BCA + ACCESS COMPLIANCE ASSESSMENT REPORT

Building Code of Australia 2022

PROJECT:	8-28 The Corso, Manly
REF. No.:	NEW231103
DATE:	18/11/2023
CLIENT:	London Fashions Pty Ltd
CONTACT:	Con Nicola
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new crown consulting

COMPLIANCE RIGHT FROM THE START

London Fashions Pty Ltd
c/ Con Nicola of Henroth Investments
604/ 180 Ocean Street
Edgecliff NSW 2027
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BCA + Access Design Compliance Review
RE: 8-28 The Corso, Manly – Alterations and addition to Shops 4-7

This combined assessment for the National Construction Code assessment report, in specific of the Building Code of Australia 2022 (BCA), and the Premises Standards has been prepared by New Crown Consulting for London Fashions, and it relates to the alteration and addition works associated to the above-mentioned development.

If you require further clarification of this assessment, please do not hesitate to contact the undersigned.

Sincerely,

Mauricio Vera
Building Consultant
Building Surveyor (BDC 2854)
Email: mvera@newcrown.com.au
Phone No: 0451 078 790

Executive Summary

The evolving design documentation submitted at this stage of the design is detailed to the extent where the preparation of a comprehensive assessment report is achievable. This report is a preliminary/final version for Development Application stage and suitable to accompany the planning submission.

The items below have been considered potential compliance issues against the BCA provisions which could achieve compliance via design modification or through a justification via a Performance-Based Solution (PBS).

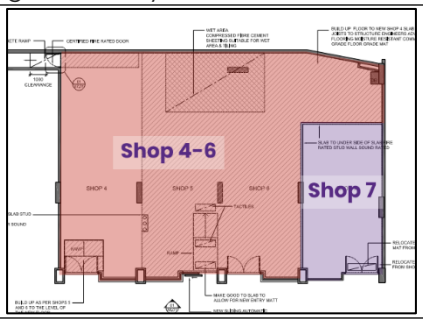
Item	Non-Compliance	Resolution	Performance Requirement	Clause	Assessment Method
1.	Absence of sanitary facilities	To be clarified / rectified.	F4P1	F4D4	--
2.	Entry ramp to be clarified and comply with AS1428.1, if necessary	To be clarified / rectified.	D1P1	D4D3	--

Project Profile

Introduction

Project No.	NEW 231103
Property Details	Shops 1-4, 8-28 The Corso, Manly
Client	London Fashions
Date	18/11/2023

Building Description

Proposed Works	Details
Number of Buildings	One (1)
Building Use	Classes 2 (residential), 7a (carpark), 5 (office), and 6 (retail)
Type of Construction	Type A
Rise in Storeys	Five (5)
Effective Height	More than 12m, less than 25m
Proposal	- Consolidation of Shops 4, 5, and 6 into a single tenancy. - Separation of Shop 7 into a single tenancy
Schematic	 

Accessible Areas

Level	Class	Description
Ground floor (Shop 4-6)	Class 5 (office)	To and within all areas
Ground floor (Shop 7)	Class 6 (retail)	To and within all areas

Applicable BCA

This report is based upon the assessment of the provided documentation against the BCA/NCC 2022 and the Premises Standards.

Exclusions / Limitations

This report relates to the BCA assessment against the Reviewed Documentation and excludes the following:

- Existing components of the premises unaffected by the new works.
- General (non-BCA) electrical, mechanical, hydraulic building services
- Service providers for gas, water, telecommunications, and electricity.
- Disability Discrimination Act (DDA) other than the Premises Standards.

- The building owner (end user) is aware that potential litigation based on the Disability Discrimination Act (DDA) is possible in a case-by- case basis and it can occur regardless of the compliant nature of the building.

Statement of Compliance

New Crown Consulting completed an assessment of the documentation for the subject proposed development against the relevant provisions of the BCA 2022. It is New Crown Consulting's professional opinion that the design complies, or is capable of complying, with the relevant provisions of the BCA 2022 subject to:

- Compliance with any condition of approval, and
- Certification of the installation of the nominated Essential Fire Safety Measures (EFSM)

Reviewed Documentation

The following Architectural Drawings prepared by Arii Smits, job No. 201158, dated 06/11/2023, was reviewed as part of this assessment.

