

BUILDING CONTROL GROUP



Address: **396-402 SYDNEY ROAD, BALGOWLAH**

Project: **PROPOSED MIXED-USE BUILDING**

Report: **ACCESSIBILITY REPORT FOR DA SUBMISSION**

Reference: 200096 – Access Report

Date: 26 May 2020

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DOCUMENT CONTROL



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TABLE OF CONTENTS

	PAGE
PART 1 BASIS OF ASSESSMENT	4
1.1 Location and Description.....	4
1.2 Purpose	4
1.3 Limitations	4
1.4 Relationship to the DDA.....	5
1.5 Organisational Responsibilities - DDA Act 1992.....	5
1.6 Design Documentation.....	6
1.7 Limitations	6
1.8 Disability (Access to Premises – Building) Standards 2010 (Premises Standard)	7
1.9 Application of the Access to Premises Standards.....	8
PART 2 BUILDING DESCRIPTION.....	9
2.1 Rise in Storeys (Clause C1.2)	9
2.2 Classification (Clause A3.2)	9
2.3 Areas required to be accessible	9
2.4 Adaptable and Livable Housing.....	10
PART 3 ACCESS FOR PEOPLE WITH A DISABILITY	11
3.1 Introduction.....	11
3.2 Apartment Design Guide Requirements (ADG / SEPP65)	11
3.3 Livable Housing Design Guidelines Requirements (LHDG / SEPP65).....	13
3.4 Council's Development Control Plan	17
3.5 AS4299 – Adaptability Assessment Summary.....	20
3.6 BCA Assessment Summary.....	25
PART 4 MATTERS FOR FURTHER CONSIDERATION	31
4.1 General.....	31
4.2 Design Specification (for CC stage)	31
PART 5 STATEMENT OF COMPLIANCE.....	34
ANNEXURE A	35
ANNEXURE B	35

PART 1 BASIS OF ASSESSMENT

1.1 Location and Description

The proposed building development, the subject of this report, is located at 396-402 Sydney Road Balgowlah, NSW and is a proposed mixed-use building comprising 12 units, a commercial/retail level, and 2 levels of basement car parking.

The allotment is accessible from Sydney Road to the South of the site, as indicative below.



Courtesy of Sixmaps

1.2 Purpose

The purpose of this report is to assess the existing building against the following Deemed-to-Satisfy provisions of BCA 2016 to clearly outline those areas where compliance is not achieved and provide recommendations to such areas to achieve relevant compliance:

- a) Part D3 – Access for People with a Disability;
- b) **Manly Development Control Plan 2013 (Northern Beaches Council);**
- c) **Livable Housing Design Guidelines, (Version 4 - 2017).**
- d) Clause E3.6 – Passenger Lifts;
- e) Clause F2.4 – Accessible Sanitary Facilities; and
- f) Related Australian Standards as applicable including AS1428.1-2009, AS1428.2-1992, AS1428.4.1- 2009, AS2890.3-1993, AS1680-1998, AS1680.1-2006, AS4586-2004.

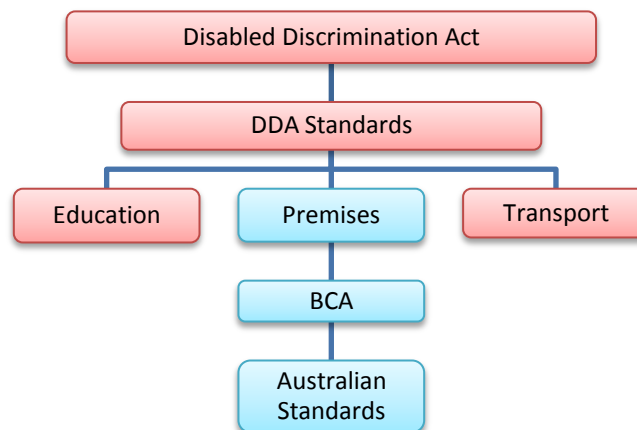
1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA and if this is required, a

separate report will be necessary. **Your attention is drawn to the BCA Assessment Report prepared by others.**

1.4 Relationship to the DDA

The Disability Discrimination Act 1992 (DDA) applies nationally and is complaint based. While the BCA is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged. The graph below indicates the current relationship of the BCA to the DDA



1.5 Organisational Responsibilities - DDA Act 1992

All organisations have a responsibility, under the Federal Disability Discrimination Act (DDA), to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an “associate” (such as a friend, carer or family member).

Disability is broadly defined and includes disabilities which are:

- physical;
- intellectual;
- psychiatric;
- neurological;
- cognitive or sensory (a hearing or vision impairment);
- learning difficulties;
- physical disfigurement; and
- the presence in the body of disease causing organisms.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community. Provisions apply to a wide range of life activities including:

- access to premises used by the public;

- education;
- provision of goods and services;
- employment;
- administration of Commonwealth laws and programs.

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided. The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

1.6 Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.7 Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for: -

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- (a) the Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2014 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- (b) BCA Sections B, C, E (except Clause E3.6), F (except Clause F2.4), G, H, I, J and Parts D1 and D2;
- (c) Demolition Standards not referred to by the BCA;
- (d) Work Health and Safety Act;
- (e) Construction Safety Act;
- (f) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- (g) Previous conditions of Development Consent issued by the Local Consent Authority; and
- (h) this report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA 2016.

1.8 Disability (Access to Premises – Building) Standards 2010 (Premises Standard)

On 15 March 2010 the Disability (Access to Premises - Buildings) Standards 2010, was tabled in Federal Parliament. These Standards have been under development for many years and significant public consultation has occurred during their development. The Premises standard has now been introduced on 1st May 2011 in line with an updated National Construction Code which will incorporate the Building Code of Australia and the National Plumbing Code.

The aim of the Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Standards will generally align with the BCA (see below) and reference a range of Australian Standards relating to access and other associated matters. The Disability (Access to Premises - Buildings) Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

This Access Appraisal incorporates the key elements of the Standards as well as additional access requirements to assist in achieving best practice in the provision of access for all to buildings.

The Building Code of Australia 2014, in conjunction with the DDA, applies to all new buildings, new building works to existing buildings and buildings undergoing significant refurbishment or alteration.

Provision of access for a person using a wheelchair or mobility aid is often considered to be an indication of effective design to the built environment. However, the majority of users of car parks, buildings and outdoor areas are pedestrians who also benefit greatly from wheelchair accessible design. Conversely, they can also be denied appropriate access if barriers are incorporated into designs.

In addition, older persons and people with disabilities within the community have a wide range of access needs that are not necessarily satisfied by just providing access for a person using a wheelchair. People also experience the effects of disability through impairment to:

- Sight;
- Hearing;
- Motor ability;
- Dexterity;
- Balance;
- Mental functioning etc.

Examples of a range of access challenges include:

- People who use wheelchairs face difficulties such as abrupt changes in levels (e.g. steps and steep slopes/gradients) and limited access under basins, benches and tables. They also need an increased circulation area, particularly at doorways and changes in direction.

- People who experience difficulty walking may have stiff hips, balance problems or uncoordinated movements which require attention to stairs and handrails, seating in waiting areas, slip resistant floor finishes and ramps with a gentle slope/gradient.
- People with manipulatory difficulties (finger or hand control) require appropriately selected handles, switches, buttons (in lifts) and taps to enable usage
- People with sensory disabilities, which affect either their hearing or vision, require clear, easy to understand signage and tactile indicators. This requires attention to a variety of factors including colour, contrast, print size, levels of illumination and the provision of appropriate communication systems in public areas.
- People with intellectual disabilities may have difficulty finding their way in new environments. Therefore, direct access routes and clear directional signage with graphics are important.

As a wide range of physical issues impact on the provision of access for people with disabilities, responsive design, incorporating a continuous accessible path of travel, needs to be equitable and therefore inclusive of the needs of all of the community. Access should cater for both pedestrians and users of wheelchairs and other mobility aids. In addition, consideration must be given to the needs of users who may require assistance from other people as well as assistance animals.

1.9 Application of the Access to Premises Standards

Under the relevant provisions of the Disability (Access to Premises – Buildings) Standards 2010, access for people with a disability to an affected part of a Class 3, 6 or 9b building is required to be provided. The “affected part” is the accessway from the principle pedestrian entrance to the area of the new works.

PART 2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

2.1 Rise in Storeys (Clause C1.2)

The building has a rise in storeys of five (5).

2.2 Classification (Clause A6.0)

The building has been classified as follows.

