Compliance Status	
Complies	Access required from the main pedestrian entry at the allotment boundary (to both building entries, as indicated). To the extent of the detailing provided, compliance indicated and readily achievable.

Clause D3.3: Parts of building to be accessible

In a building required to be accessible:

- every ramp & walkway (*except if fire-isolated*) must comply with Clause 10 of AS1428.1-2009;
- every stairway (*except if fire-isolated*) must comply with Clause 11 of AS1428.1-2009;
- all fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS1428.1-2009;
- passing spaces must be provided as per Clause 6.4 of AS 1428.1-2009 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available;
- turning spaces must be provided as per Clause 6.5 of AS 1428.1-2009 as follows:
 - Within 2m of the end of accessways; and
 - At maximum 20m intervals along the accessway.
- carpet installed in an accessway must comply with clause D3.3(g) and (h).

Compliance Status	
Design Detail	<p><u>Ramps and Stairs</u></p> <p>Ramps and stairs are to be designed to generally accord with the provisions of Clause 10 and 11 of AS 1428.1-2009, noting that there are less features required for stairs indicated as being fire-isolated. It is understood that the proposed stairs are all <u>non</u>-fire-isolated and are therefore required to have all features provided. Features such as gradients, landings, edge protection, handrails with projections / extensions and terminations, nosings and TGSIs are to form part of the construction documentation.</p> <p><u>Turning spaces</u></p> <p>A 1540mm x 2070mm turning space is required to corridor on Ground-1 lobby running adjacent to the car lift and to the Corridor on Basement level running between the service rooms. Alternatively, seek a <i>Performance Solution</i> at Construction Certificate phase to demonstrate suitability of the current design having regard to building function and use.</p> <p>To the extent of the detailing provided, compliance indicated and readily achievable.</p>

Clause D3.4: Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used or would pose a health or safety risk for people with a disability; such area is not required to be accessible.

Compliance Status	
For Info	Informational Clause

Clause D3.5: Accessible carparking

Accessible carparking spaces complying with AS 2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and/or a carparking area on the same allotment as a building required to be accessible.

Concession – The following exemptions occur under this clause:

- No accessible carspaces are required where a carparking service is provided and direct access to any of the carparking spaces is not available to the public
- Accessible carparking spaces need not be designated where there is a total of not more than 5m carparking spaces, so as to restrict the use of the carparking space only for people with a disability.

Compliance Status	
For Info	<p>This Clause does not compel a Class 2 building to provide accessible car parking spaces.</p> <p>Refer to Part 3.0 for carparking requirements associated with the Adaptable Housing provisions.</p>

Clause D3.6: Signage

In a building required to be accessible, braille and tactile signage complying with BCA Spec D3.6 and AS 1428.1-2009 must be provided as follows –

- a. signage incorporating the international symbol of access must identify each sanitary facility (except those located within a Sole Occupancy Unit of a Class 1b or 3 building);
- b. identify each door required by BCA Clause E4.5 to be provided with an exit sign to state "Exit" and "Level" followed by the floor number;
- c. signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers (if being provided);
- d. signage in accordance with AS 1428.1-2009 must be provided for accessible unisex sanitary facilities to identify left or right handed use;
- e. signage to ambulant accessible facilities;
- f. directional signage where a pedestrian entrance is not accessible.
- g. directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.

Compliance Status	
Design Detail	<p>Braille and tactile signage shall be installed in this project as necessary, as may include the need for the following:</p> <ul style="list-style-type: none"> ▪ identify each door required by BCA Clause E4.5 to be provided with an exit sign which states the word "Exit" followed by "Level" followed by the floor number, as includes braille and tactile signing. <p>Compliance readily achievable subject to detailing at CC phase.</p>

Clause D3.7: Hearing augmentation

Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed.

Compliance Status	
Not applicable	Not applicable.

Clause D3.8: Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSIs) complying with Sections 1 & 2 of AS/NZS 1428.4.1:2009 shall be required to warn people who are blind or have a vision impairment that they are approaching:

- A stairway (other than fire-isolated),
- An escalator,
- A passenger conveyor or moving walkway,
- A ramp (other than fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp),
- In the absence of a suitable barrier, any overhead obstruction less than 2m above floor level,
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building (excluding pedestrian entrance serving an area exempt by Clause D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D3.4).