Drawing No.	Title	Revision
A1.00	Existing plan	A
A2.00	Demolition plan	A
A3.00	Proposed plans	A
A6.01	Existing window elevation	A

Essential Fire Safety Measures (EFSM)

The following essential fire safety measures are considered required. The below table may require update as the design develops and option for compliance are confirmed. These services are extracted from the latest Fire Safety Statement, dated 18/05/2023.

Essential Fire Safety Measures (EFSM)	Standard of Performance	Existing EFSM	Proposed EFSM
Automatic fire suppression system	BCA spec E1.5 and AS 2118.1 – 1999, AS2118.2-1995. As modified by the FSEWR requiring Coles tenancy to be provided with fast response heads with an activation temperature of 68 degree Celsius and an RTI of 50m 0.5S0.5 based on a standard sprinkler grid layout.	☑	☑
Automatic Fire detection and alarm system	BCA Spec E2.2a & AS1670.1-2004, AS/NZS 1668.1-1998	☑	☑
Automatic fail-safe devices	BCA clause D2.19 and D2.21	☑	☐
Access panels, doors, and hoppers	BCA clause C3.13	☑	☐
Building occupation warning system	BCA Spec E1.5, BCA Spec. E2.2a & 1670.1-2001 – Clause 3.22	☑	☑
Emergency lighting	BCA clause E4.2, E4.4 and AS 2293.1 – 2005	☑	☑
Exit signs	BCA clauses E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005	☑	☑
Fire dampers	BCA clause C3.15, AS 1668.1 – 1998, AS 1668.1 and 2 – 1990	☑	☐
Mechanical air handling system	BCA clause E2.2, AS 1668.1 – 1998	☑	☐
Fire doors	BCA clause C3.2, C3.4. C3.5. C3.6, C3.7, C3.8, Spec C3.4 and AS1905.1-2005.	☑	☑
Fire hose reel system	BCA clause E1.4 and AS 2441 – 2005	☑	☑
Fire hydrant systems	BCA clause E1.3 and AS 2419.1 -2005	☑	☑
Fire seals and collars	BCA C3.15, C3.16 and AS 1530.4 – 2005	☑	☐
Lightweight construction	BCA clause C1.8, C3.17 and AS 1530.3 - 2005	☑	☑
Paths of travel	EP&A Reg 200 Clause 186	☑	☐
Portable fire extinguishers	BCA C:ause E1.6 & AS2444-2001	☑	☑
Required exit doors (power operated)	BCA clause D2.19	☑	☑
Wall wetting sprinklers and drencher systems	BCA clause C3.4 and AS 2118.2 – 1995	☑	☐
Glass spandrel	Scientific Fire Services report 80810-ce Rev 2.1, dated 19 October 2010	☑	☐
Smoke detectors and heat detectors	BCA spec E2.2a and AS 1670.1 – 2004, AS 1668.1 – 1998	☑	☑
Warning and operational signs	EP&A Reg 2000 Clause 183, BCA Clause C3.6, D2.23, E3.3 & H101.8	☑	☑
Smoke doors	BCA Clause C2.14 & Specification C2.5	☑	☐

Fire Resistance Levels (FRL's)

Specification S5C11 – Type A Construction: FRL of Building Elements

Item	Class 2	Class 5 & 7a	Class 6
Loadbearing External Walls			
- Less than 1.5m to a fire source feature	90/90/90	120/120/120	180/180/180
- 1.5 –less than 3m from a fire source feature	90/60/60	120/90/90	180/180/120
- 3m or more from a fire source feature	90/60/30	120/60/30	180/120/90
Non-Loadbearing External Walls			
- Less than 1.5m to a fire source feature	-/90/90	-/120/120	-/180/180
- 1.5 – less than 3m from a fire source feature	-/60/60	-/90/90	-/180/120
- 3m or more from a fire source feature	-/-/-	-/-/-	-/-/-
External Columns			
- Loadbearing	90/-/-	120/-/-	180/-/-
- Non-loadbearing	-/-/-	-/-/-	-/-/-
Common Walls & Fire Walls	90/90/90	120/120/120	180/180/180
Stair and Lift Shafts required to be fire-resisting			
- Loadbearing	90/90/90	120/120/120	180/120/120
- Non-loadbearing	-/90/90	-/120/120	-/120/120
Internal walls bounding sole occupancy units			
- Loadbearing	90/90/90	120/-/-	180/-/-
- Non-loadbearing	-/60/60	-/-/-	-/-/-
Internal walls bounding public corridors, public lobbies and the like:			
- Loadbearing	90/90/90	120/-/-	180/-/-
- Non-loadbearing	-/60/60	-/-/-	-/-/-
Ventilating, pipe, garbage and like shafts:			1
- Loadbearing	90/90/90	120/90/90	80/120/120
- Non-loadbearing	-/90/90	-/90/90	-/120/120
Other loadbearing internal walls, beams trusses and columns	90/-/-	120/-/-	180/-/-
Floors	90/90/90	120/120/120	180/180/180
Roofs	90/60/30	120/60/30	180/60/30