Class	Level	Description
7a	Basement 1 and 2	Carpark & Ancillary
6	Ground Floor	Commercial
2	Level 1 to Level 4	Residential

2.3 Areas required to be accessible

Under the provisions of Clause D3.1 of BCA 2016, the following areas of the building are required to be accessible:

Level	Area / Room	Description
Basement Levels 1, 2	Basement Levels	<i>To and within any level containing accessible carparking spaces. To and within common-use storage areas/rooms and lifts.</i>
Ground Floor Level	Retail tenancy and ancillary areas	<i>To and within all areas of the retail tenancy normally used by the occupants, (incl. staff) and associated accessible carparking. To and within all common areas used by the residential occupants, (incl. access to common-use garbage rooms).</i>
Levels 1 to Level 4.	Residential	<i>To and within all common areas used by the occupants, (incl. access to any common open space, external eating areas and any common-use garbage rooms/chutes).</i> <i>Access is to be provided up to the doorway of each sole occupancy unit (SOU) at the levels served by the passenger lift. However, not necessarily through such entrance doorways, unless they are adaptable units.</i>
All residential levels	Adaptable units and Livable units	<i>Designated adaptable and Livable units throughout the development.</i>

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA have been considered where applicable in the process of developing the above table.

2.4 Adaptable and Livable Housing

The following dwellings have been identified as addressing Council's DCP and SEPP 65 accessible design requirements.

Design	Location	Dwellings
Adaptable dwellings	Levels 1-3	<i>Dwellings 101, 201, 301</i>
Livable Dwellings	Levels 1-3	<i>Dwellings 101, 201, 301</i>

PART 3 ACCESS FOR PEOPLE WITH A DISABILITY

3.1 Introduction

The table below is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible as outlined in Part 2.3 of this report.

Access has been assessed against the relevant portions of the BCA and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following symbols:

Symbol	Description
✓	Compliance is achieved, and no further information is required.
✓	Specific details are not provided, but compliance can be readily achieved.
✗	From the documentation provided, compliance is not achieved.

3.2 Apartment Design Guide Requirements (ADG / SEPP65)

A comprehensive review of SEPP65 was finalised in 2015, this review included the overhaul of the Residential Flat Design Code into the Apartment Design Guide (ADG) and Livable Housing Design Guideline (LHDG). For apartment development applications lodged after 19 June 2015 and determined after 17 July 2015, the ADG, along with the changes to SEPP65 will apply.

The SEPP 65 Apartment Design Code requires the following in relation to adaptability / accessibility within a residential flat building:

1. Access, entries and pathways are accessible and easy to identify. Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces (page 67).
 - a) Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.
 - b) Minimise level changes along pathways and entries on ground floor and underground carpark.
 - c) Steps and ramps should be integrated into the overall building and landscape design.
 - d) For large developments "way finding" maps should be provided to assist visitors and residents.
 - e) For large developments electronic access and audio/video intercom should be provided to manage access.
2. Street frontage activity is maximised where ground floor apartments are located. Direct street access should be provided to ground floor apartments (page 109).
3. Developments achieve a benchmark of **20%** of the total apartments incorporating the Livable Housing Guideline's silver level universal design features. Note:

Universal design is different to adaptable housing, which is governed by AS4299 (page 119).

4. A variety of apartments with adaptable designs in accordance with the relevant council policy are provided including the following design solutions (page 119):-
- a) Convenient access to communal and public areas
 - b) Minimal structural change and residential amenity loss when adapted.
 - c) Larger carparking spaces for accessibility.

Outlined below is a detailed assessment of the proposal against the relevant provisions of the ADG / SEPP65, with reference to the requirements as numbered above:-

Item No:	Description	Compliance
	<p>1. Access, entries and pathways are accessible and easy to identify.</p> <p>Comment: <i>Residential entrances are easy to identify from the lobby. Level access to / from the carparking is achieved by lift/s.</i></p>	✓
	<p>2. Street frontage activity is maximised where ground floor apartments are located. Direct street access should be provided to ground floor apartments.</p> <p>Comment: <i>Livable dwellings are located on Levels 1-3. Street access has been provided to the main pedestrian entrance and via the internal lift from the basement.</i></p>	✓
	<p>3. 20% of Livable Housing Design Guidelines (LHDG) silver level universal design benchmark to be included in the development.</p> <p>Comment: <i>LHDG universal design features are required for this development and applicable to the parts of the building class not covered by the Disability Standards and BCA.</i></p>	✓
	<p>4. A variety of apartments with adaptable designs are provided.</p> <p>Comment: <i>Adaptable Housing to be provided according Council's policies. Design solutions to be included in the post adaption plans to ensure minimal structural change and residential amenity loss when adapted.</i></p>	✓

3.3 Livable Housing Design Guidelines Requirements (LHDG / SEPP65).

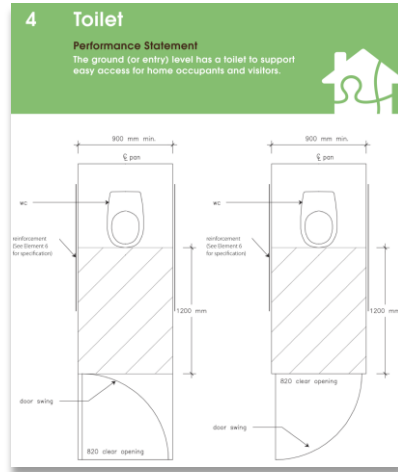
LHDG universal design features are required for Class 2 buildings and applicable to the parts of the building class not covered by the Disability Standards and BCA (Vol. 1 and 2).

The new ADG / SEPP65 is applicable for development applications lodged after 17th of July 2015 which requires a **benchmark of 20% of units** to be designed under the LHDG “**silver level**” universal design requirements. It is acknowledged that **four (3) units** are proposed, being 20%, (rounded up).

The following is a table detailing the **silver level** requirements for all apartments from the ***Livable Housing Design Guidelines, (Version 4 - 2017).***

Silver Level Livable Units			
Item	Design Requirement	Comment	Comply
1	DWELLING ACCESS		
(a)	Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. <i>Note: This provision <u>does not apply</u> where the average slope of the ground where the path would feature is steeper than 1:14.</i>	<i>A safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.</i>	✓
(b)	The path of travel referred to in (a) should have a minimum clear width of 1000mm and have: i. no steps; ii. an even, firm, slip resistant surface; iii. a crossfall of not more than 1:40; iv. a maximum pathway slope of 1:14 <i>Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</i>	<i>With respect of the accessway from Sydney Road, the path of travel referred to in (a) above is a minimum clear width of 1000mm and has no steps, an even, firm, slip resistant surface, a cross fall of not more than 1:40 and a maximum pathway slope of 1:14.</i>	✓
(c)	The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. <u>Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance,</u> the space should incorporate: i. minimum dimensions of at least 3200mm (width) x 5400mm (length);	<i>Not applicable to residential flat buildings.</i>	N/A

	<ul style="list-style-type: none"> ii. an even, firm and slip resistant surface; and iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen) 		
(d)	<p>A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> i. a maximum gradient of 1:10 ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width) iii. a maximum length of 1900m. 	<i>The entrance doorways to the building are expected to be level, with no need for step ramps.</i>	N/A
(e)	Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.	<i>There are no 'ramps' apparent at the pathways to the building.</i>	N/A
2	DWELLING ENTRANCE		
	A minimum clear opening width of 820mm.	<i>All units to show at least 850mm clear door openings.</i>	✓
	Ensure a level (step-free) transition.	<i>All units to have a "step free" entrance from their respective corridors.</i>	✓
	Ensure 5mm max. vertical tolerance between bevelled abutting surfaces.	<i>All applicable units to show level entrance. Flooring to comply with this requirement, achieved at Construction stage.</i>	✓
	Reasonable shelter from the weather.	<i>Access to all units are via sheltered common internal corridors.</i>	✓
	Provide 1200x1200mm level landings at entry doors.	<i>All units appear to show 1200x1200mm landing at their entry doorways.</i>	✓
	"Ramped threshold" (Fig 1b) allowed between 5-56mm height change.	<i>All units expected to have a level threshold entrance.</i>	✓
	Level & "step-free" entrance connected to the "safe and continuous pathway".	<i>All units to expected to have "step free" entrances connected directly to level common internal corridors.</i>	✓
	Waterproofing and termite management at entry door (as per NCC).	<i>If applicable, main entrance details to be provided at construction stage.</i>	✓