Compliance Status	
Design Detail	<p>The provision of this Clause applies only to stairs in common areas.</p> <p>TGSI's are to be provided to –</p> <ul style="list-style-type: none"> ▪ any overhead obstruction less than 2m above floor level (such as under the stairs). ▪ top and bottom of all stairways and ramps (excluding step ramps). <p>To the extent of the detailing provided, compliance indicated and readily achievable.</p>

Clause D3.9: Wheelchair seating spaces in Class 9b buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with Clause 18 of AS 1428.1-2009 must be provided in accordance with Table D3.9.

Compliance Status	
Not applicable	Not applicable – no Class 9b building parts.

Clause D3.10: Swimming pools

Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Clause D3.1 to be accessible.

Compliance Status	
Not applicable	Not applicable – private swimming pools proposed to G.-01 and G-0.2, not subject to the provisions of this Clause.

Clause D3.11: Ramps

On an accessway:

- a. a series of connected ramps must not have a combined vertical rise of more than 3.6m; and
- b. a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance Status	
For Info	No series of ramps proposed.

Clause D3.12: Glazing on accessway

On an accessway, 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 1428.1-2009.

Compliance Status	
Design Detail	Any proposed common area full height glazed doors, walls and sidelights shall be clearly marked in accordance with Clause 6.6 of AS 1428.1-2009.

2.3 Part E3: Lift Installations

Clause E3.6: Passenger lifts

Every passenger lift must:

- 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
- not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Compliance Status

Design Detail	<p>The passenger lift shall either be electric or electrohydraulic and shall incorporate the following features –</p> <ul style="list-style-type: none"> ▪ Handrail complying with the mandatory handrail provisions of AS 1735.12, ▪ Internal lift car floor dimensions must be for lift that travel less than 12m: 1,100mm (wide) x 1,400 (deep). ▪ Minimum clear door opening complying with AS 1735.12, ▪ Passenger protection system complying with AS 1735.12, ▪ Lift car and landing control buttons complying with AS 1735.12, ▪ Lighting in accordance with AS 1735.12, ▪ Where the lift serves more than 2 levels: <ul style="list-style-type: none"> - Automatic audible information within the lift car to identify the level each time the car stops, - Audible and visual indication at each lift landing to indicate the arrival of the lift car, <p>Audible information and audible indication required above is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500Hz.</p> <ul style="list-style-type: none"> ▪ 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. ▪ Lift call buttons at landings shall be no less than 500mm from an internal corner. <p>A design compliance certificate must be obtained from the lift designer / supplier to confirm compliance with the above requirements & AS 1735.12-1999.</p>
	<p>The low-rise, low-speed constant pressure lift shall not travel vertically more than 2000mm and shall incorporate the following features –</p> <ul style="list-style-type: none"> ▪ Handrail complying with the mandatory handrail provisions of AS 1735.12, ▪ Internal lift car floor dimensions must be 1,100mm (wide) x 1,400mm (deep), ▪ Minimum clear door opening complying with AS 1735.12. ▪ Automatic door opening, ▪ Passenger protection system complying with AS 1735.12, ▪ Lift landing doors at the upper landing, ▪ Lift car and landing control buttons complying with AS 1735.12, ▪ If enclosed lift – Lighting in accordance with AS 1735.12, ▪ 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. ▪ Lift call buttons at landings shall be no less than 500mm from an internal corner. <p>A design compliance certificate must be obtained from the lift designer / supplier to confirm compliance with the above requirements & AS 1735.12-1999.</p>

2.4 Part F2: Sanitary & Other Facilities

Clause F2.4: Accessible sanitary facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided in accessible parts of the building as required by 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 1428.1-2009 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 products.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1-2009.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex only.
- 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.
- Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations.
An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp.

Compliance Status

Not applicable

Not applicable.

Clause F2.9: Accessible adult change facilities

a. Accessible adult change facilities –

- (i) must be constructed in accordance with Specification F2.9; and
- (ii) cannot be combined with another sanitary compartment.