BCA Assessment – Alterations and Additions

BCA 2022 Assessment		
Clause	Reference	Comment
BCA/NCC	**Applicable BCA** For Crown Land development, the applicable version of the NCC is locked the date when the tenders for the main works were called to the market. On the other hand, for non-crown developments (CC/CDC) is the date when the CC/CDC application is lodged to the Certifier.	It is understood that the CC/CDC application form is lodged to the Certifier after the 01/05/2023, thus the applicable version is BCA 2022.
Part A6	**Building Classification** The buildings classifications identified are Class 2 (residential), 7a (carpark), 5 (office), and 6 (retail). - Class 5 (office): 2 hrs FRL - Class 6 (retail): 3 hrs FRL	Compliance is achievable. Architect and/or Specialists to note and comply. If Shop 7 (retail) comprises a floor area of more than 10% of the storey, thus a Class 6 must be adopted. Subsequently, a fire wall (3 hrs FRL) separating Class 5 and 6 tenancies would be necessary. Architect to clarify.
Part B1	**Structural Provisions** Structural engineer to confirm that the building/structure, associated materials and forms of construction will resist the loads determined by the Australian Standards included in this part.	Compliance is achievable. Structural Engineer to note and comply.
C2D2	**Type of Construction** The building is to be constructed of A Construction. Required FRL's to be in compliance with Specification 5.	Compliance is achievable. Structural Engineer and Fire Services Consultant to note and comply.
C2D3	**Calculation of rise in storeys** The rise in storeys is the greatest number of storeys at any part of the external walls of the building above the finished ground next to that part. It excludes a single level of plant room only, and any storeys completely below ground. From the information provided, the rise in storeys for the building has been determined as five (5).	Compliance is achievable. Architect and/or Specialist to note and comply.
C2D9	**Lightweight Construction** Any lightweight construction on elements that require an FRL can be used, however in compliance with this clause and Specification 6.	Compliance is achievable. Architect and/or Specialist to note and comply.
C2D10	**Non-combustible building elements**	Compliance is achievable. Architect and/or Specialist to note and comply.

	In a building required to be Type A Construction, external walls, common walls, fire resisting non-loadbearing internal walls, shafts, loadbearing internal walls and loadbearing fire walls, must be non-combustible (including façade covering, framing, insulation, sarking, internal lining, noggings, etc) Note: This clause outlines the list of materials that are considered non-combustible from the BCA point of view (i. e. plasterboard, fibrous-plaster sheets, fire-reinforced cement sheeting, pre-finished metal sheeting, some sarking materials, some bonded laminated materials, etc.)	Ensure any modification to external walls (i. e. new internal lining) is non-combustible.
C2D11	**Fire Hazard Properties** Fire hazard properties of new materials must comply with C2D11 of the BCA and Specification 7, including floor, walls and ceiling linings, air handling ductwork, insulations, sarking-type materials and attachments, or be considered non-combustible. - Flooring: Critical radiant flux of not less than 1.2kW/m2 (sprinkler protected buildings) - Walls & Ceilings: Group Material of 1, 2, or 3. - Any air-handling ductwork: As per AS4254.1-2021 & AS4254.2-2012. - Sarking: Flammability Index of 5 max. - Insulation: Spread of Flame of 5 max.	Compliance is achievable. Architect and/or Specialist to note and comply. **Proposed internal linings must comply with this clause. Fire test reports will be required to demonstrate compliance prior to construction.**
C3D13	**Separation of Equipment** Equipment comprising lift motors and control plant, emergency generators or central smoke control plant; boilers or batteries are required to be separated from the remainder of the building by construction achieving a FRL of 120/120/120 with openings protected by self-closing fire doors having an FRL of not less than (–/120/30). Note: Separation of on-site fire pumps must comply with the requirements of AS2419.1-2021.	Compliance is achievable. Architect and/or Specialist to note and comply. No services from this clause i. e. batteries are identified.
C3D14	**Electricity Supply System** A substation located within a building or main switchboard, which sustains emergency equipment, must be separated from the remainder of the building by construction achieving a FRL of not less than 120/120/120.	Compliance is achievable. Electrician to note and comply. Any main switch board must be enclosed in 2 hrs FRL construction. Confirm the existing installation is a distribution board (EDB) instead.
C4D13, C4D15	**Openings for Service Installation** Services (i. e. piping, cabling, ducting, etc) penetrating elements (i. e. slabs, walls, shafts) that require an FRL must be fire-stopped in accordance with this clause and Specification 13.	Compliance is achievable. Architect and/or Specialist to note and comply. Any new or modified service penetrating the slab must be fire stopped in accordance with this clause.