3	INTERNAL DOOR AND CORRIDORS		
	820mm clear door opening at entry-level rooms (living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment).	<i>All internal doors to the livable units are to be at least 820mm min clear width.</i>	✓
	5mm max. vertical tolerance between bevelled abutting surfaces.	<i>Units expected to have compliant abutting surfaces. To be demonstrated at construction stage.</i>	✓
	1000mm internal corridors at entry level rooms (living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment).	<i>Internal corridors are at least 1000mm clear widths.</i>	✓
4	TOILET		
	Toilet to be on entry level (or ground floor).	<i>All units have toilets at 'entry level'.</i>	✓
	If WC is located in a separate room. WC pan circulation space to be 900x1200mm front of WC (door not to encroach) (Fig 3a).	<i>If toilet is its own room, spatial allowances to be provided.</i>	✓
	If WC is located within a bathroom. WC pan circulation space to be in the <u>corner of the room</u> to enable installation of grabrails (door not to encroach) (Fig 3b).	<p>Toilets is to be provided with 900x1200mm clearance in front of the WC pan (door not to encroach) and located in the corner of the rooms.</p>  <p>4 Toilet Performance Statement The ground (or entry) level has a toilet to support easy access for home occupants and visitors.</p>	✓
5	SHOWER		
	Bathroom to have slip resistant and hobless shower recess (Easily removable shower screens allowed).	<i>Units are to be provided with a hobless shower recess. Shower screen can be provided, however to be easily removed. Slip test results and further details to be provided at construction stage, if necessary.</i>	✓

	Shower recess located in a room corner to enable the installation of grabrails.	<i>Shower recesses provided at the corners of the applicable bathrooms. Details to be provided at construction stage.</i>	✓
6	REINFORCEMENT ON WALLS		
	Walls to be constructed of solid masonry or concrete, otherwise to be reinforced to provide a fixing surface for the safe installation of grabrails.	<i>Details to be provided at construction stage.</i>	✓
	Fastenings/fixings to withstand 1100N min. in all directions.	<i>Details to be provided at construction stage.</i>	✓
	For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)	<i>Details to be provided at construction stage.</i>	✓
	For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)	<i>Details to be provided at construction stage.</i>	✓
	For hobless showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)	<i>Details to be provided at construction stage.</i>	✓
7	INTERNAL STAIRWAYS		
	A continuous handrail on one side of the stairway where there is a rise of more than 1m.	<i>No second or split-level units are proposed.</i>	

3.4 Council's Development Control Plan

The following table outlines the Council's accessibility requirements under the **Manly DCP 2013 (Part 3 - General Principles of Development)** and details an assessment of the proposal against the relevant provisions of the DCP:

Clause 3.6 Accessibility (Manly DCP 2013)

Item No:	Description	Compliance
3.6.3.1 Accessible (Adaptable) Accommodation Requirements	<p>a) Access in accordance with AS4299 - Adaptable Housing must be provided to at least 25 percent of dwellings within residential accommodation containing 4 or more dwellings.</p> <p>Comment: <i>It is acknowledged that three (3) of units are to be nominated as being adaptable (rounded down), being units 101, 201 and 301.</i></p> <p>b) The provision of any required Adaptable Housing needs to be demonstrated in the DA drawings. In particular, the following building features are to be included for adaptable housing:</p> <ul style="list-style-type: none"> • Provision of plans showing the dwelling in its pre-adaptation and post adaptation stages; • A continuous accessible path of travel from the car space to and within the adaptable dwelling and to common facilities; • Provision of an adaptable parking space of at least 3.8m wide; • Circulation space to allow potential wheelchair manoeuvrability externally and internally; • Modular kitchen cabinetry; • Easily adjustable bathroom facilities; • Easy to use laundry facilities; • Easy use of Garbage facilities by mobility impaired residents; and • Easy egress in case of emergency. <p>Comment: <i>See table below in this report for Class C level of adaptability for those nominated units.</i></p>	<p>✓</p> <p>✓</p>

<p>3.6.3.2 Car Parking Facilities</p>	<p>a) This plan specifies parking rates for people with disabilities (which may exceed the Building Code of Australia in certain circumstances). All development involving a new or refurbished building must provide parking for people with disabilities at a rate of at least 1 car parking space for development comprising at least 10 spaces and less than 50 spaces.</p> <p>Comment: <i>It is acknowledged that at three accessible car parking space is provided on B2 designed to AS2890.6-2009 in for those allocated for to the adaptable units.</i></p> <p>b) The car spaces must be identified and reserved at all times and be in the vicinity of lifts or as close as possible to public areas and facilities.</p> <p>Comment: <i>The car parking spaces provided on B2 designed to AS2890.6-2009 is to be identified and reserved at all times and is adjacent to the lifts.</i></p> <p>c) Parking spaces for people with disabilities should be used only by those entitled to use the spaces.</p> <p>Comment: <i>Operational management plan to be developed if applicable.</i></p> <p>d) Notices must be displayed in parking stations at the entrance and at each change in direction including the location of car parking spaces for people with disabilities and also detailing the maximum headroom for vehicles.</p> <p>Comment: <i>As applicable, to be detailed at the CC stage.</i></p>	<p>✓</p> <p>✓</p> <p>Note</p> <p>Note</p>
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3.6.3.3 Lifts	<p>a) In addition to the requirements in accordance with AS1735.12, the provision of a vertical lift is to be considered for all buildings containing adaptable housing as required in this plan. Building Code of Australia requirements for the lift dimensions are at least 1.1m by 1.4m</p> <p>Comment: <i>A unisex accessible facility is provided on the Ground Floor Level accessed from the residential lobby.</i></p>	✓
3.6.3.4 Sanitary Facilities	<p>a) At least one uni-sex sanitary facility accessible for a person with a disability must be provided in all new or refurbished buildings.</p> <p>Comment: <i>The lifts appear to be sized appropriately.</i></p>	✓
3.6.3.5 Continuous Accessible Path of travel	<p>a) In relation to all <u>new buildings</u>, a continuous accessible path of travel is required to:</p> <ul style="list-style-type: none"> the main entrance and exit points of the building; or the public areas of the building including colonnades, plazas, tunnels and bridges and to all shops, restaurants and other services of a retail or service nature <u>excluding</u> residential accommodation comprising less than 5 dwellings <p>b) In relation to <u>mixed use development</u>, a continuous accessible path of travel will be required to the main entrance and to the relevant floors of all residential buildings if it is proposed to use part of the building for an office, shop or other commercial use which would be open to the public.</p> <p>Comment: <i>Compliance is achieved in both respects above.</i></p>	✓
3.6.3.8 Fire Safety and Maintenance	<p>a) Fire isolated stairs are to provide handrails on both sides of stairs and contrast stripping on the edge of the stair nosing in accordance with AS1428.1 cl.10.</p> <p>Comment: <i>Fire isolated stairways to comply with the BCA clause D2.17 (vi) and clause 12 of AS1428.1.</i></p>	✓

3.5 AS4299 – Adaptability Assessment Summary

As stated above, Manly DCP 2013 requires that **at least 25% of dwellings within residential accommodation containing 4 or more dwellings** must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299 - 1995).

It is further acknowledged that **four (4) units** are to be designated adaptable units in the development. The following table details the requirements for the design of **Class C** adaptable units where all essential criteria, is required in accordance with Section 1, clause 1.2 (c) of AS4299-1995.

Item No.	Room/Item	Clause No.	Comment	Comply
	DRAWINGS			
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	<i>Pre-adaptation and post-adaptation stage plans provided.</i>	✓
	SITING			
3	A continuous accessible path of travel from the street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	<i>A continuous accessible pathway is provided from the street frontage to the west of the site and from accessible car parking spaces via the lifts.</i>	✓
	LETTERBOXES IN ESTATE DEVELOPMENTS			
11	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	<i>The residential letterboxes are likely to be located at the West of the site in the vicinity of the main entryway.</i>	✓
	PRIVATE CAR ACCOMMODATION			
14	Carparking space or garage min area 6.0 m x 3.8 m	3.7.2	<i>Every adaptable unit is to be allocated an accessible car parking space to either AS4299 or to AS2890.6 - 2009 on basement level B2.</i> <i>A mixture of the two standards are acknowledged.</i>	✓
	ACCESSIBLE ENTRY			
20	Accessible entry	4.3.1	<i>The main entrance foyer and entry door are to be accessible. The entry door to an adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1-2009. Details to be shown on the post adaption plan.</i>	✓

22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	<i>External pathways are to be compliant. Internal corridors are to be flat.</i>	✓
23	Threshold to be low-level	4.3.2	<i>Flat thresholds proposed.</i>	✓
24	Landing to enable wheelchair manoeuvrability	4.3.2	<i>The unit entry doors are internal to the building.</i>	✓
25	Accessible entry door to have 850mm min clearance	4.3.1	<i>The entry door to the adaptable units are to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1-2009. Details to be shown on the post adaption plan.</i>	✓
27	Door lever handles and hardware to AS 1428.1	4.3.4	<i>Door handles are to comply with AS1428.1-2009 at the CC stage.</i>	✓
	INTERIOR: GENERAL			
32	Internal doors to have 820 mm min clearance	4.3.3	<i>Internal doors are required to have a minimum clear opening of 820mm. Dimensions to be shown on the post adaption plan.</i>	✓
33	Internal corridors min. width of 1000 mm	4.3.7	<i>Internal corridors within the unit are to have a minimum width of 1000mm.</i>	✓
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	Circulation spaces at doorways within the unit are to comply with AS1428.1-2009 from both side of the doors. <i>Dimensions to be shown on the post adaption plan.</i>	✓
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	<i>A circulation space of min. 2250 mm diameter is to be made available in the living areas after the furniture has been placed. Details shown on the post adaption plan.</i>	✓
38	Telephone adjacent to GPO	4.7.4	<i>Telephone outlet adjacent to GPO in living/dining area to be indicated on post adaption plan.</i>	✓
41	Potential illumination level min. 300Lux	4.10	<i>Lighting to comply at CC stage.</i>	✓
	KITCHEN			
42	Minimum width 2.7 m (1550mm clear between benches)	4.5.2	<i>1550mm clearance is required in front of sink and appliances. Details shown on the post adaption plan.</i> Pre-installed service penetrations to be undertaken to facilitate adaptability.	✓