Compliance Status

Not applicable

Not applicable.

3.0 ADAPTABLE HOUSING - AS4299 – TECHNICAL REVIEW SUMMARY

The purpose of this report part is to identify any areas of non-compliance with the architectural design in terms of the AS 4299-1995 (Adaptable Housing) *Essential Class C* Requirements. The following table details the compliance status of the architectural design against the aforementioned criteria.

The table identifies compliance assessment outcomes into one of four (4) categories, as follows –

- Complies – Design compliance is achieved.
- Satisfied – Compliance is achieved through compliance with requirements detailed in Section 2.0 of this assessment report (BCA requirements).
- Does not comply – A compliance departure requires rectification. Resolution options are provided.
- Complies subject to – Commentary is provided. Such should not be considered deficiencies, but matters for compliance at relevant design &/or construction stage.

Note/s:

1. In line with the advice provided by *BBF Town Planners*, Council planning controls (Warringah DCP D18) are understood to have a requirement for adaptable units in developments with more than 5 units, being 10% of apartments being Type C adaptable (ie. 2 units are to be detailed as adaptable). It is understood that Unit G.01 is the intended adaptable unit.
2. Access criteria in the below summary may result in a cross-over between the Access requirements of BCA and AS4299 and are thereby satisfied by / noted as compliance with Part 2.0 of this report.

AS 4299 – Essential Class C Requirements	Clause No.	Commentary
DRAWINGS		
Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages along with a description of how the adaptation is to be achieved.	2.3	Pre and Post adaptation plans are required as part of the Construction Certification documentation, as includes the details of the adaptation process for Unit G.01.
SITING		
A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1.	3.3.2	Compliance indicated, subject to compliance with Part 2.0 of this report.
LETTERBOXES		
Letterboxes to be on hard standing area connected to an accessible pathway.	3.8	Letterbox location on a pedestrian accessway required.
PRIVATE CAR ACCOMMODATION		
<ul style="list-style-type: none"> ▪ Garage to have min. area 6.0m x 3.8m. ▪ A garage may be reduced if a hard-surfaced level outside space of minimum dimensions 5.4m x 3.8m is provided as a sheltered carpark, or can be provided in the future. 	3.7.2	<p>One (1) car space is required for the adaptable unit.</p> <p>Adaptable carparking can be detailed to comply with the provisions of AS 2890.6 (without the need to signpost as being an accessible space).</p>

AS 4299 – Essential Class C Requirements	Clause No.	Commentary
		<p>Alternatively, a single 5.4m X 3.8m space can be provided, as is indicated by Car Space 9 on Basement Level.</p> <p>A minimum 2.5m clear head height to be provided to the car space and adjacent shared zone.</p> <p>A minimum 2.2m clear head height to be provided to the vehicle entry way, as includes within the car lift.</p>
ACCESSIBLE ENTRY		
<ul style="list-style-type: none"> ▪ Accessible entry. ▪ Threshold to be low-level. ▪ Landing to enable wheelchair manoeuvrability. ▪ Accessible entry door to have 850mm min. clearance. ▪ Door lever handles and hardware to AS 1428.1 clause 11.1 door to be unlocked and opened with one hand. ▪ Where lever handles are provided, the clearance between the handle and the back plate or door face at the centre of the handle shall be between 35mm - 45mm. 	4.3.1 4.3.2 4.3.4	Details required to demonstrate compliance.
INTERIOR: GENERAL		
<ul style="list-style-type: none"> ▪ Internal doors of each of the adaptable housing units shall have a clear door opening width greater than 820mm. ▪ Internal corridors to be minimum width of 1m. ▪ Provision for compliance with AS 1428.1 for door approaches. 	4.3.3 4.3.7	Details required to demonstrate compliance.
LIVING ROOM & DINING ROOM		
<ul style="list-style-type: none"> ▪ Provision for circulation space of min. 2250mm diameter. ▪ A telephone outlet shall be provided adjacent to a GPO. ▪ Artificial lighting per AS1680.1. 	4.7.1 4.7.4 4.10	Details required to demonstrate compliance.
KITCHEN		
<ul style="list-style-type: none"> ▪ Minimum width 2.7m (1,550mm clear between benches). ▪ Provision for circulation at doors to comply with AS1428.1. ▪ Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to Figure 4.8. 	4.5.1 4.5.2 4.5.4 4.5.5 4.5.6 4.5.6(c) 4.5.6(e)	Details required to demonstrate compliance.