D2D3	**Number of exits required.** The building is required to have at least one (1) exits available to all occupants/areas to comply with this clause or due to travel distances purposes.	Compliance is achievable. Architect and/or Specialist to note and comply. One (1) exit is provided per tenancy, considered sufficient. Note: It is recommended to avoid works and reliance in the back corridor as an exit, as this is subject to existing non-compliances i. e. insufficient clear width of 900mm in lieu of 1000mm; it is not a true fire -isolated passage thus the existing fire door is not a true exit.
D2D5	**Travel Distances to & Between Exits** - Travel distances to an exit to be less than 40m, and less than 20m to a point of choice in accordance with this clause. - Travel distance between alternative exits (passing through the point of choice) to be less than 60m in accordance with this clause. - Travel distances on ground floor are to be measured to the true exit which is a point at which open sky is reached.	Compliance is achievable. Architect and/or Specialist to note and comply. Travel distances are compliant. Refer to mark up in Addendum A at the back of this report.
D2D7, D2D8, D2D9, D2D10, and D2D11	**Dimensions of Exits and Paths of Travel** - Required egress paths of travel to an exit must be provided with at least 1m clear width and 2m height. - Doorways to have at least 750mm clear width and 1980mm height (except where required for accessibility purposes that requires 850mm opening plus circulation spaces). - Aggregate exit width is to be calculated according to occupancy number from Clause D2D18. - Generally, 1m exit width (stair width) can accommodate egress up to 100 people, thus the stairs with 2m width (or more) must be provided with additional handrails where additional aggregated egress width is needed.	Compliance is achievable. Architect and/or Specialist to note and comply. - Exit doorways are provided with a clear width of at least 750mm, in compliance with this clause. - Each exit (each tenancy) can accommodate up to 100 people, which is considered sufficient. Note: Future fit-out must maintain 1m clear width egress path throughout all areas.
D2D18	**Number of Persons Accommodated** The numbers of expected occupants can be calculated with Table D2D18 based in floor area and area per person ratios. - Office: 10m2/person - Shop: 3m2/person	Compliance is achievable. Calculated population in accordance with Table D2D18 is as follows, considered suitable. - Office: 23 people - Shop: 15 people