43	Provision for circulation at doors to comply with AS 1428.1	4.5.1	<i>No kitchen doors proposed.</i>	N/A
44	Provision for benches planned to include at least one work surface of 800 mm length , adjustable in height from 750 mm to 850 mm <u>or replaceable</u> . Refer to Figure 4.8	4.5.5	800 mm length work surface of indicated on post adaption plan.	✓
45	Refrigerator adjacent to work surface	4.5.5	<i>Refrigerator to be adjacent to the work surface and to be indicated on post adaption plan.</i>	✓
46	Kitchen sink adjustable to heights from 750 mm to 850 mm <u>or replaceable</u>	4.5.6	<i>The design is to allow for the removal of the cabinets under the sink and adjacent work surface. To be indicated on a post adaption plan.</i>	✓
47	Kitchen sink bowl max. 150mm deep	4.5.6	<i>Kitchen sink bowl to be max. 150mm deep, this item is noted as being able to be altered post adaption.</i>	✓
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	<i>Taps may be updated post adaption, with no works required at this stage.</i>	✓
49	Tap set located within 300 mm of front of sink	4.5.6(e)	<i>Taps may be updated post adaption, with no works required at this stage.</i>	✓
51	Cook tops to include either front or side controls with raised cross bars	4.5.7	<i>Cook top controls may be updated post adaption, with no works required at this stage.</i>	✓
52	Cook tops to include isolating switch	4.5.7	<i>Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use. Cook top may be updated post adaption, with no works proposed at this stage.</i>	✓
53	Work surface min. 800 mm length adjacent to cook top at same height	4.5.7	<i>Work surface adjacent to, and at the same height as the cook top of 800mm to be indicated on post adaption plan.</i>	✓
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	<i>The oven is to be adjacent to an 800mm wide work surface and to be indicated on post adaption plan.</i>	✓
59	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	<i>GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface. To be indicated on post adaption plan.</i>	✓

60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	<i>GPO for refrigerator to be easily reachable when the refrigerator is in its operating position. To be indicated on post adaption plans.</i>	✓
61	Slip-resistant floor surface	4.5.4	<i>Floors to be slip resistant to comply with AS3661.1. To be indicated on post adaption plans.</i>	✓
	MAIN BEDROOM			
62	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	<i>Turning space minimum 1540 x 2070mm required. To be indicated on post adaption plan.</i>	✓
	BATHROOM			
75	Provision for bathroom area to comply with AS 1428.1	4.4.1	<i>The bathroom area is to comply with Clause 15 of AS1428.1-2009. Shown as an accessible bathroom on a post adaption plan. Pre-installed service penetrations to be undertaken to facilitate adaptability.</i>	✓
76	Slip-resistant floor surface	4.4.2	<i>Floors to be slip resistant to comply with AS3661.1. To be indicated on a post adaption plan.</i>	✓
77	Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	4.4.4(f)	<i>Shower to be hob-less. The post adaption plans to show AS1428.1 compliant sizes and fitout.</i>	✓
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	<i>Entire bathroom to comply with AS3740.</i>	✓
79	Recessed soap holder	4.4.4(f)	<i>Soap holder to be recessed.</i>	✓
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	<i>Showerhead and taps to be located at a height and clearance compliant to AS1428.1. To be indicated on a post adaption plan.</i>	✓
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	<i>Provisioning to be provided. To be indicated on a post adaption plan.</i>	✓
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	4.4.4(h)	<i>Provisioning to be provided. To be indicated on a post adaption plan.</i>	✓

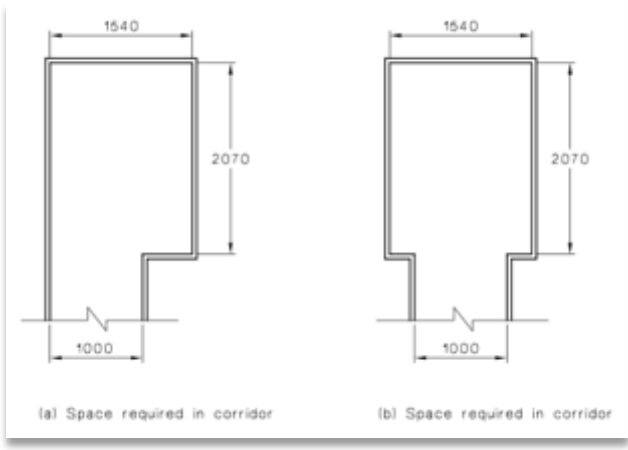
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	<i>Taps may be updated post adaption, with no works required at this stage.</i>	✓
88	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4(g)	<i>Taps may be updated post adaption, with no works required at this stage.</i>	✓
90	Double GPO beside mirror	4.4.4(d)	<i>Double GPO to be provided beside mirror. To be indicated on a post adaption plan.</i>	✓
	TOILET			
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	<i>Once adapted the housing unit will be provided with an accessible toilet. To be indicated on a post adaption plan.</i>	✓
93	Provision to comply with AS 1428.1	4.4.1	<i>The bathroom area is to comply with Clause 15 of AS1428.1-2009. To be indicated on a pre-adaption plan and shown as an accessible bathroom on a post adaption plan.</i>	✓
94	Location of WC pan at correct distance from fixed walls	4.4.3	<i>Pan to be located correct distances from the walls in accordance with AS1428.1-2009 at pre-adaption stage.</i>	✓
95	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h)	<i>Provisioning to be provided. To be indicated on a post adaption plan.</i>	✓
96	Slip resistant floor surf ace. (Vitreous tiles or similar)	4.4.2	<i>Floors to be slip resistant to comply with AS3661.1. To be indicated on a post adaption plan.</i>	✓
	LAUNDRY			
98	Circulation at doors to comply with AS 1428.1	4.8	<i>Doorways at laundries to have appropriate circulation spaces in accordance with AS 1428.1. To be shown on post adaptation plan.</i>	✓
99	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	<i>A minimum of 1550mm is required in front of the laundry appliances. To be updated on design documentation.</i>	✓
100	Provision for automatic washing machine	4.8(e)	<i>Space for an automatic washing machine is to be provided. To be indicated on a post adaption plan.</i>	✓
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	<i>No clothes line proposed.</i>	N/A
105	Double GPO	4.8(g)	<i>Double GPO to be provided in the laundry. To be</i>	✓

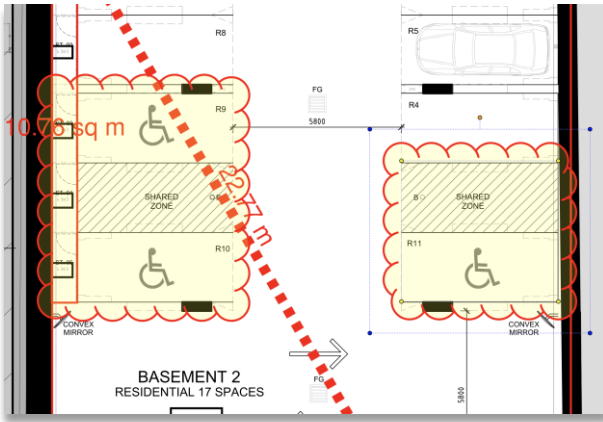
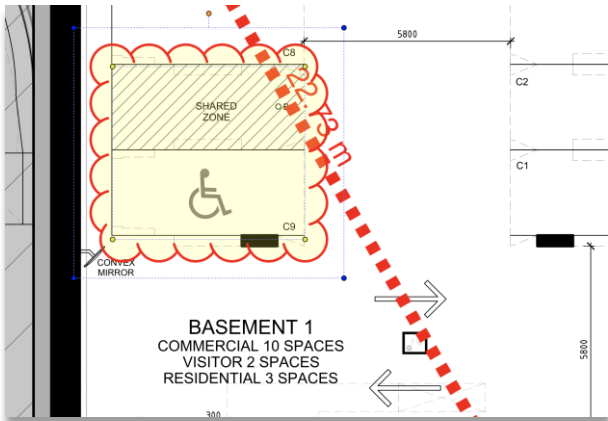
			<i>indicated on a post adaption plan.</i>	
108	Slip-resistant floor surface	4.9.1	<i>Floors to be slip resistant to comply with AS3661.1. To be indicated on a post adaption plan.</i>	✓
	DOOR LOCKS			
110	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	<i>Door hardware operable with one hand, located 900–1100mm above floor. To be indicated on post adaption plan.</i>	✓