AS 4299 – Essential Class C Requirements	Clause No.	Commentary
<ul style="list-style-type: none"> Refrigerator adjacent to work surface. Kitchen sink adjustable to heights from 750mm to 850mm or replaceable. Kitchen sink bowl max. 150mm deep. Tap set capstan or lever handles or lever mixer. Tap set located within 300mm of front of sink. Cooktops to include either front or side controls with raised cross bars. Cooktops to include isolating switch or gas. stop valves which can be easily and safely operated while the cooktop is in use. Worksurface min. 800mm length adjacent to cooktop at same height. Oven located adjacent to an adjustable height or replaceable work surface. At least one double GPO within 300mm of front of worksurface. GPO for refrigerator to be easily reachable when the refrigerator is in its operating position. Slip-resistant floor surface. 	4.5.6(f) 4.5.7 4.5.8 4.5.11	
MAIN BEDROOM		
At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2.	4.6.1	Details required to demonstrate compliance.
BATHROOM		
<ul style="list-style-type: none"> Provision for bathroom area to comply with AS 1428.1; circulation spaces at doors and around WC pans, washbasins and showers shall be able to be provided without major plumbing changes. Slip-resistant floor surface. Shower recess-no hob. Min. size 1,160mm x 1,100mm to comply with AS1428.1 (refer Figures 4.6 and 4.7). Shower area waterproofed to AS3740 with floor to fall to waste. Recessed soap holder. Provision for adjustable, detachable hand-held shower rose mounted on a slider grabrail or fixed hook (plumbing & wall-strengthening provision). Provision for grabrail in shower (refer to Figure 4.7 in AS4299) to comply with AS1428.1. Taps sets to be capstan or lever handles with single outlet. Provision for washbasin with clearances to comply with AS1428.1. Double GPO beside mirror. 	4.4.1 4.4.2 4.4.4(f) 4.4.4(h)	Details required to demonstrate compliance.

AS 4299 – Essential Class C Requirements	Clause No.	Commentary
TOILET		
<ul style="list-style-type: none"> Provision of either ‘visitable toilet’ or accessible toilet. Provision to comply with AS 1428.1. Location of WC pan at correct distance from fixed walls. Provision for grab rail zone. Slip resistant floor surface. <p>Note – A visitable toilet is a toilet which has a space of minimum 1250mm in front of the toilet pan x 900mm wide clear of door swings and fixtures.</p>	4.4.1 4.4.2 4.4.3 4.4.4(h)	Details required to demonstrate compliance.
LAUNDRY		
<ul style="list-style-type: none"> Provision of circulation to laundry entry door. Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth). To have a slip-resistant floor surface. Double GPO. Provision for an automatic washing machine. Provision for a clothes drier mounted at a suitable height (preferably floor mounted) Where a clothesline is provided, an accessible path of travel shall be provided to the clothes line. 	4.8 4.8(a) 4.8(c) 4.8(d) 4.8(f) 4.8(g) 4.8(h)	Details required to demonstrate compliance.
DOOR LOCKS		
<ul style="list-style-type: none"> Doorways to have door hardware installed at 900mm - 1100mm above the finished floor. Doorways to feature lever or D-pull style door hardware. 	4.3.4	Compliance readily achievable.

4.0 CONCLUSION

This report identifies the compliance status of the architectural design with the following –

- a. Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019, Amendment 1.
- b. Accessibility related Australian Standards as referenced by BCA 2019, Amendment 1, as relevant to this project and as directly nominated in the report.
- c. Disability (Access to Premises — Buildings) Standards 2010.
- d. Disability (Access to Premises — Buildings) Amendment Standards 2020.
- e. AS 4299:1995 – Adaptable Housing - Class C requirements.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance in combination with the DTS provisions and Performance Requirements (by way of Performance Solutions) with the above codes.

Design adjustments needed where indicated in the report.