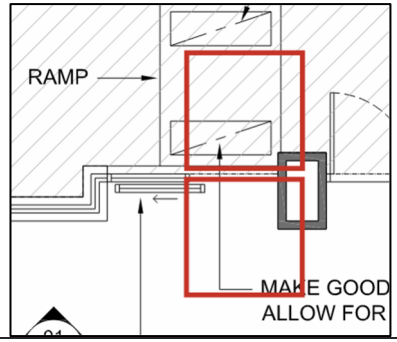
D3D15	**Landing and Slip Resistance** - Proposed landings at stairways & ramps are to achieve maximum gradient not exceeding 1:50 and be a minimum 750 long measured from the inside edge of the landing. - Slip resistance to be in accordance with Table D2.14 (P3-P4 to ramps if provided)	Compliance is achievable. Architect and/or Specialist to note and comply. If an entry ramp is necessary, slip resistance test reports will be required to demonstrate compliance.
D3D16	**Thresholds** - No step or ramp at any point closer to the door than the width of the door leaf. - If the building is required to be accessible the doorways that open to road or open space and must be provided with a threshold ramp or step ramp in accordance with AS1428.1-2009 (except for D4D5 exempted areas)	Compliance is achievable. Architect and/or Specialist to note and comply. Doorways will be level or provided with a compliant ramp if necessary.
D3D22	**Handrails** - Handrails required along one side and on both sides of stairs over 2m in width, 865mm above nosing's and be continuous. - Handrails must be accessible.	Compliance is achievable. Architect and/or Specialist to note and comply. If an entry ramp is necessary, this will be provided with handrails on both sides.
D3D24	**Doorways and Doors** - A doorway serving as a required exit (or forming part of a required exit) must not be revolving door, roller shutter or tilt door. - Can be fitted with a sliding door if it leads directly to open space and can be opened manually under a force of not more than 110N and be fitted with a fail-safe device if the door is power operated.	Compliance is achievable. Architect and/or Specialist to note and comply. Proposed exit doorways are in compliance with this clause (sliding, and hinged).
D3D25	**Swinging Doors** - Must not encroach more than 500mm into the required width of the stair or 100mm when fully open, and - Must swing in the direction of egress, unless serving a tenancy with not more than 200m2. .	Compliance is achievable. Architect and/or Specialist to note and comply. - Shop 4-6 tenancy has a floor area over 200m2, however provided with a sliding doorway. - Shop 7 tenancy has a floor area under 200m2 thus doorway can remain swinging inwards.
D3D26	**Operation of Latch** Door latching (new doors) to be located 900-1100mm height and be openable with a single-handed downward action. It must be such that the hand must not slip, i. e. "D" shaped handle and have a clearance between the handle and the back of the door of not less than 35 mm and not more than 45 mm. Note: Fail-safe unlock is possible if linked to a base building fire alarm system.	It is understood all doors will be operable without a key, provided with leaver handles and /or fail-safe device in compliance with this clause. Note: It is understood that the sliding doorway will be serviced by fail-safe device.
Part D4	**Access for People with Disabilities** Both tenancies are required to be accessible.	Refer to the Access assessment in the following Table.

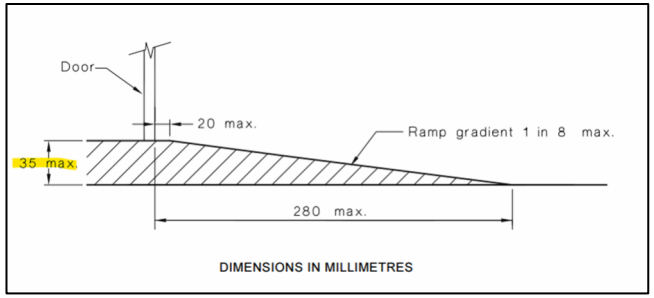
Part E1	**Fire Fighting Equipment** The following fire-fighting equipment are understood required: - Fire Hydrant System AS2419.1-2021 (Clause E1D2). - Fire Hose Reels System AS2441-2021 (Clause E1D3). - Sprinkler System (and drenchers) AS2118.1-2017 (Clause E1D5 to E1D13) - Portable Fire Extinguishers AS2444-2001 (Clause E1D14).	Compliance is achievable. Architect and/or Specialist to note and comply. Fire Services Engineer to demonstrate coverage and compliance prior to Construction.
Part E2	**Smoke Hazard Management** The following smoke hazard management equipment is required: - Smoke detection and alarm system (Clause E2D8, E2D9)) - Mechanical air handling system (Clause E2D3)	Compliance is achievable. Architect and/or Specialist to note and comply. Fire Services Engineer to demonstrate coverage and compliance prior to Construction.
Part E4	**Emergency Lighting, Exit Signs and Warning Systems** The following warning systems are required: - Emergency lighting AS2293.1-2018 (Clause E4D2) - Exit signs AS2293.1-2018 (Clause E4D5) - Building Occupation Warning System (Clause E4D9)	Compliance is achievable. Architect and/or Specialist to note and comply. Electrical Engineer to demonstrate coverage and compliance prior to Construction.
F4D2	**Sanitary Facilities** Sanitary facilities must be provided in accordance with Clause F4D4. - Male and female sanitary facilities are to be separated (not unisex unless accessible toilet) unless not more than 10 staff is allowed for. - Where clear space between closet pan and doorway is less than 1.2m, doors must open outwards, slide or be readily removable from outside. Doors to accessible toilets are required to be provided with lift-off hinges to the doors irrespective of distance between pan and doorway.	Compliance is required. Architect and/or Specialist to note and comply. Currently no sanitary facilities are provided, thus required to be rectified. Note: Accessible toilet will be necessary once facilities are provided.
F5D2	**Ceiling Height** - Rooms and spaces: 2.4m min. - Corridors: 2.1m min. - Bathrooms, storerooms, etc: 2.1m min. - Stairways, ramps, landings or the like: 2.0m min.	Compliance is achievable. Architect and/or Specialist to note and comply. All areas are shown with a ceiling height of more than 2.4m.