3.6 BCA Assessment Summary

Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY		
D3.0: Deemed-to-Satisfy Provisions	Noted	-
D3.1: General Building Access Requirements	<p>Buildings or parts of buildings must be accessible as required below unless exempted under Clause D3.4. Accessible means having the features to enable use for persons with a disability.</p> <p>Class 2 (residential parts incl. external areas)</p> <ul style="list-style-type: none"> • All Common Areas (including storage areas/rooms); • All external common landscaped areas or communal open spaces to at least one type, including any seating /eating /play /clothes-drying areas; • Garbage room (where common to residents); • Any proposed common accessible sanitary facilities; • All lifts; • Any internal garbage chutes; • Common-use store rooms to corridors; • To the doorway of all sole-occupancy units served by a lift on that 'level'. <p>Class 7a (Car parking)</p> <ul style="list-style-type: none"> • Access is required to and within the level containing accessible car parking spaces via the lifts; • Resident garbage rooms and chutes; • Resident's storage cages/rooms. <p>When providing the accessway from any accessible carparking spaces to the SOU's, any grated drainage will need to be determined to ensure the grate openings are slotted and not greater than 13mm wide and their orientation is transverse to the dominant direction of travel or, the slotted openings can be less than 8mm wide and the length of the slots can continue across the widths of the path of travel. Refer to Clause 7.5 of AS1428.1-2009.</p>	<p>✓</p> <p>✓</p>

Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
	<p>Any accessway will also need to account for a pedestrian crossing or safe path of travel for persons with a disability using the carparking area.</p> <p>Class 6 (retail)</p> <ul style="list-style-type: none"> Access is required to and within all areas normally used by the occupants. 	✓
D3.2: Access to Buildings	<p>An accessway must be provided into the building from the main points of pedestrian entry at the allotment boundary as shown below. Please ensure the floor covering is compliant to AS1428.1-2009.</p> <p>An 'Accessway' means a continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.</p> <p>A 'Continuous accessible path of travel' is defined as an uninterrupted path of travel to, into or within a building providing access to all accessible facilities.</p> <p>The principal pedestrian entrance and not less than 50% of all pedestrian entrances into the building must be accessible, (including the principal entrance).</p> <p>All required accessways are to comply with AS1428.1-2009.</p> <p>Door openings that have multiple leaves (except an automatic door), one of the leaves is to have a minimum clear opening width of 850mm.</p>	✓
D3.3: Parts of Buildings to be Accessible	<p>Ramps, stairways, walkways, circulation spaces at doorways, door widths and accessible paths comply with AS1428.1-2009.</p> <p>Every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4 of the BCA, must comply with—</p> <ol style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1 ; and for a stairway, <u>except a fire-isolated stairway</u>, clause 11 of AS 1428.1; and The fire isolated stairways will need to comply with Clause 11.1(f) and (g) of AS1428.1-2009 which requires each tread to have a luminance contract strip which can be detailed on design documentation at the construction certificate stage. The fire-isolated stairways are required to have a handrail that maintains a 270-degree clearance for a continuous handhold in accordance with Clause 12 of AS1428.1-2009. <p>Every passenger lift must comply with E3.6 - See compliance commentary below.</p> <p>Accessways must have—</p>	✓

Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
	<p>a) passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of an accessway <u>where a direct line of sight is not available</u>; and</p> <p>b) turning spaces complying with AS 1428.1 —</p> <ol style="list-style-type: none"> within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and at maximum 20 m intervals along the accessway; and  <p>(a) Space required in corridor (b) Space required in corridor</p> <p>If applicable, landscaping accessway to have passing spaces.</p> <p>Furthermore, door circulation spaces also need to comply with the applicable part of Figure 31 from AS1428.1-2009.</p> <p><i>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</i></p>	<p>✓</p> <p>✓</p>
D3.4: Exemptions	<p>The following areas in the proposal are considered to not be accessible due to specific uses of the room or space:</p> <p>Any Plant rooms, Switch rooms, Waste rooms (if not common areas), storage rooms, (other than residential).</p>	Noted

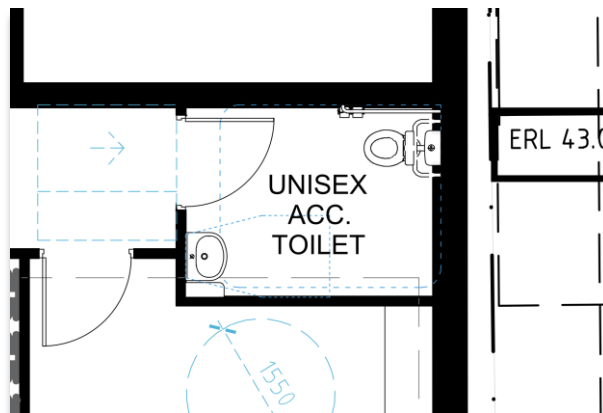
Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
D3.5: Accessible Car Parking	<p>Accessible car parking spaces must be provided in accordance with Table D3.5 of the BCA in the Class 7a part (carpark) and comply with AS/NZS 2890.6.</p> <p>Accessible car spaces are not required for Class 2 buildings. However, they have been provided due to Council's DCP requirements for Adaptable Housing.</p> <p>To this end, it is acknowledged that three (3) accessible car parking spaces are provided for each adaptable unit, on B2, as follows:</p>  <p>BASEMENT 2 RESIDENTIAL 17 SPACES</p> <p>Accessible car spaces are required for the Class 6 retail parts and have been provided in accordance with 1 space for every 50 carparking spaces or part thereof. See below to B1.</p>  <p>BASEMENT 1 COMMERCIAL 10 SPACES VISITOR 2 SPACES RESIDENTIAL 3 SPACES</p>	<p>✓</p> <p>✓</p>
D3.6: Signage	Braille and tactile signage complying with Specification D3.6 and incorporating the international symbols as appropriate must identify each sanitary facility and all accessible entrances where an entrance is not accessible.	✓
D3.8: Tactile Indicators	The fire-isolated stairs are not required to be provided with tactile indicators. The current proposal will require tactile ground surface indicators to stairways, ramps other than a step-ramp or kerb-ramp and where overhead obstructions are less than 2 metres in height.	✓

Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
D3.11: Ramps	If applicable, on an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must no overlap a landing for another step ramp or ramp.	✓
D3.12: Glazing on an 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. Your general attention is drawn to all glazed entrance foyers to residential building.	✓
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS		
1. Scope	Noted	-
2. Location of Braille and Tactile Signs	No details of braille and tactile signage – to be confirmed at CC stage	✓
3. Braille and Tactile Sign Specification	No details of braille and tactile signage – to be confirmed at CC stage	✓
4. Luminance-contrast	No details of braille and tactile signage – to be confirmed at CC stage	✓
5. Lighting	No details of braille and tactile signage – to be confirmed at CC stage	✓
6. Braille	No details of braille and tactile signage – to be confirmed at CC stage	✓

SECTION E: SERVICES AND EQUIPMENT		
PART E3 – LIFT INSTALLATIONS		
E3.0: Deemed-to-Satisfy Provisions	Noted	-
E3.6: Passenger Lifts	As the lifts serve the building with an effective height in excess of 12.0m the lifts must have a minimum internal dimension of 2000mm x 1400mm and be suitable for use by disabled persons as per Table E3.6a and Table E3.6 (b) of BCA2014 and AS1735.12. Your general attention is drawn to all lifts and the need to comply with the features as described in Table E3.6(b) of the BCA. <i>Further lift details to be provided at CC Stage.</i>	✓

SECTION F: HEALTH AND AMENITY		
PART F2 – SANITARY AND OTHER FACILITIES		
F2.0: Deemed-to-Satisfy Provisions	Noted	-
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<u>If a sanitary facility is to be provided to common areas for resident's use</u> , it must be an accessible unisex sanitary compartment to accessible parts of the building in accordance with Table F2.4(a). To this end, it is acknowledged that the WC below is to be accessible and designed in accordance with the following provisions from AS1428.1-2009. The details of compliance are to be represented on the plans at CC stage.	

SECTION F: HEALTH AND AMENITY



It is acknowledged that the retail tenancy at Ground floor Level is not provided with its own sanitary facilities at this stage.