Part F6	**Light and Ventilation** - Provision of natural light is not required to offices and shops. . - Artificial lighting to be in-compliance with AS1680.0-2009. - The building will be provided with natural ventilation or mechanical ventilation in compliance with AS1668.2-2012 & AS3666.1-2011. Note: Future WC's must not open directly to workspaces occupied by more than one person – ensure screening from view is provided otherwise. It is understood that future WC's will be mechanically ventilated.	Compliance is achievable. Architect and/or Specialist to note and comply.
Energy Efficiency	**Energy Efficiency** BCA Section J (Energy Efficiency) assessment is required from an Accredited ESD Consultant and / or relevant Services Consultant.	It is understood that the tenancies will remain provided with AC system. ESD Consultant to assess and advice compliance against BCA Section J.

Access Assessment – Alterations and Additions

BCA 2022 Access Assessment & Premises Standards	
Reference (Clauses)	Comment
1. Site entrances (NCC D4D3 & AS1428.1) An accessway (i. e. continuous accessible path of travel, compliant with AS1428.1) is required as follows: - To/from the main points of a pedestrian entry at the allotment boundary; and - To/from another accessible building connected by a pedestrian link; and - To/from any required accessible carparking space on the allotment. It is also expected that any new works, walkways, communication stairs and ramps serving the building are compliant with NCC D4D4 & AS1428.1.	Compliance readily achievable. Single entrances to each tenancy are directly from the site boundary, this via a level surface, and a potential compliant ramp will be provided (Shop 4-6) if necessary.
2. Principal Pedestrian Entrance (NCC D4D2, D4D3 & AS1428.1) An accessible entry into the building is required as follows: - Through the principal pedestrian entrance (of the building or part) - Through 50% minimum of all pedestrian entrances (not including D4D5 exempt areas) - Non-accessible pedestrian entrances are to be located not further than 50m from the accessible one for building with 500m2 total floor area or more (not including D4D5 exempt areas). - Accessible pedestrian entrance provided with multiple doorways: Not less than 1 is to be accessible (if not more than 3 doorways provided) Not less than 50% are to be accessible (if more than 3 doorways provided). Note: Best practice is to design all doorways accessible to avoid confusion and additional accessible signage. - Accessible entrances are to have a clear circulation space on both sides of doorways. This must be level and include 850mm minimum clear door opening, compliant with AS1428.1. - Door controls are to be in compliance with AS1428.1.	Compliance readily achievable. Single entrances to each tenancy are directly from the site boundary, this via a level surface, and a potential compliant ramp will be provided (Shop 4-6) if necessary. Both entrances are provided with a door leaf capable to accommodate a clear width of at least 850mm.
3. Affected Part to existing buildings (Premises Standards Part 2.1-1-b, Clause D3D2 & AS1428.1) The "affected part" upgrade is applicable to existing buildings. This is triggered when new works to existing buildings are approved, and it comprises a required accessway from the principal pedestrian entrance to the new works. - The "affected part" is required to be compliant with AS1428.1-2009, and AS1735.12 if passenger lift are included. Note: The Certifying Authority is in charge to enforce the Affected Part upgrade at building approval stage (CC/CDC/Crown).	Compliance readily achievable. New works of each tenancy include the entrances, thus internal alterations already include the Affected Parts.

4. Flooring and Surfaces (NCC D4D2, D4D4 & AS1428.1) Ground/floor surfaces within the accessway require the following: - Abutment between surfaces to be level or with a maximum tolerance of 3mm (vertical) or 5mm (bevelled/rounded) edges. - Carpet pile height to be not greater than 6 mm, and carpet backing thickness to be not greater than 4 mm (10mm in total). - Grates with openings to be 13mm maximum diameter (circular shapes), 13mm maximum wide (slotted) and placed with the longer dimensions traverse to the main direction of travel. If slotted openings are 8mm maximum the grate / heelguard can continue across the width of the walkway. - Flooring to be slip resistant in compliance with NCC Table D3D15, AS4586 and Australian Standards Handbooks HB 197 & HB 198 (wet pendulum method) to suit context/location.	Compliance readily achievable. From the information provided, the proposed flooring will be level, flush with abutment surfaces, without drainage strips, and slip resistant. Test reports demonstrating slip resistance of all different flooring will be required prior to construction. - Internal areas: P1 (P2 transitional recommended) - Potential entry ramp: P4 (steeper than 1:14), or P3 (not steeper than 1:14).
5. Doorways (NCC D4D2, D4D4 & AS1428.1) Doorways on accessways require the following: - Minimum 850mm clear door opening width of the active leaf (typically 920mm door leaf) - Level (1:40 gradient max), step-free, and clear door circulation space on both sides of the door. - If double leaf doors are proposed, at least one of them must active and compliant. - Minimum 30% luminance contrast between doorway openings and adjacent surfaces. - Circulation spaces at doorways depend on the door nature (swing/sliding) and side of approach. However, a clearance of 1500x1500mm on both sides of the door will achieve compliance. - Accessible doors, hardware, and controls are to comply with AS1428.1. - Accessible doors are to be lightweight (20N) otherwise power-operated with accessible controls.	Compliance readily achievable. From the information provided, the design is capable of compliance subject to final review prior to construction. Proposed sliding doorways does not have sufficient latch side clearance due to a structural column obstruction, thus this is proposed to be power operated. Door control (push button) will be provided in compliance with AS1428.1. 

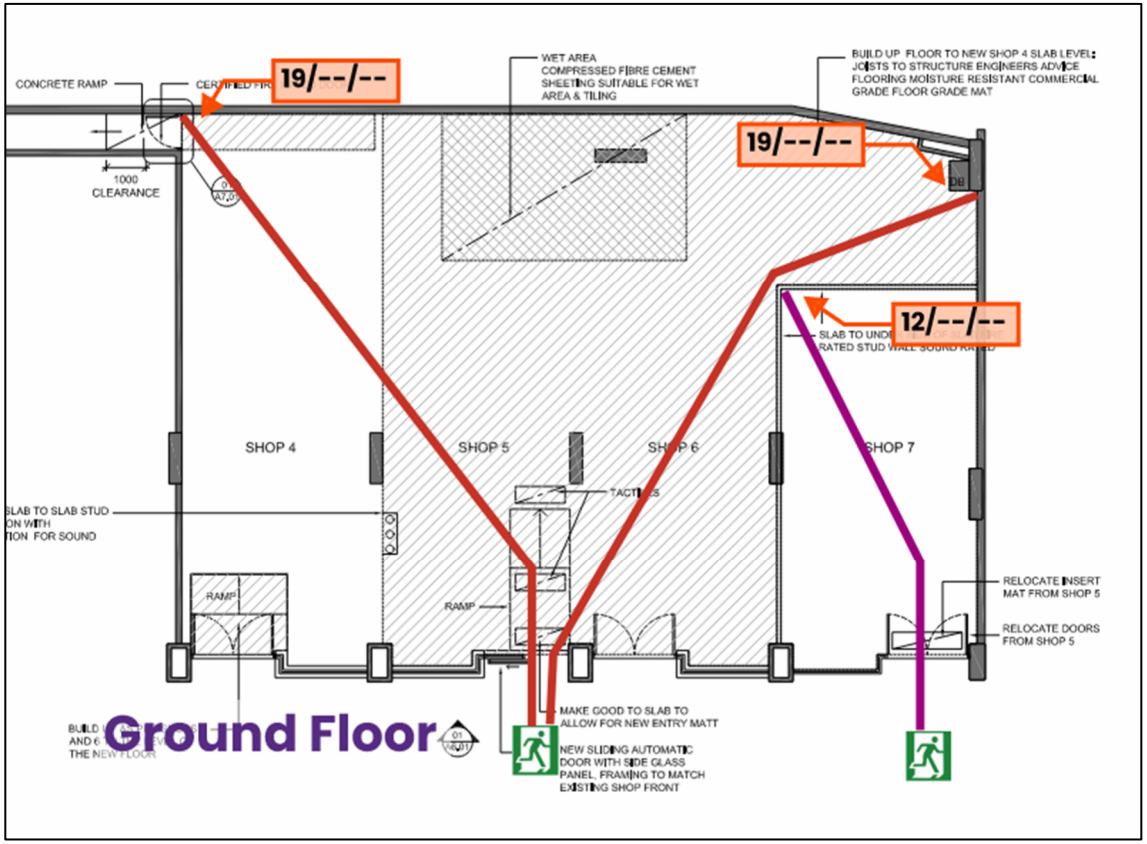
6. Path of Travel - Ramps (NCC D4D4, D4D12 & AS1428.1) Accessible ramps require the following: - Ramps are to be compliant with AS 1428.1, Cl 10 (except ramps to/from exempt areas). - Connected ramps must not have a combined vertical rise of more than 3.6m; and - Step-ramps landings must not overlap a landing for another step ramp or ramp. - Maximum 1:14 gradients, landings every 9m maximum, and landing dimensions to it the required turning i. e. 1200mm min (general); 1500mm (90˚ turn), 1540mm (180˚ turn). - Suitable setback to allow handrail extension and turning not protruding over traverse path of travel constituting a safety hazard i. e. 900mm (from site boundary), 400mm min. (paths of travel). - Clear width dimensions to allow for 1000mm minimum required access and/or egress path with suitably sized landings in addition to space for required handrails on both sides, compliant with AS1428.1. - Continuous handrails and kerb-rails on both sides in compliance with AS1428.1. - Tactile ground surface indicators (TGSI's) provided at top and bottom landings in compliance with AS 1428.4.1. - Step ramps to have a 1:10 maximum gradient, 190mm maximum vertical raise, and be compliant with Cl 10.6 of AS1428.1. - Threshold ramps to have a 1:8 maximum gradient, 35mm maximum vertical raise, and be compliant with Cl 10.5.	Compliance readily achievable. Currently it is unclear if an entry ramp would be necessary. It is expected that if new flooring cannot be level to existing RL's outside Shop 4-6, a threshold ramp may suffice (up to 35mm level difference), in compliance with AS1428.1 Cl 10. 
7. Paths of Travel – walkways (NCC D4D4 & AS1428.1) Accessible walkways require the following: - Walkways to comply with Cl 10 of AS 1428.1. - Maximum 1:20 gradient, landings at every 15m maximum, landing dimensions to comply with AS1428.1. - Minimal cross-fall and level transitions is necessary, care is to be taken between different slip resistant flooring, traversable surfaces, level landing, level door circulation spaces and edge protection on any exposed sides i. e. handrails, kerbs, kerb-rails, low walls/barriers compliant with AS1428.1.	Compliance readily achievable. From the information provided, the design is capable of compliance subject to final review prior to construction. The proposed tenancies will have an open plan with level surfaces, in compliance with this clause.
8. Signage (NCC D4D7, Specification 15, Specification 27 & AS1428.1) Accessible signage requires the following: - Braille and tactile signage fixtures complying with NCC Specification D4D7 - To incorporate the international symbol of access or deafness, as appropriate, and to identify each: - Sanitary facilities such as accessible toilets, accessible showers, ambulant toilets and accessible adult change facilities. - Spaces with a hearing augmentation system.	Compliance readily achievable. From the information provided, the design is capable of compliance subject to final review prior to construction. Accessible exit signage is required to both tenancies.