Please provide commentary in this regard at the CC stage and advise if any facilities are to be provided as part of future fitout/s for the retail tenancy.

Where provided, the facilities must be accessible unisex sanitary compartments to in accordance with Table F2.4(a) and AS1428.1-2009.

Where the above is applicable, an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1-2009.

PART 4 MATTERS FOR FURTHER CONSIDERATION

4.1 General

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) has revealed the following areas where compliance with the BCA may require further consideration.

Part 3.2 of this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA.

Note: It is important that Part 3.2 of this report is read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

4.2 Design Specification (for CC stage)

Due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways (other than fire isolated stairways); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS/NZS 1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900mm and 1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant sanitary facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.

9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS/NZS 2890.6-2009.
13. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS/NZS 2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
14. Switches and power points will comply with Clause 14 of AS1428.1-2009.
15. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009.
16. Braille and tactile signage will comply with BCA2012 Clause D3.6.
17. Signage will to comply with Clause 8 of AS1428.1-2009.
18. The passenger lifts will comply with BCA2012 Table E3.6b and AS1735.12.
19. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
20. Any change in level that exceeds 3mm will be ramped in accordance with Clause 6 of AS1428.2.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Adaptable Housing Units

1. Adaptable Units will be provided with a car space capable of having dimensions of 3.8m wide x 5.4m in length and a height of 2.5m and be clear of any columns or alternatively an accessible car space in accordance with AS2890.6. All ground surfaces will be slip resistant to comply with AS3661.1.
2. Letterboxes will be on a hard stand area connected to an accessible pathway in accordance with Clause 3.8 of AS4299.
3. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299 and achieve 850mm clear width.
4. Door hardware will be compliant with AS1428.1 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.
5. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
6. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.

7. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.
8. A refrigerator will be adjacent to a work surface in accordance with Clause 4.5.5 of AS4299.
9. Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.
10. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
11. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
12. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(f) of AS4299.
13. The bathrooms will be waterproofed to comply with AS3740.
14. The soap holder will be recessed in accordance with Clause 4.4.4(f) of AS4299.
15. Showerheads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(f) of AS4299.
16. Provision for the installation of all grab rails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(h) of AS4299.
17. Provision for the installation of a washbasin with clearances as required by AS1428.1 will be provided in accordance with Clause 4.4.4(g) of AS4299.
18. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(d) of AS4299.
19. Provision for the toilet to comply with AS1428.1, will be provided, including locating the pan in the correct position, and the provision for the installation of all grab rails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS4299.
20. Where a clothes line is provided and accessible path of travel will be provided to this in accordance with Clause 4.8(a) of AS4299.
21. A double GPO will be provided in the laundry, as will a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
22. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.

PART 5 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3.2 of this report) with those documents.

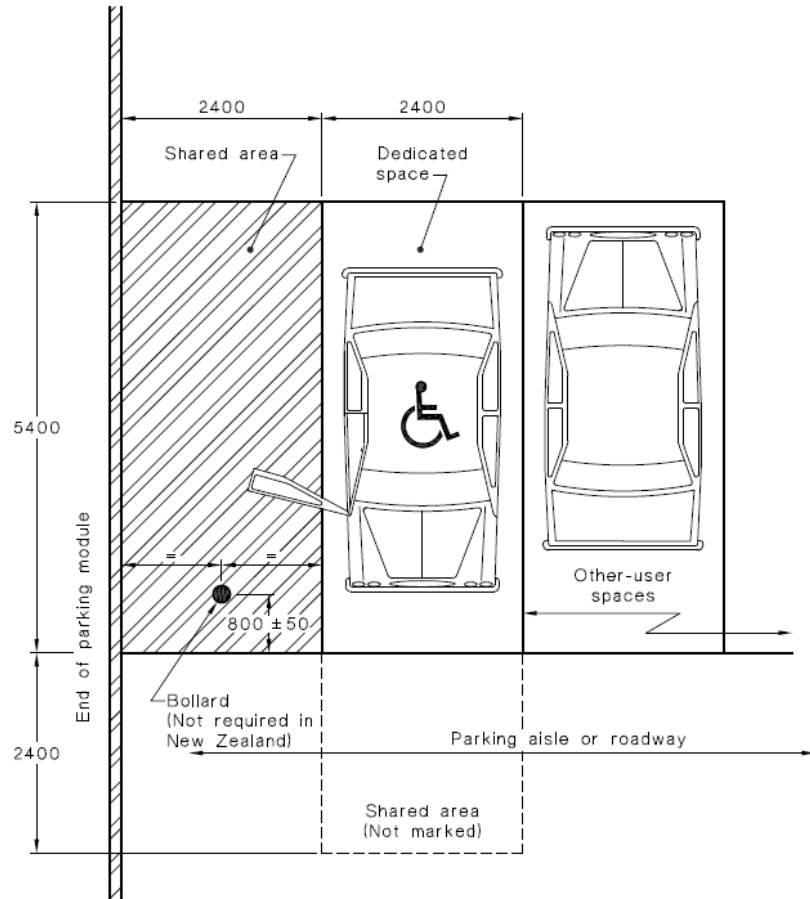
ANNEXURE A

This report has been based on the design documentation prepared by PBD Architects dated 27 April 2020

Plan Title	Drawing No	Revision	Date
Basement 2	DA100	P5	27 April 2020
Basement 1	DA101	P5	27 April 2020
Ground Floor	DA102	P5	27 April 2020
Level 1	DA103	P5	27 April 2020
Level 2	DA104	P5	27 April 2020
Level 3	DA105	P5	27 April 2020
Level 4	DA106	P5	27 April 2020
Adaptable & Silver Units	DA800	P5	27 April 2020

ANNEXURE B

B 1



DIMENSIONS IN MILLIMETRES

FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

B 2

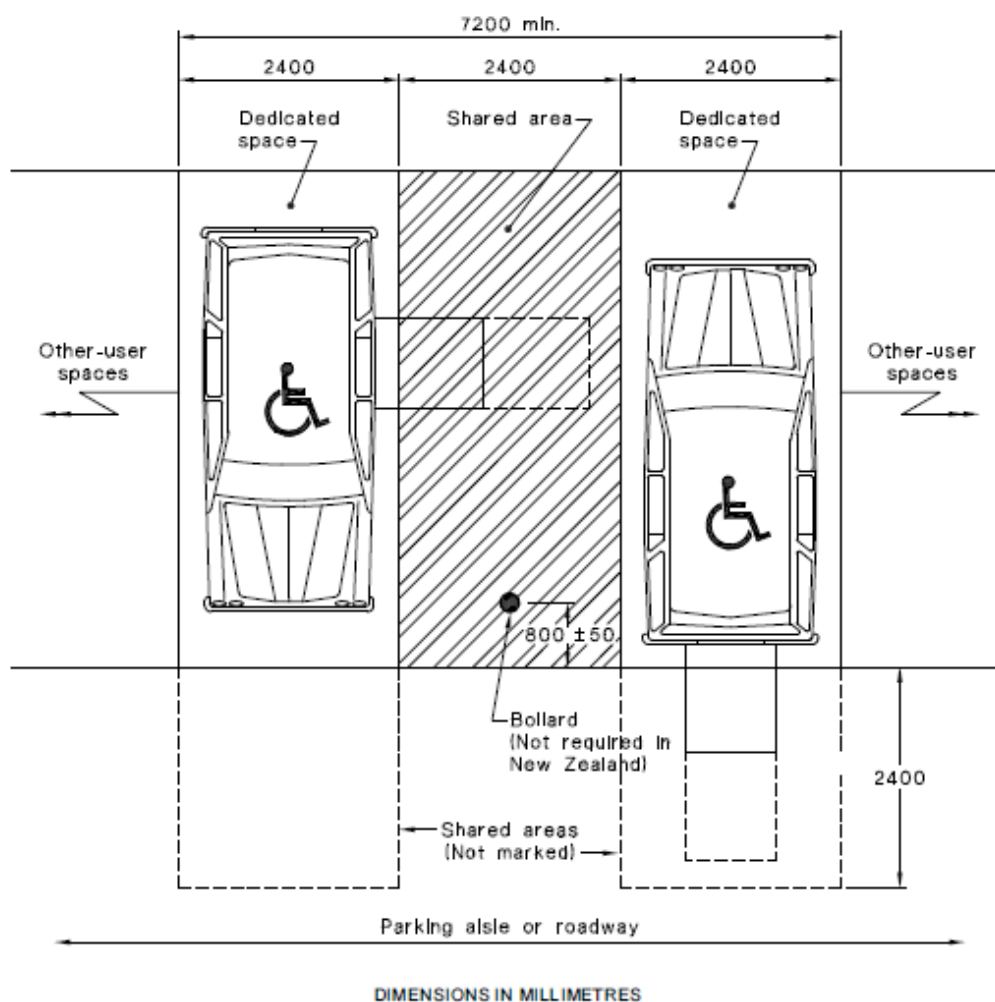
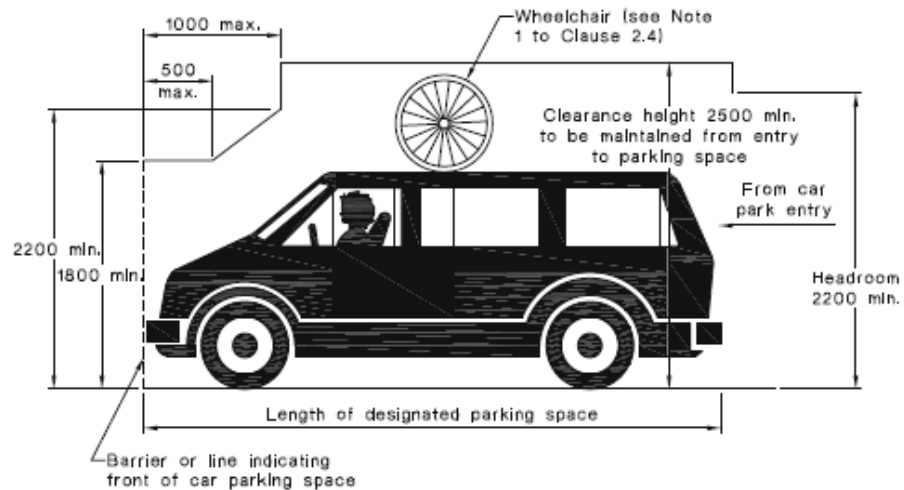