- Nominated exits to be provided with an exit sign and state "Exit" and "Level" and either the floor level number, or floor level descriptor, or a combination of both. - Accessible carparking spaces compliant with NCC D4D6 and AS2890.6. Note: Additional signage i. e. wayfinding or directional, supporting the statutory signage requirements are outside this access scope.	
9. Hearing Augmentation (NCC D4D8) Hearing augmentation system requires to be installed as following: - Where an inbuilt amplification system (other than emergency warning) is proposed. - In a room in a Class 9b building, or in an auditorium, conference room, meeting room or room for judicatory purposes. - In any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. - System type and minimum coverage area is to be in compliance with NCC D4D8. 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 emergency warning).	Compliance readily achievable. If an inbuild amplification system is proposed i. e. take a number system, a hearing augmentation would be necessary. Note: To be reviewed prior to construction.
10. Glazing (NCC D4D13 & AS1428.1) Visual indicators are required as following: - On an accessway where there is no chair rail, handrail or transom, frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening. - Solid and non-transparent Decal strips across the gazing, of 75mm wide minimum, and installed 900-1000mm height, in compliance with Cl 6.6 of AS1428.1.	Compliance readily achievable. From the information provided, the design is capable of compliance subject to final review prior to construction. Decal strips are to be provided at the front glass façade.

End of Table

Addendum A

Identified Exits & Travel Distances



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COMPLIANCE RIGHT FROM THE START