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

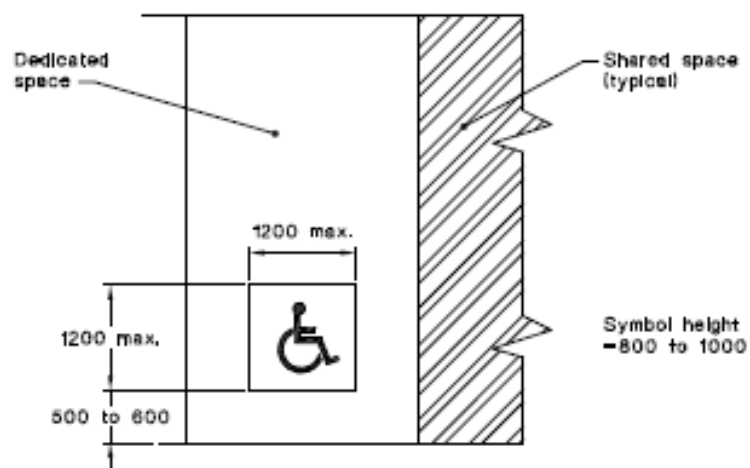
B 3



DIMENSIONS IN MILLIMETRES

FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

B 4

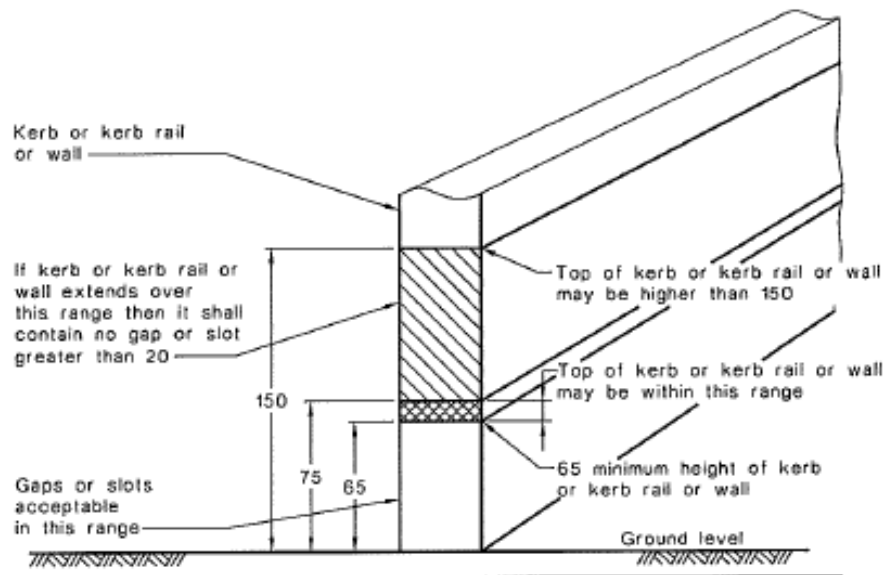


DIMENSIONS IN MILLIMETRES

FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

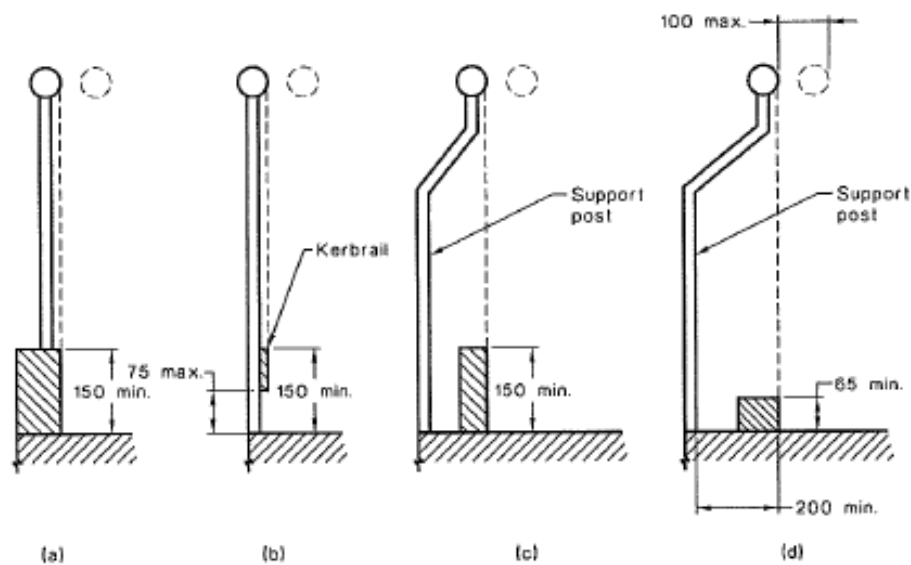
FIGURE 14 RAMP HANDRAILS

B 6



DIMENSIONS IN MILLIMETRES

FIGURE 18 KERB RAIL



NOTE: See Appendix A for further clarification.

DIMENSIONS IN MILLIMETRES

FIGURE 19 SECTION SHOWING LOCATION OF KERB OR KERB RAIL IN RELATION TO HANDRAIL WITH VERTICAL SUPPORT

B 7

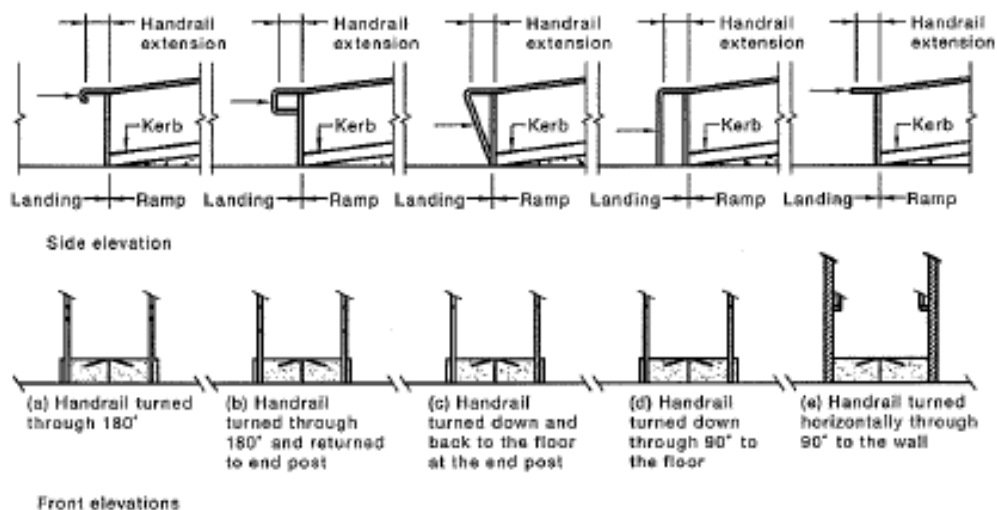
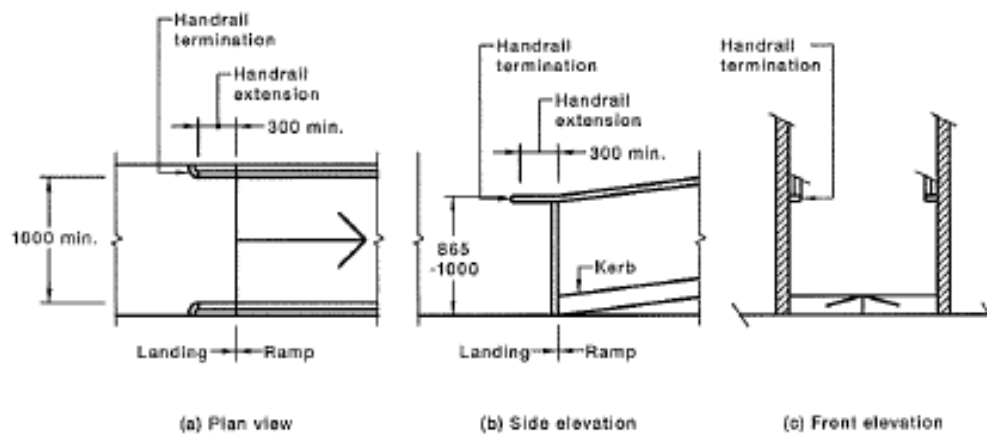


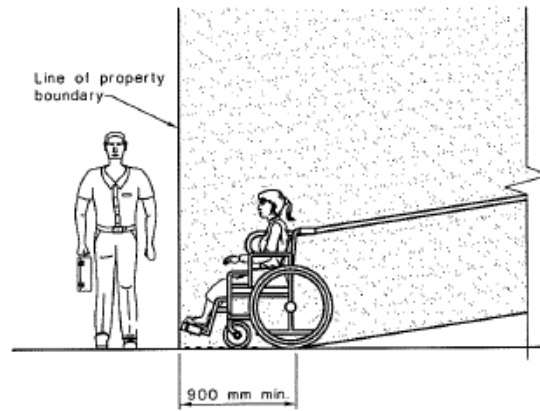
FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



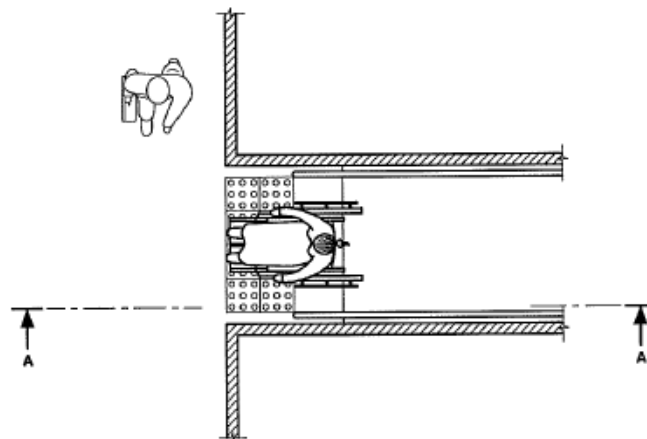
DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

B 8



SECTIONAL ELEVATION A-A



NOTE: TGSIs to be installed within the property boundary.

FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL

B 9

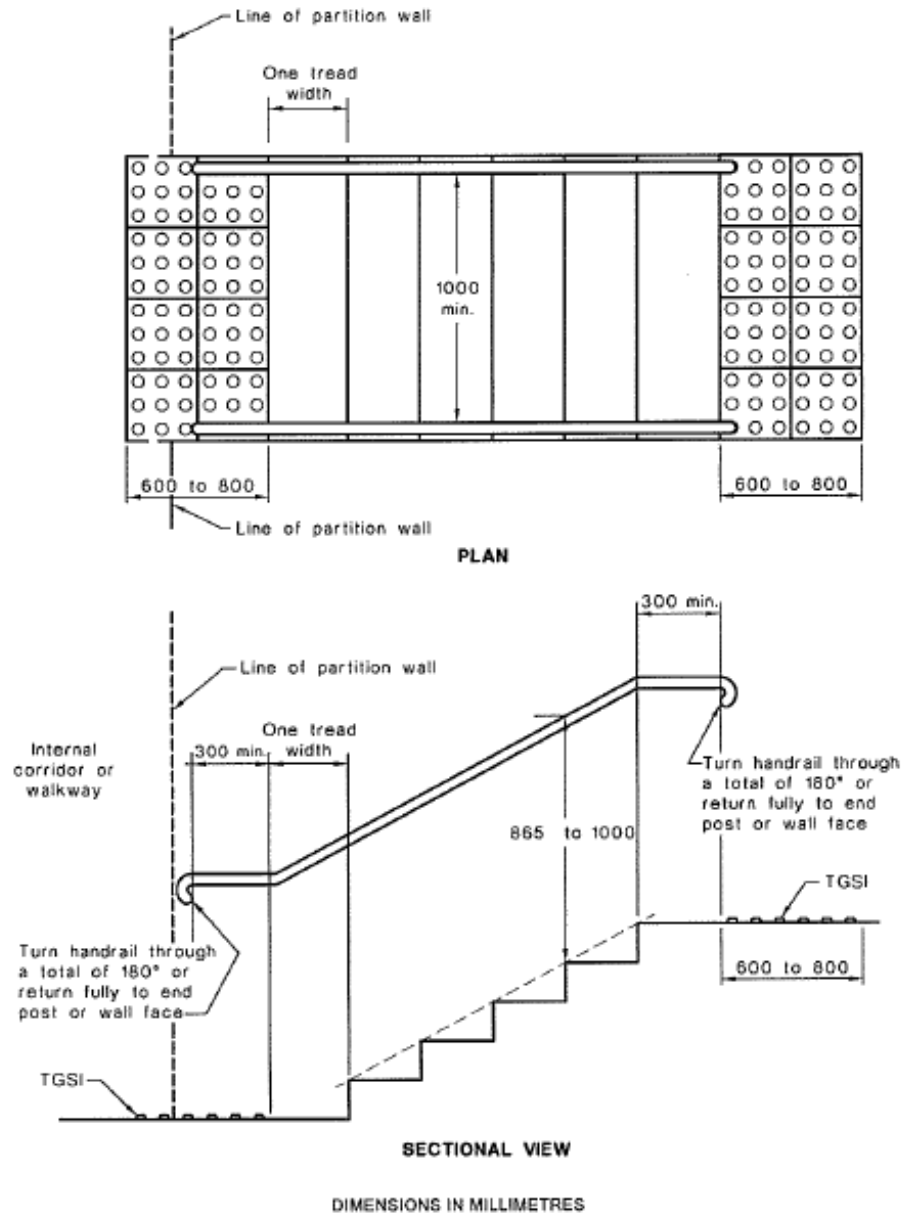
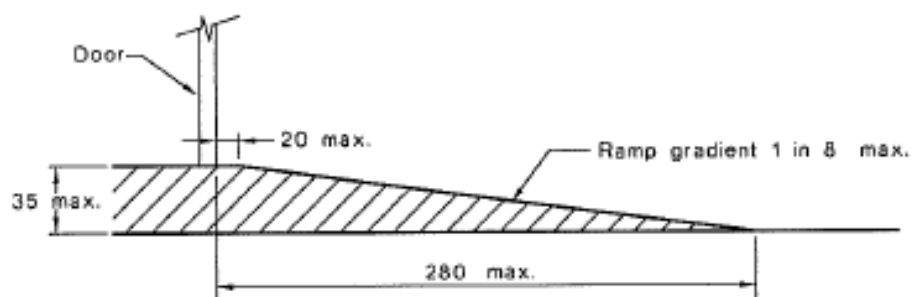


FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

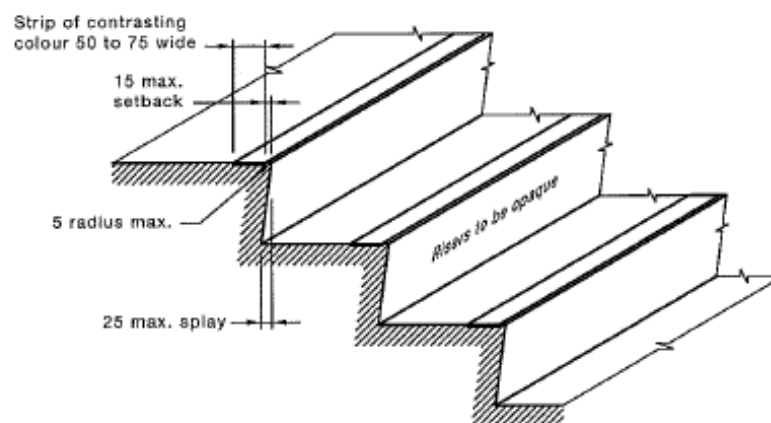
B 10



DIMENSIONS IN MILLIMETRES

FIGURE 21 THRESHOLD RAMP

B 11



NOTE: A chamfered nosing 5 x 5 mm may be used.

DIMENSIONS IN MILLIMETRES

FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP